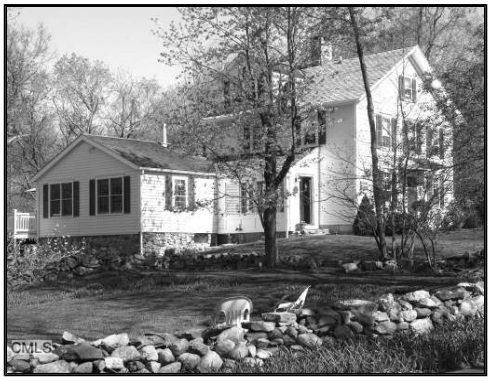
Book Report

16 **Address:** 49 NOD HILL RD **MLS #:** 98329854 **List Price:** $1,249,000 **PID:** 390MH18B0004



Single Family Detached Book Format

SF/ LN: **98329854** **ER** **SOLD** Market Time: **25 - Days** List: **$1,249,000**
Off Market: **05/21/07** Closed: **06/20/07** SO: **K03201** SA: **7470** Sale: **$1,200,000**

Address: **49** NOD HILL RD Town: **390- RIDGEFIELD** HO Assoc: **NO**
Market Area: **SO. RIDGEFIELD** Zone: **RESIDENTIA** Waterfront: **NO**
Directions: **BRANCHVILLE RD->OLD BRANCHVILLE RD->NOD HILL RD S TO WILTON**

Style: **FARMHSE,ANTQ** Color: **YELLOW** Ext: **CEDAR,WOOD** Built: **1830** NC: **N**
Rooms: **9** BR: **4** Baths: **3**/ Sqft: **3,130 +/-** Acres: **2.01+/-** Gar: **OFF/ST,UNPAVED**
Basement: **FULL,WALK-OUT,INT/ACC,S/PUMP,STORAGE** Heat: **BASBRD,HT/WTR,OIL,PROPANE,WOOD** AC: **NONE**
Roof: **WOOD,SHAKE** Sewer/Water: **SEPTIC,WELL**

Ext. Feat: **DECK,SHED,GST/HSE**

Asmt: **$457,400** Mil: **24.23** Tax: **$11,083**

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	**21 X 12**	**M**	**FPL,WDSTV,HDWD FLR**	BR1:	**10 X 10**	**2**	**HDWD FLR**
DR:	**13 X 14**	**M**	**FPL,HDWD FLR**	BR2:	**10 X 15.5**	**3**	**HDWD FLR,SKYLT**
FR:	**22 X 14**	**M**	**FPL,HDWD FLR,SLIDERS**	BR3:	**10 X 12**	**3**	**HDWD FLR**
Den:				BR4:			
Kit:	**24 X 8**	**M**	**HDWD FLR,E-I-K**	FOY:	**7 X13**	**M**	**HDWD FLR**
MBR:	**13.5 X 14**	**2**	**HDWD FLR**	OTH:	**30 X22**	**M**	**WDSTV,FBTH,SLIDERS**

Apl: **RNG,CK/TP,D/W,REF,WASH,DRY**
Interior: **BEAMS,SKYLT**

Desc: **GREEK REVIVAL ON LEVEL 2 ACRES-SEE LISTING ADDENDUM**

GS: **BRANCHVILLE** MS: **EAST RIDGE** HS: **RHS**

Remarks: **CHARMING 1830 GREEK REVIVAL HOME ON MAGNIFICENT PROPERTY ON SCENIC NOD HILL ROAD. PRIVATE & PICTURESQUE PARK LIKE SETTING WITH MATURE LANDSCAPING/PERRENIAL GARDENS SCENIC VIEWS FROM SUNFILLED RMS OF HOUSE PRESERVED AND ENHANCED WITH TODAY'S AMENITIES. POTENTIAL ACCESSORY STUDIO**

Showing Instructions: **CALL LA & OWNER,LEAVE MESSAGE,SHOW AFTER 10AM,1 HR NOTICE;KEEP CATS IN HOUSE**
Owner Name: **JOHN & RITA DEPASQUA** Phone: **203-438-3015** Lockbox: **ELECTRONIC** Sign: **YES**
Tenant Name: **NA** Phone: **NA** Possession: **NEGOT** Disclosure: **YES**

Office Name: **WEICHERT REALTORS** Phone: **203-431-1400** Buyer Agent Comp: **2.25**
Agent Name: **EDWARD J. REYNOLDS** Phone: **203-241-3718** Sale Agent Comp:

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