

35463

44 Rippling Brook Dr, S.H. \$375,000

1F



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End of cul-de-sac Lot 10, Block 4602

Lot approx. 3/4 acres, see L.R. for survey

Solar contemp. ranch, cedar & brick, hot tar rf, all ss/scrs, 220V

1st-7-ch, great rm w/cathedral ceiling, fp, dr w/wet bar, kit, brk, nk, powder rm, 3 brs., 2 baths, m.w/stall, oversize tub, & Jacuzzi, dbl sinks, & vanities, sitting rm.

Lower-2-utility rm & storage area, framed & studded for fam rm, 2 brs, bath w/s.o.t., cedar closet

Solar Heat (passive-active); FA: Gas, 2 zone, A/C

2-car garage, att, 1 elec. eye, paved circular drive

L-40, 6 B-127, 6 '82 Rate \$3.75 Tax \$6307.50 Poss.

Immediate.

Key @ L.R. One year old, one of a kind Solar contemp. ranch set in a priv. setting @ end of cul-de-sac on approx. 3/4 acres next to a truly rippling brook. 501 to WN easement re: brook. Rm. for pool & platform tennis court. Solid tongue & groove cedar & brick exterior. NOT FOR RENT.

SEE ADDITIONAL INFORMATION (over)

LR: BTCo. 379-1661 110018002/20028003 (CB \$5000-\$100)

Owner: Ira & Renee Goldberg, prem.

ALL APPTS. & NEG. THRU L.R., ANNETTE KAHN, 325-3899,

L.R. MUST ACCOMPANY.

R 44 Rippling Brook Dr, S.H. 9-3-2 lav 5 brs. \$375,000.

2/7/83 SOLD \$350, NO MTG.

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ADDITIONAL INFORMATION

Mitered sycamore wood flrs. Walls are solid concrete. All Pella thermopane windows & 7 Pella sky lights thruout. Ceramic t.flooring in kit, dinette, & laund.rm. Blt.in wet bar in dr. Sunken great rm. w/raised hearth brk fp which has a special feature for auxiliary heat. Sliding doors from great rm to rear.Center isle ultra kit. w/ Jenn-aire grill, instant hot, garbage disp., microwave & self-clean ovens. Sliding doors from kit to lrg deck overlooking brook w/ blt in dbl gas BBQ. Fully landscaped & sodded w/ underground sprinklers. Central vac.& intercom thruout. 3500 sq.ft. of living space on 1st level. 5300 sq.ft.of total living space. To be completed: blt-in Formica wet bar, all wood flrs to be sanded and finished, driveway to be paved. Owner, builder can complete lower level at builder's cost at the expense of the purchaser if desire. Perfect layout for lrg family, mother/daughter, or private teenage set up. Included: all elec.fixtures, all w/w cptg. Call owner for all appts. before using key. Set-up for steam room m.bath. Loads of cloets. Deerfield GS, Mlbrn Jr HS, Mlbrn HS, St.Rose Paro, SH RR. Subject to errors & omissions.