

Welcome to Ed Reynolds' Homes
"For All Seasons"

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

Book Report



16

Address: 55 KNOLLCREST RD

MLS #: 98335368

List Price: \$649,900

PID: 32000303100



Single Family Detached Book Format

SF/ Off Market: 09/14/07	LN: 98335368 Closed: 10/29/07	ER SO: K07701	SOLD SA: 7692	Market Time: 105 - Days Sale: \$600,000	List: \$649,900
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Address: 55 KNOLLCREST RD	Town: 320- NEW FAIRFIELD	HO Assoc: NO
Market Area: NONE	Zone: RESIDENTIA	Waterfront: LAKE,WALK TO,ACC,BEACH
Directions: RTE. 39 TO RIGHT ON KNOLLCREST RD TO LEFT ON PRIVATE DRIVE		

Style: CAPE	Color: WHITE	Ext: ALUM	Sqft: 2,832 +/-	Built: 1967	NC: N
Rooms: 7	BR: 4	Baths: 3/	Heat: BASBRD,ZONED,HT/WTR,OIL	Acres: 1.18+/-	Gar: 2 ATT,PAVED
Basement: FULL,PT/FIN,WALK-OUT,INT/ACC,GAR/ACC,STORAGE			Sewer/Water: SEPTIC,WELL	AC: WIND UNT	
Roof: ASPHLT					

Ext. Feat: PORCH,PATIO,STRM/DR,SHED

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	19.8X15	M	FPL,HDWD FLR	BR1:	17.4X12.1	M	FBTH,W/W CPT
DR:	14X13.6	M	HDWD FLR,BAY/BOW WND	BR2:	24X18	U	W/W CPT,WI/CLST
FR:				BR3:	21X16	U	W/W CPT
Den:				BR4:			
Kit:	18X16	M	PANTRY,VNYL FLR,E-I-K	:			
MBR:	15.1X13.1	M	FBTH,W/W CPT,WI/CLST	:			
Apl: RNG,MICRO,D/W,REF,WASH,DRY							
Interior: WI/CLST,ALL/WND/TRTS							

Desc: METICULOUSLY MAINTAINED 4BR/3BA CAPE W/ DEEDED LAKE ACCESS

GS: CONS. MHHS	MS: NFMS	HS: NFHS
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Remarks: BEAUTIFULLY MAINTAINED AND UPDATED 4BR/3BA CAPE W/ ACCESS & BEACH RTS TO CANDLEWOOD - SHORT STROLL TO WATER'S EDGE - GARDENER'S DREAM W/ PERENNIAL GARDENS GALORE UPDATES TOO NUMEROUS TO MENTION - WINDOWS, FRONT DOOR, REFINISHED H/W FLRS, GAS F/P, BASEMENT CARPET AND PAINT

Showing Instructions: CALL L/O CALL OWNER LEAVE MESSAGE AND GO			
Owner Name: ZORN HENRY K	Phone: 746-7728	Lockbox: ELECTRONIC	Sign: YES
Tenant Name: N/A	Phone:	Possession: NEGOTIAB	Disclosure: YES

Office Name: WILLIAM RAVEIS DANBURY	Phone: 203-794-9494	Buyer Agent Comp: 3.0
Agent Name: DONNA DUNCAN	Phone: 203-770-7754	Sale Agent Comp:

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