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RESIDENTIAL



<b>ML#</b>	78878	<b>Status</b>	SOLD	<b>Type</b>	SINGLE	<b>Firm ID</b>	SCPR01	<b>L/P</b>	\$ 1,095,000
<b>Owner</b>	COX/PONTY,ALEXANDER & JANE	<b>City</b>	GREENWICH	<b>Zoning</b>	RA-4	<b>OrigLP</b>		<b>Owner Fin</b>	\$ 1,495,000
<b>Address</b>	15 AUDUBON LN	<b>Unit#</b>		<b>Zip Code</b>	06831	<b>Area</b>	GR / 3	<b>For Rent</b>	N
<b>Section</b>	N.PARKWAY	<b>Association</b>	CIOA N	<b>J Codes</b>	J1, J3	<b>Bdrms</b>	3	<b>#Bths</b>	2
<b>PropID</b>	10 2235							<b>Fpl</b>	1

LISTING OFFICE INFORMATION

<b>List Firm</b>	SHORE & COUNTRY PROPS., INC.	<b>Firm Ph</b>	203-698-1234	<b>Agent ID</b>	PRUNERRU
<b>List Agent</b>	RUSSELL PRUNER	<b>Vm/Ext</b>	111	<b>Coop Brkr Fee</b>	2.50
<b>Email</b>	<a href="mailto:rpruner@gmail.com">rpruner@gmail.com</a>	<b>Agent Ph</b>	203-629-1878	<b>List Date</b>	04/04/11
<b>Show Instr</b>	CALLOFF	<b>Own/TenPh</b>		<b>Exp Date</b>	07/01/12
<b>Open House</b>		<b>Photo</b>	SUBMT	<b>ADOM</b>	203
<b>Occupancy</b>	FLEX	<b>Internet</b>	Y	<b>IDX</b>	Y

GENERAL INFORMATION

<b>Level</b>	1	2	3	<b>L</b>	<b>F</b>	<b>C</b>	<b>C</b>	<b>Comments</b>	<b>Yr Blt</b>	1967	<b>Design</b>	CONTEMP	<b>Features</b>	SECSYS
<b>Hall</b>	1								<b>Yr Rnv</b>		<b>FloorPI</b>	OPENPLN		INTRCOM
<b>Liv Rm</b>	1				V				<b>Yr Add</b>		<b>SqFt+/-</b>	2,682		GENERTR
<b>Din Rm</b>	1				V			LR/DR	<b>Rf Insl</b>		<b>SrcSqFt</b>	ARCHTCT		
<b>Lib/Den</b>	1								<b>WI Insl</b>		<b>Exterior</b>	VRTWOOD		
<b>Family</b>									<b>CoolSys</b>	CENTRAL	<b>Roof</b>	OTHER		
<b>Pwdr Rm</b>									<b>HeatSys</b>	HTWTR	<b>Acres+/-</b>	4.20		
<b>Kitchen</b>	1								<b>HS Fuel</b>	OIL	<b>Lot Desc</b>	OPN/WDS		
<b>M Bdrm</b>	1								<b>Hot Wtr</b>	OIL		ADJCONS	<b>Outbldg</b>	
<b>D Bdrm</b>					2				<b>Attic</b>	NONE	<b>Assmnt</b>	1,029,420		
<b>S Bdrm</b>									<b>Bsmnt</b>	CRAWL	<b>Mill Rt</b>	10.110	<b>Included</b>	ALL/KIT
<b>M Bath</b>									<b>Gar#</b>	3	<b>SpTax/Yr</b>	\$ 10,407		W/D
<b>Bath</b>	1				1				<b>GarDesc</b>	ATTCH	<b>Assn/Yr</b>		<b>Documts</b>	
<b>Staff</b>									<b>Water</b>	WELL				
<b>Laundry</b>					1				<b>Sanit</b>	SEPTIC			<b>Excluded</b>	
<b>Other</b>					1			SEE/RMK	<b>Gas</b>	PROPANE				
<b>Other</b>									<b>Elem</b>	PKWY	<b>Pool</b>	N		
<b>Other</b>									<b>Middle</b>	WMS	<b>Court</b>	N		

THIS DRAMATIC CONTEMPORARY OFFERS BEAUTIFUL VIEWS OF THE EXPANSIVE PROPERTY. THE HOME IS A PERFECT RETREAT W/WONDERFUL EXPANSION OPPORTUNITIES. THE 1ST FLOOR HAS A VERY OPEN FLOOR PLAN W/LIVING ROOM/DINING AREA SURROUNDED BY FLOOR TO CEILING WINDOWS, FABULOUS VIEWS OF THE PROPERTY. A MASTER BEDROOM, BATH, ADDITIONAL SITTING ROOM/BEDROOM & KITCHEN COMPLETE THE FIRST FLOOR. THE LOWER LEVEL OFFERS 2 ADDITIONAL BEDROOMS, A FULL BATH, LAUNDRY & LARGE STORAGE ROOM. THE PERFECT GETAWAY AFTER A LONG DAY AT WORK IN THE CITY.

Agt-to-Agt J-1,J-3. CO-LIST W/FRANN WARD 203-698-1234

Virtual Tour

#Attachments 4

CONDO / COOP INFORMATION

<b>Comm Chgs</b>		<b>Heat Incl</b>		<b>Comm Amen</b>		<b>Pet Info</b>	
<b>Coop Chgs</b>		<b>Wtr Incl</b>		<b>Other Incl</b>			

SOLD INFORMATION

**Contract Date** 12/28/11 **CDOM** 268 **Selling Agent** OUT-OF-TOWN BROKER