Book Report

9 **Address:** 52 RAMAPOO RD **MLS #:** 98210170 **List Price:** $879,900 **PID:** 390ME14B0212

Single Family Detached Book Format

SF/ LN: **98210170** **ER** **SOLD** Market Time: **92 - Days** List: **$879,900**
Off Market: **12/01/04** Closed: **12/15/04** SO: **K07701** SA: **7692** Sale: **$855,000**

Address: **52** RAMAPOO RD Town: **390- RIDGEFIELD** HO Assoc: **NO**
Market Area: **NONE** Zone: **RES** Waterfront: **BROOK**
Directions: **HIGH RIDGE TO RAMAPOO; ON RIGHT; #52**

Style: **CONT** Color: **CREAM** Ext: **VERTICAL SIDING** Built: **1986** NC: **N**
Rooms: **9** BR: **5** Baths: **3/ 1** Sqft: **3,831 +/-** Acres: **2+/-** Gar: **3 UND**
Basement: **FULL,PT/FIN** Heat: **HOT AIR,ZONED,PROPANE** AC: **NONE**
Roof: **ASPHLT** Sewer/Water: **SEPTIC,WELL**

Ext. Feat: **DECK**

Asmt: **$505,780** Mil: **22.02** Tax: **$10,505**

Room	Dimen.	Lvl	Desc
LR:	**20'X17'**	**M**	**FPL,HDWD FLR,VLTD/CEIL**
DR:	**14'4X13'**	**M**	**HDWD FLR**
FR:	**20'X32'**	**M**	**FPL,W/W CPT,VLTD/CEIL**
Den:			
Kit:	**15'X16'**	**M**	**HDWD FLR**
MBR:	**14'3X17'**	**U**	**FBTH,W/W CPT,WI/CLST**

Room	Dimen.	Lvl	Desc
BR1:	**13'3X14'**	**U**	**W/W CPT**
BR2:	**13'6X13**	**U**	**W/W CPT**
BR3:	**13'X11'**	**U**	**W/W CPT**
BR4:	**21'6X10'3**	**M**	**FBTH,W/W CPT**
:			
:			
:			

Apl: **CK/TP,W/OVN,D/W,REF**
Interior: **VLTD/CEIL,1/2 BATH,WHIPL**

Desc:

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

Remarks: **LOCATION, LOCATION, LOCATION; MINUTES TO TOWN CENTER; SOARING CEILINGS; 3,800 SQ FT ON MAIN LIVING AREA; SOARING CEILINGS; BRIGHT AND SUNNY; 32 FEET GREAT ROOM; IN-LAW/AU-PAIR WING; 2 YEAR OLD 13'X14' SCREENED PORCH; MARBLE FOYER; NUMEROUS RECENT UPDATES; EXTENSIVE LANDSCAPING.**

Showing Instructions: **CALL LEAVE MESSAGE THEN GO**
Owner Name: **GILL HARRY** Phone: **438-4449** Lockbox: **ELECTRONIC** Sign: **YES**
Tenant Name: Phone: Possession: **NEGOT** Disclosure: **YES**

Office Name: **NEUMANN - RIDGEFIELD** Phone: **203-438-0455** Buyer Agent Comp: **2.25**
Agent Name: **CHIP NEUMANN** Phone: **203-438-0455** 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.