Book Report

16 **Address:** 39 BRIAR RIDGE RD **MLS #:** 98265830 **List Price:** $849,000 **PID:** 390ME02B0016

Single Family Detached Book Format

SF/	LN: **98265830**	**ER**	**SOLD**	Market Time: **85 - Days**	List: **$849,000**
Off Market: **04/07/06**	Closed: **04/13/06**	SO: **K07701**	SA: **7692**	Sale: **$820,000**	

Address: **39** BRIAR RIDGE RD
Town: **390- RIDGEFIELD**
HO Assoc: **NO**
Market Area: **NO. RIDGEFIELD**
Zone: **RAA**
Waterfront: **NO**
Directions: **RIDGEBURY RD TO GEO WASH HWY TO BRIAR RIDGE**

Style: **FARMHSE,ANTQ** Color: **GREEN** Ext: **WOOD,SHNGL** Built: **1790** NC: **N**
Rooms: **8** BR: **4** Baths: **2/ 1** Sqft: **2,673 +/-** Acres: **1.23+/-** Gar: **OFF/ST**
Basement: **FULL,UNFIN,BLKHD,S/PUMP** Heat: **RADATR,BASBRD,ZONED,GAS,HT/WTR** AC: **C/A,WALL UNT**
Roof: **ASPHLT** Sewer/Water: **SEPTIC,WELL**

Ext. Feat: **PORCH,PATIO,DECK,SHED**

Asmt: **$406,580** Mil: **23.42** Tax: **$9,514**

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	**15X14**	**M**	**HDWD FLR**	BR1:	**13.4X12**	**2**	**HDWD FLR**
DR:	**15X15**	**M**	**HDWD FLR**	BR2:	**10.8X10.2**	**2**	**HDWD FLR**
FR:	**16X13**	**M**	**HDWD FLR**	BR3:	**13.6X10.2**	**2**	**HDWD FLR**
Den:	**13X12**	**M**	**HDWD FLR**	BR4:			
Kit:	**16X15.4**	**M**	**FPL,HDWD FLR,E-I-K**	SUN:	**16.6X15.6**	**M**	**FPL,HDWD FLR**
MBR:	**22X13**	**2**	**HDWD FLR**	GRM:	**21X12**	**3**	**W/W CPT,SKYLT**

Apl: **RNG,D/W,REF,WASH,DRY**
Interior: **SKYLT,1/2 BATH**

Desc: **CHARMING, UPDATED ANTIQUE FARMHOUSE**

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

Remarks: **CHARM & ELEGANCE C1790 MARCUS DAIRY FARMHOUSE. BEAUTIFULLY UPDATED. GOURMET KITCHEN W/FPL & GRANITE CNTRS, LR W/ LEADED-GLASS WINDOW, GRACIOUS DR W/ FRENCH DRS TO SUNROOM W/ FPL. LIBRARY HAS BUILT-IN BOOKSHELVES. FRONT & REAR STAIRS. FOUR BDRMS AND BONUS RM. LEVEL, PARK-LIKE SETTING. SEE EXCLUSIONS**

Showing Instructions: **CALL HO, LV MESSAGE-NO SHOW 3:30-5 M-F OR SAT B4 NOON**
Owner Name: **VALENTIN, JORGE& AMY** Phone: **748-2368** Lockbox: **FRONT DOOR** Sign: **YES**
Tenant Name: **N/A** Phone: Possession: **NEGO** Disclosure: **YES**

Office Name: **WILLIAM PITT SOTHEBY R** Phone: **203-438-9531** Buyer Agent Comp: **2.5**
Agent Name: **JEANNIE C. BROOKS** Phone: **203-438-2245** Sale Agent Comp:

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