



Welcome to Ed Reynolds' Homes
"For All Seasons"

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



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Single Family Detached

SF **LN: 98515354** **ER** **SOLD** Market Time: **63 - Days** List: **\$334,900**
Off Market: **11/22/11** Closed: **12/15/11** SO: **4221** SA: **7692** Sale: **\$318,000**

Address: **2 BIRCHWOOD LN** Town: **160- DANBURY** HO Assoc: **YES**
Market Area: **GREAT PLAIN** Zone: **RA-20** Direct Waterfront: **NO**
Directions: **HARBOR RIDGE TO SNUG HARBOR, R RIDGE, L SUNSET, R BIRCHWOOD** Waterfront: **LAKE,VIEW,WALK TO,BEACH RIGHTS,WATER COMMUNITY**

Style: **CAPE** Color: **CLAY** Ext: **VINYL,STONE** Built: **1965** New Construction: **N**
Rooms: **9** BR: **3** Baths: **2/** Sqft: **1,900 +/-** Acres: **.37+/-** Gar: **1 UND**
Basement: **FULL,FIN,GAR/ACC** Heat: **BASBRD,HT/WTR,OIL** AC: **NONE**
Roof: **FIBERGLASS SHINGLES** Sewer/Water: **SEPTIC,PRIV. WATER** Adult Community: **NO**
Ext. Feat: **PATIO**

Assessment: **\$168,097 Mil: 21.690 Tax: \$5,033** PID: 160105022

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	19X13.5	M	FPL,HDWD FLR	BR1:	14X11	M	HDWD FLR
DR:	12X10	M	HDWD FLR,BAY/BOW WND	BR2:	11X9.5	M	HDWD FLR
FR:	16X11.5	U	HDWD FLR	BR3:			
Den:	14X13	L	W/W CPT	BR4:			
Kit:	12X10	M	HDWD FLR,E-I-K	SUN:	15X11	M	TILE FLOOR
MBR:	15X11.5	U	FBTH,HDWD FLR,WI/CLST	:			
Apl:	RNG,MICRO,D/W,REF			:			
Interior:	WI/CLST,INSUL WINDOWS			:			
Desc:	RENOVATED CAPE IN SNUG HARBOR						

GS: **GREAT PLAIN** MS: **BROADVIEW** HS: **DHS**

Remarks: **CHARMING RENOVATED CAPE IN SOUGHT AFTER SNUG HARBOR LAKE COMMUNITY. 1 MINUTE WALK TO THE BEACH, SEASONAL LAKE VIEWS. STONE PATIOS, KOI POND, HW FLOORS, UPDATED KIT. W/GRANITE, NEW S/S APPLIANCES, SUN ROOM, MASTER BATH W/WHIRLPOOL, NEW BOILER, NEWLY FIN. LL DEN-182 SQ.FT.-NOT INCLUDED IN SQ. FT.**

Showing Instructions: **CALL L/A (203) 733-3638 & GO DIRECT. EASY TO SHOW! (OWNER/AGENT)**
Owner Name: **JOHN EDWARD I LLC** Phone: REO Property Y/N: **NO** Lockbox: **ELECTRONIC** Sign: **YES**
Tenant Name: **VACANT** Phone: Possession: **IMMED.** Disclosure: **YES**

Office Name: **CHOICE PROPERTIES REAL** Phone: **203-740-7592** Agent Name: **JOHN BRUNO** Phone: **203-733-3638**
Office WebSite: Agent WebSite:
Office eMail: **jeb011@charter.net** Agent eMail: **JOHNBRUNO33@GMAIL.COM**
Buyer Agent Comp: **2.5** Compensation Type: 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.

Saturday December 17, 2011 12:46 PM