

Welcome to Ed Reynolds' Homes
"For All Seasons"

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Book Report

16 **Address:** 359 OLD SIB RD **MLS #:** 98313385 **List Price:** \$974,900 **PID:** 390MB09B0009



Single Family Detached Book Format

SF/ **LN:** 98313385 **ER** **SOLD** **Market Time:** 50 - Days **List:** \$974,900
Off Market: 02/21/07 **Closed:** 03/15/07 **SO:** K02201 **SA:** K1166 **Sale:** \$940,000

Address: 359 OLD SIB RD **Town:** 390- RIDGEFIELD **HO Assoc:** NO
Market Area: NONE **Zone:** RAA **Waterfront:** BEACH RIGHTS,SEE REMARKS
Directions: NORTH SALEM->TACKORA TR->WEST ON OLD SIB TO 359 ON LEFT

Style: COL **Color:** TAUPE **Ext:** CEDAR **Built:** 1995 **NC:** N
Rooms: 11 **BR:** 4 **Baths:** 2/ 1 **Sqft:** 3,756 +/- **Acres:** 2.27+/- **Gar:** 2 ATT,UND,PAVED
Basement: FULL,PT/FIN,INT/ACC,GAR/ACC,STORAGE **Heat:** HOT AIR,ZONED,OIL **AC:** C/A,ZONED
Roof: ASPHLT **Sewer/Water:** SEPTIC,WELL

Ext. Feat: DECK,STRM/WND,STRM/DR,SHED

Asmt: \$495,150 **Mil:** 24.23 **Tax:** \$11,997

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	14 X 12	M	HDWD FLR	BR1:	14 X 10	U	W/W CPT
DR:	14 X 12	M	HDWD FLR	BR2:	13 X 11	U	W/W CPT
FR:	24 X 10	M	FPL,HDWD FLR,SLIDERS	BR3:	13 X 10	U	W/W CPT
Den:	12 X 10	M	HDWD FLR	BR4:		U	
Kit:	21 X 13	M	HDWD FLR,E-I-K,SLIDERS	GRM:	25 X 24	L	W/W CPT
MBR:	19 X 13	U	W/W CPT,SKYLT,WI/CLST	OTH:	10 X 6	U	VNYL FLR
Apl:	RNG,MICRO,D/W,REF,FRZ,WASH,DRY			FOY:		M	HDWD FLR,INT BALC
Interior:	WI/CLST,SKYLT,ALL/WND/TRTS,9+ CEILING,WALK-UP ATTIC,1/2 BATH,WHIPL						

Desc: TRAD 4BR CENT HALL COL ;SECLUDED,PRIVATE,QUIET WOODED LOT

GS: BARLOW **MS:** SCOTTS RIDGE **HS:** RIDGEFIELD

Remarks: TRAD 4 BR CENT HALL COL;SECLUDED,PRIV,QUIET WOODED LOT GRANITE KIT:OMEGA CABINETS & TOP LINE APPLIANCES;FAM ROOM OFF KIT W/WOOD BURNING FPL; FORMAL DIN ROOM WITH TRAY CEIL;WD DECK OFF KIT/FAMRM;WASH/DRYER UP;FIN BASEMENT/STORAGE; MAMANASCO BEACH RTS;HOME PROTECT PLAN.GREAT VALUE-A MUST 2 C

Showing Instructions: CALL LO->GO;IF SNOW/ICE CALL LA NEED 48 HR NOTICE; SHOES OFF IF INCLEMENT

Owner Name: WITHHELD **Phone:** NA **Lockbox:** ELECTRONIC **Sign:** YES
Tenant Name: NONE **Phone:** NONE **Possession:** IMMEDIAT **Disclosure:** YES

Office Name: WEICHERT REALTORS **Phone:** 203-431-1400 **Buyer Agent Comp:** 3
Agent Name: EDWARD J. REYNOLDS **Phone:** 203-241-3718 **Sale Agent Comp:**

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