

36496 14 Sylvan Way, S.H. \$285,000 1F



36496 14 Sylvan Way, S.H. \$285,000 1F

Off Rolling Hills PMM Mtge. ✓

Lot: 150x188 Lot 8 Blk 4504

Col, fr, brk, all ss/scrs, 220 VS. /patio

1st-4-ch, 1r, dr, eat-in kit, lav, den/fam.rm.w/fp, laund,
2nd-3/5-3/5 brs, 2 baths, M.bath w/stall, o.w/s.o.t.

Bsmt-rec.rm, bath, br, wine cellar, stge.-workshop-kit.

FA: Gas Central A/C /rm, furnace rm

2-car att.garage

L-46.6 B-73.6 '82 Rate \$3.75 Taxes \$4507.50 Poss:

60-90 days. By appt. please, Key w/L.R. who must
accompany if no one home due to alarm system. Hand-
some, well cared for home on magnificently land-
scaped lot. Custom blt-ins in lrg. fam.rm. incl.
bar, rm. for stereo, television & stge. Also custom
blt-in cabinets in dr. Kit. refrig. w/ice maker,
blt-in food processor & new Corning stove top, as
well as new furnace & new compressor on two zone
C/A system. New items: energy-miser 80 gal. HW
heater, roof w/25 yr. guarantee, ss/scrs, advanced
electronic burglar alarm & fire alarm systems

SEE ADDITIONAL INFORMATION (OVER)

LR:JMW 376-4545 4009003/9009003 (CB 3 - \$45)

Owners: Robert S. & Margery E. Salzman, Prem.,
376-3597, (Unlisted).

Conv. 14 Sylvan Way, S.H. 7-2-2-lav. 3 brs. \$285,000.

9/15/83 CONTRACT PRIOR TO EXP.
9/83 SOLD 255, Conv.

36496 14 Sylvan Way, S.H. \$285,000 1F .

ADDITIONAL INFORMATION:

w/heat sensors & smoke alarm, attic fan, & new 9½" Corning fiber glass insulation in attic area. Flexibility in use of brs - a master suite at one end of home w/french doors providing privacy if used as two brs. Second suite also easily convertible to two brs. Add'l br now used as upstairs den. Maid's rm. & bath on lower level. Sliding glass doors to attractive & private patio. Gas grill incl. Master suite has full wall of hand-crafted cabinets. Deerfield GS, Mlbrn. Jr. & HS, St. Rose of Lima Paro. S.H. RR Sta. Subject to errors & omissions.

5/31/83 Home has been exceptionally well cared for. A treat for the discriminating buyer. Owners will listen to offers.