

Welcome to Ed Reynolds' Homes
"For All Seasons"

203-241-3718 / edreynolds1@gmail.com / www.edreynolds-homes.com

Book Report

15 **Address:** 25 FOX DR **Unit#:** **MLS #:** 98380078 **List Price:** \$2,500 **PID:** 390MD07B0116



Residential Rentals Book Format

RN/ SF **LN:** 98380078 **ERP** **RENT** **Market Time:** 45 - Days **List:** \$2,500
Off Market: 07/07/08 **Closed:** 07/15/08 **SO:** 3517 **SA:** 7692 **Sale:** \$2,400

Address: 25 FOX DR Unit# **Town:** 390- RIDGEFIELD **HO Assoc:**
Market Area: NO. RIDGEFIELD **Complex:** **Waterfront:** NO
Directions: RIDGEBURY SECTION-ASPEN LEDGES TO FOX DRIVE

Style: CAPE **Color:** LIGHT GREY **Built:** 1961 **Pets:** YES **Gar:** PAVED **Acres:** 2 +/-
Rooms: 8 **BR:** 3 **Baths:** 2/ **Sqft:** 2,600 +/- **Sewer/Water:** SEPTIC,PRIV. WATER
Heat: BASBRD,OIL **AC:** NONE

Amenities: PLAYGROUND **Ext. Feat:** PORCH,DECK,SHED

<table border="0" style="width: 100%;"> <tr> <th>Room</th> <th>Dimen.</th> <th>Lvl</th> <th>Desc</th> </tr> <tr> <td>LR:</td> <td>15 X 13</td> <td>M</td> <td>W/W CPT</td> </tr> <tr> <td>DR:</td> <td>15.5 X 11</td> <td>M</td> <td>HDWD FLR</td> </tr> <tr> <td>FR:</td> <td>24 X 22</td> <td>L</td> <td>FPL,TILE FLOOR,SLIDERS</td> </tr> <tr> <td>Den:</td> <td>13 X 11</td> <td>M</td> <td>HDWD FLR,C/FAN,SLIDERS</td> </tr> <tr> <td>Kit:</td> <td>17 X 11</td> <td>M</td> <td>TILE FLOOR,E-I-K</td> </tr> <tr> <td>MBR:</td> <td>20 X 11</td> <td>U</td> <td>W/W CPT</td> </tr> </table> <p>Apl: CK/TP,W/OVN,MICRO,D/W,WASH,DRY,SEE REMARKS Interior: SKYLT,ALL/WND/TRTS,SEC/SYS</p>	Room	Dimen.	Lvl	Desc	LR:	15 X 13	M	W/W CPT	DR:	15.5 X 11	M	HDWD FLR	FR:	24 X 22	L	FPL,TILE FLOOR,SLIDERS	Den:	13 X 11	M	HDWD FLR,C/FAN,SLIDERS	Kit:	17 X 11	M	TILE FLOOR,E-I-K	MBR:	20 X 11	U	W/W CPT	<table border="0" style="width: 100%;"> <tr> <th>Room</th> <th>Dimen.</th> <th>Lvl</th> <th>Desc</th> </tr> <tr> <td>BR1:</td> <td>13 X 11</td> <td>U</td> <td>W/W CPT</td> </tr> <tr> <td>BR2:</td> <td>14 X 8</td> <td>U</td> <td>W/W CPT</td> </tr> <tr> <td>BR3:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BR4:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WRK:</td> <td></td> <td>L</td> <td></td> </tr> <tr> <td>:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>:</td> <td></td> <td></td> <td></td> </tr> </table>	Room	Dimen.	Lvl	Desc	BR1:	13 X 11	U	W/W CPT	BR2:	14 X 8	U	W/W CPT	BR3:				BR4:				WRK:		L		:				:			
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Bsmt: FULL,FIN,PT/FIN,WALK-OUT,STORAGE **Smkg:** NO **Crtd CK:** YES

Rent Type: YRU **Security Deposit:** 1 MO
Rental Terms: 1ST, & LAST MONTH'S RENT
Tenant Pays: WATER,ELECTRIC,OIL,CABLE TV,TRASH,LIABILITY INSURANCE,EXT. MAINTENANCE,SNOW REMOVAL,HEAT,SECURITY SYSTEM,LANDSCAPE/LAWN CARE,ALL UTILITIES,MOVE-IN / MOVE-OUT
Desc: IMMACULATE, SPACIOUS CAPE ON BEAUTIFUL PROPERTY

GS: RIDGEBURY **MS:** SRMS **HS:** RHS

Remarks: BRIGHT & AIRY CAPE LOCATED ON QUIET CUL-DE-SAC WITH STONE WALLS. E-I-K W/TILE FLOOR, ALL APPLIANCES, FORMAL DR. WITH HRD FLORS, DEN W/FRENCH DRS TO BACK DECK. LR, LOTS OF CLOSETSPACE, FINISHED LL W/FRPL & WALKOUT. BEAUTIFULLY SITUATED ONPRETTY GROUNDS W/PLAY SET. SOME PETS ALLOWED. AGENT OWNED.

Showing Instructions: CALL TENANT OR AGENT (240-5877) NO SHOWINGS AFTER 5:00 PM. THANK YOU
Owner Name: DELFRANCO ANNMARIE **Phone:** 240-5877 **Lockbox:** ELECTRONIC **Sign:** YES
Tenant: ANETTE/THOMAS **Phone:** 203-252-0111 **Ocp:** 7/1 **Disclosure:** YES

Office Name: PRUDENTIAL CT RIDGEFIE **Phone:** 203-438-9501 **Agent Name:** ANNMARIE DELFRANCO **Phone:** 203-240-5877
Buyer Agent Comp: 1/2 M **Comp Code:**

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.