

28017 24 West Rd., S.H.

~~\$349,900~~ 325,900.  
325,100

1F



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Bet: Lakeview & South

Lot 86x250x250x86 Lot 21, Block 3407

Eng. Manor, blt. approx. 1932, cement plaster over concrete block new comp. rf. 20 yr. guarantee, part s.s. & scrs., new 220 volts, 150 amps.

1st-4-10x11 foyer, 22x17 l.r. w/fp., 16x14 d.r., 15x12 eat in kit., lav., new bath, new 22x14 fam.rm., laund. in kit.

2nd-4-4 brs., 3 baths-all baths w/s.o.t. (master br. 17x15, br. 16x14, br. 13x12, br. 14x12 all walk in closets

Attic, pull down stairs, new ins., very lrg. floored for storage in attic, automfan for C/A

Bsmt: new rec.rm. 22x17, dry.. French drains & sump pump w/guaranteen, work rm., out.ent. *lav.*

Hot Air: Oil: Air Cond, new 2 zone, 1,000 gal. tank uses approx. 1200 gal.

2-car garage, att., new elec.drs., new driveway

L-35, 2 B-84, 5 '79 Rate \$3.12 Tax \$3734.64 Poss.

9/80 or as arr. Termite policy w/ Western. Call L.R. for appts. SEE ADDITIONAL INFORMATION (over)

SEE OVER RE: POSS. DATE

LR: ASRC 376-2300 50028000/110028000 (6-50-50)

Owner: Sheri Ann Redeker & Carmen Ruggieri, prem., 376-2225 Bus: ASRC 376-2300

Conv. 24 West Rd., S.H. 8-4-2 lav. 4 brs. ~~\$349,900~~ 325,100. 325,900.

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IF . . .

ADDITIONAL INFORMATION

Clear oak stained flrs. on 1st, covered by new w/w on 2nd which is included. Magnificent l.r. w/ carved limestone fp. matching the front door facing, diamond leaded beveled windows; hand cast plaster moldings; carved oak trim. New kit. has dishwasher, compactor, garbage disposal, instant h.w., Jennaire stove & concealed laund. All baths updated in last 6 months. New cathedral beamed ceiling. Fam. w/ t.bath w/s.o.t. presently used as a br. Room has Anderson windows & French doors to lovely patio 20x13. Professionally landscaped. New intercom radio thruout. New furnace w/ enery pac & humidifer. Front & back staircases. New custom barn in rear for storage included. New w/w in rec.rm.; window treatment thruout excluded. D.R. & kit. chandeliers excluded. Also excluded lav. mirrors. Rear yard potential pool site. Glenwood G.S., Mlbrn. Jr. H.S., Mlbrn. H.S., St. Rose of Lima Paro., SH RR. Subject to errors & omissions.

• 6/2/80 New lavatory in bsmt.

6/4/80 HOUSE ALSO FOR RENT @ \$1800 per mo. unf. plus utilities.

9/17/80 Price reduced to \$325,900. Pl. change poss. to Jan. 1, 1981 or T.B.A. Owners motivated now- please show. No longer for rent.

9/22/80 Price reduced to \$325,000. Correction: poss. date should read 4 mos. from signing of contract or to be arranged.