



✓ A 33624 3 Edwards Pl., S.H.

\$259,000

1F

Corner White Oak Ridge Rd

Lot 155x82 Lot 2, Block 3604

Col, approx 2 yrs old, brk, comp rf, all ss/scrs,
220VS, 200 amps1st-4-ch, lr, dr, kit, brk nk, lav, lrg pan fam rm w/
full brk wall fp

2nd-4-4 brs, 2 baths, both w/ s.o.t.

Bsmt: pan rec rm, toi, br

FA: Gas Central A/C

2-car garage, 1 w/elec eye dr, paved circular drive
L-31, 3 B-91, 1 '81 Rate \$3.66 Tax \$4479.84

Immed. poss. Key w/ L.R. Excellent condition in &
out. Brk. c.h. Col. w/ 4 brs, 2 baths on 2nd flr,
additional br on bsmt level. Marble flr in c.h. &
foyer. Foyer has flr to ceiling mirrors. Ideal
mother/daughter arrangement. Lr w/ fp has oak
stained flooring. Vertical blinds incl. (thruout
entire house). Mod. eat-in, bright kit w/ Italian
ceramic t flr. Dbl oven, d.w., instant h.w. Laund.
rm. off kit. w/ ceramic t. flr. W/D are negotiable.
SEE ADDITIONAL INFORMATION (over)

LR: BTCo. 379-1661 30028002/70013002 (CB 3-\$100)

Owner: Henry & Mary Leong, c/o LR 379-6089

Bus: 212 431-5718 (Ask for Linda).

ALL NEGOTIATIONS & APPOINTMENTS THRU L.R.

House vacant.

Conv. 3 Edwards Pl., S.H. 8-2-2 lav 4 brs \$259,000

ADDITIONAL INFORMATION

Large Redwood deck off kit. Large formal dr. New w/w cptg. Hardwood flrs. thruout. Dr fixture excluded. All others included. Lrg pan fam rm w/ w/w cptg & full brick wall fp. Wall bar negotiable. King size m.br w/ track lighting & w/w cptg. Additional track lighting in other brs. M.br. bath w/bevelled block mirrored ceiling. Bsmt has pan rec rm w/ w/w cptg, dropped ceiling. Tile flooring. Htd & A/C. Also br & bath w/ s.o.t. Hse in move-in condition. In addition to 2 garages there is also a carport. Powder rm on 1st flr has mirrored wall & ceilings. Staircase also mirrored. Extensive outdoor lighting. Underground sprinkler system front & rear. Professionally landscaped. Please leave business cards. Owner will finance \$50,000 at 14% for 3 yrs to qualified buyer, 10% down. Owner will rent for 6 mos. @ \$1500 per mo. w/ option to purchase in 6 mos at pre-arranged price. If buyer does not exercise option, 10% remains with seller. Hartshorn GS, Mlbrn Jr HS, St. Rose Paro, Mlbrn, S.H. RR Sta. Subject to errors & omissions.

4/19/82 Bonus of \$3,000 to SB if sold by 7/13/82.

ML# TWN ADD
61723 SHH 3 EDWARDS PLACE

CLS LPR
REN 3250



RMS:09 BED:05 BTH:3 LAV:1 POSS:30
HTP:FA HFL:GAS AIR:Y FPL:1 BAS:Y ATC:Y GAR:2.0
STY:COL EXT:FRBRK DIM:.318 AC YR:00 TX\$
L/B:L2 BLK3604 ASMT L\$ B\$ R\$.00
1ST:LR, DR, FAM RM W/FP, EIK, LAV, LAUND, DECK
2ND:4BRMS, 2BATHS
3RD:
GRD LEVEL:1BR, BATH SOT
BSMT:REC ROOM
GRA:HARTSHORN JHS:MILL
MID: HSC:MILL
PAR:ST. ROSE OF LIMA TER:
EASE:N REM:CTR HALL COL CUL-DE-SAC ST MIRRORED
CH LAV EXEC STYLE REFRIG,D/W,CENT VAC,SECUR SYS.
DR BLT-INS 1YR W/OPTION FOR 2ND ETC EXECTP HOME
WALK TO SH SWIM CLUB HOME ONLY 8YRS OLD INCL ALL
W/W CRPT & WINDOW TRMT HSE VACANT *GAR:2ELE
EXD:01/15/89 LID:07/15/88 KEY:LR ALL NEG STAN M.
OWN:HENRY - MARY LEONG
SHOW:LA KEY LEASE ONLY
BRK# 155 P:379-1661 AGT# 1669 CB:3%-\$50

S.H. 3 Edwards Pl. 3250