

# Client Detail Report

Listings as of 12/27/11 at 3:17pm

**Sold 12/22/11**      **Listing # 3117095**      **157 Daisy Farms Dr New Rochelle, NY 10804-1035**      **Listing Price: \$567,890**  
**County: Westchester**



|                   |                             |                              |                     |
|-------------------|-----------------------------|------------------------------|---------------------|
| <b>Prop Type</b>  | Single Family               | <b>Prop Subtype(s)</b>       | Detached            |
| <b>Area</b>       | New Rochelle                | <b>Village</b>               | None                |
| <b>Style</b>      | Nostep Ranch                | <b>Estimated Square Feet</b> | 1525 Field Measured |
| <b>Beds</b>       | 3                           | <b>Price/Sq Ft</b>           | \$340.98            |
| <b>Baths(FH)</b>  | 2 (2 0)                     | <b>Lot Sq Ft (approx)</b>    | 7928                |
| <b>Year Built</b> | 1954                        | <b>Lot Acres (approx)</b>    | 0.182               |
| <b>Tax ID</b>     | 1000-000-007-03120-000-0025 |                              |                     |
| <b>DOM</b>        | 187                         |                              |                     |

[See Additional Pictures](#)

**School District** New Rochelle      **ELEM** George M. Davis      **JRHI** Albert Leonard      **HIGH** New Rochelle

**Directions** Wilmot Rd to #157 Daisy Farms. Corner of Daisy Farms and Iselin or Stratton to Grand Blvd to #157.

**Marketing Remark** Situated on a corner lot which has been landscaped to perfection sits this adorable no step ranch. Nothing has been overlooked when it comes to renovations & upgrades. From the roof to the basement, everything has been done. The home features an Eat in Kitchen, Dining Rm, Living Rm & Sunroom, a Master Bedroom Suite, the prettiest Hall Bath & 2 addl bedrooms. The finished basement has high ceilings, laundry, utilities & AMAZING Storage. Perfect home for those that want to move right in!

**Selling Price** \$520,000      **Selling Date** 12/22/11      **Pending Date** 12/22/11  
**Original Price** 569,999      **SP % LP** 91.57

|                            |  |                             |  |
|----------------------------|--|-----------------------------|--|
| <b>Estimated Tax</b>       | \$12166  | <b>Tax Year</b>             | 2011   |
| <b>Tax Assessment</b>      | \$14250  | <b>Zoning</b>               | Residential  |
| <b>Electric Company</b>    | Con-Edison   | <b>Homeowners Assoc.</b>    | No   |
| <b>Additional Fees</b>     | No   | <b>Model</b>                | No Step Ranch  |
| <b>Level 1 Description</b> | Entry Foyer, Eat in Kitchen, Dining Room, Living Room, 3 Seasons Sun-Room, Master Bedroom Suite, Hall Bath, 2 Bedrooms | <b>Basement Description</b> | Full, finished, utilities, laundry & Great DRY Storage.  |
| <b>Attic Description</b>   | Great Storage  | <b>House Color</b>          | Grey   |
| <b>Amenities</b>           | Master Bath, Patio, Alarm System, Close to Park, Security, Close to School, Skylight(s), Storage Room, Eat in Kitchen  | <b>Exterior</b>             | Vinyl  |
| <b>Fuel</b>                | Gas  | <b>Air Conditioning</b>     | Central  |
| <b>Heat</b>                | Hot Air  | <b>Included</b>             | Alarm System, Awning, Ceiling Fan, Dishwasher, Dryer, Garage Door Opener, Garage Remotes, Microwave, Range, Refrigerator, Screens, Speakers Outdoor, Storm Windows, Washer |
| <b>Excluded</b>            | Chandelier, Curtains/Drapes  | <b>Garbage</b>              | Public   |
| <b>Parking</b>             | 1 Car Attached, Driveway, Street   | <b>Roof</b>                 | Asphalt  |
| <b>Sewer</b>               | Sewer  | <b>Water</b>                | Municipal  |
| <b>Walls</b>               | Sheetrock  | <b>Short Sale</b>           | No   |
| <b>REO/Bank Owned</b>      | No   |                             |  |

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 U.S. Patent 6,910,045

