




**Welcome to Ed Reynolds' Homes**  
"For All Seasons"

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

### Book Report

 15     
 Address: 2 CYPRESS LN     
 Unit#: 2     
 MLS #: 98322652     
 List Price: \$235,000     
 PID: 390MF12B0531



Condominium/CO-OP Book Format

<b>CN/ CO</b>	<b>LN: 98322652</b>	<b>ER</b>	<b>SOLD</b>	<b>Market Time: 56 - Days</b>	<b>List: \$235,000</b>
Off Market: 05/03/07	Closed: 05/15/07	SO: K07701	SA: 7692	Sale: \$222,500	

Address: 2 CYPRESS LN Unit# 2	Town: 390- RIDGEFIELD	HO Assc: YES
Market Area: NONE	Complex: FOX HILL	Sub Type: CO
Directions: ROUTE 35 TO FOX HILL FIRST LEFT B-4 CLUBHOUSE		

Style: <b>RNCH</b>	Color: <b>GREY</b>	Built: <b>1973</b>	Waterfront: <b>POND</b>	#Units:
Rooms: <b>3</b>	BR: 1	Sqft: <b>831 +/-</b>	Gar: <b>OFF/ST,RSVD,PAVED</b>	AC: <b>C/A</b>
Basement: <b>NONE</b>	Baths: 1/ 0	Heat: <b>GAS</b>		
Pets: <b>NO</b>	Sewer/Water: <b>SEWER,CITY WATER</b>			

Amenities: **PLAYGROUND,POOL,CLUB HOUSE**

Unit Lvl: 2	Common Charges: <b>\$377</b>	Tax District Amount: <b>\$0</b>
	Asmt: <b>\$105,480</b>	Mil: <b>24.33</b>
		Tax: <b>\$2,556</b>

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	20 X 13	M	HDWD FLR	BR1:			
DR:	16 X 8	M	HDWD FLR	BR2:			
FR:				BR3:			
Den:				BR4:			
Kit:	<b>GALLEY</b>	M	<b>TILE FLOOR</b>	:			
MBR:	15 X12	M	HDWD FLR	:			
Apl:	<b>RNG,D/W,REF</b>			:			
Interior:	<b>VLTD/CEIL</b>			:			

Desc: **UPDATED UPPER UNIT W/HARDWOOD FLOORS**

GS: <b>BARLOW MTN</b>	MS: <b>EAST RIDGE</b>	HS: <b>RIDGEFIELD</b>
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Remarks: **BEAUTIFULLY RENOVATED UNIT, HARDWOOD FLOORS, NEW TILE, NEW COURTYARD DECKING. ABUNDANT NATURAL LIGHT, GREAT OPEN FLOW. TERRIFIC HOME OR INVESTMENT OPPORTUNITY. TO SHOW M-F AFTER 4 CALL VELKO@317-965-6406/ON SAT&SUN SHOW AFTER 11 W/2 HOUR NOTICE CALL 203-451-1572 OR 317-965-6406.**

Showing Instructions: <b>M-F 9-4 CALL #'S ABOVE LV MSG /WEEKENDS &amp; AFTER 4 SEE REMARKS</b>			
Owner Name: <b>PALLADINO JOHN A</b>	Phone: <b>203-240-5192</b>	Lockbox: <b>ELEC</b>	Sign: <b>NO</b>
Tenant Name: <b>ELANA &amp; VELKO</b>	Phone: <b>203-451-1572</b>	Ocp: <b>NEG</b>	Discl: <b>YES</b>

Office Name: <b>NEUMANN - RIDGEFIELD</b>	Phone: <b>203-438-0455</b>	Buyer Agent Comp: <b>2.5</b>
Agent Name: <b>TEAM OLLINGER/TRAVAGLINI</b>	Phone: <b>203-438-0455</b>	Sale Agent Comp:

**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.**