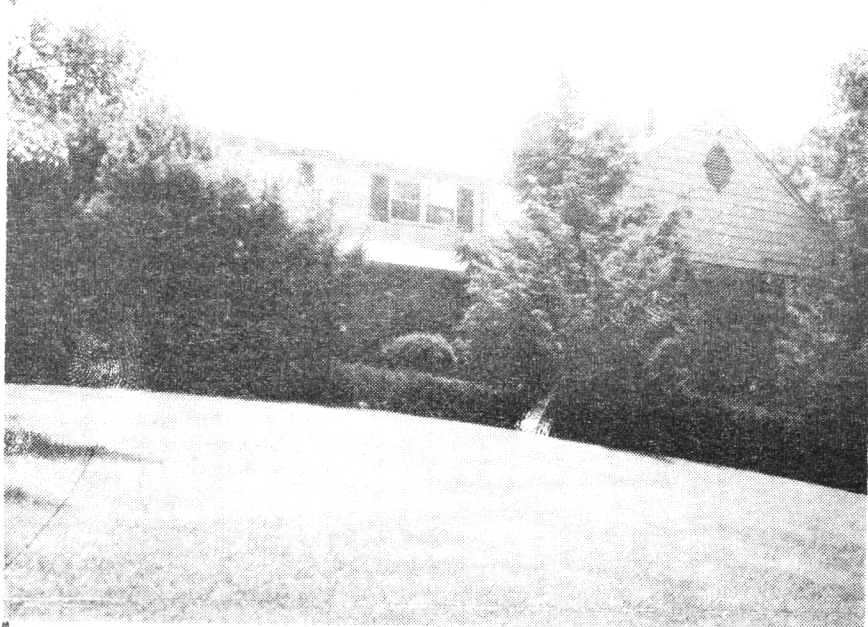


31626

74 Westview Rd., S.H.

\$369,900

1F



31626 74 Westview Rd., S.H. \$369,900 1F

Near Mohawk

Lot: 100x213.40x206.28x122.72 Lot 11 Blk 4001

Spl, fr, brk. 80%, comp. rf, all ss/scrs, 220 VS, 200 amps.

1st-4-ch, sunken lr, dr, kit, brk. nk, lav, library.

2nd-3-3 brs, 2 baths, M. bath w/stall, o.w/s.o.t.

3rd-2-2 brs, bath w/stall, open strrs, Attic, lrg. stge. area

Grd-3-rec.rm.w/fp, br, kit., out. ent, full bathrm s.o.t.,

Bsmt-1-rec.rm.w/wet bar, wine rm, utility rm. /laund.

HW: Gas 4-zone Central A/C 2 zone (2 comp.)

2-car att. garage w/2 elec. eyes, paved drive

L-47.1 B-99.2 '81 Rate \$3.66 Taxes \$5354.58 Poss: 90

days or t.b.a. Termite Policy w/Western. High quality

spacious home w/magnificent landscaped ppty. that

offers complete privacy. Incl: all w/w cptg., blt-ins

in library &amp; 3rd level br, wet bar in game rm, water

softener, all elec. fixtures excl. CH, dr, &amp; upstairs

hallway. Kit. is 2 yrs. old &amp; features incl. brick

wall w/blt-in oven, garbage disposal, instant hot

water, DW, Confectionaire gas range, blt-in hot tray

plus numerous kit. cab's &amp; loads of counter space.

SEE ADDITIONAL INFORMATION (OVER)

*Sold 2/22*

LR:NLA 376-9393 70021001/100021001 (CB 3 - \$45)

Owners: Edwin &amp; Beverly L. Robbins, Prem., 379-1469

*new phone 212-831-7131*  
*3/28/82 SDQ*

Spl. 74 Westview Rd., S.H. 13-4-2-lav. 6 brs. \$369,900.

## ADDITIONAL INFORMATION:

Den is 25x22 w/a brick fp. The game rm. is tremendous in size & features a wet bar plus a wine rm. All brs are lrg. & there is a laund. chute. House offers a tremendous amount of stge. space, loads & loads of closets plus a walk in attic for more stge. There is a flagstone patio terraced by brick & railroad ties incl. an outside brick fp plus a double gas B-B-Q. This is surrounded by beautiful gardens w/a spectacular view. There is a very elaborate outdoor lighting system which offers daylight in the evening plus a special bug lite. Over the garage there are two rms. for stge. which is ground level plus water facilities. There is much rm. for a pool & the garage stge.rms. can be converted for cabanas. This is an ideal home w/a great flow pattern for gracious entertaining indoors as well as outdoors. Deerfield GS,Mlbrn. GS,St.Rose of Lima Paro. Mlbrn.-S.H. RR Sta. Subject to errors & omissions.

8/17/81 Let's get more showings on hse. Owners anxious. Pl. include on your listings: burglar alarm & fire alarm plus sprinkler.