

# Client Detail Report

Listings as of 02/22/11 at 8:48am

**Conditional Contract 02/20/11 Listing # 3011146** **47 Sturgis Rd Bronxville, NY 10708-5012** **Listing Price: \$1,895,000**  
**County: Westchester**



<b>Prop Type</b>	Single Family	<b>Prop Subtype(s)</b>	Detached
<b>Area</b>	Eastchester	<b>Village</b>	Bronxville
<b>Style</b>	Colonial	<b>Stories</b>	2 Story
<b>Beds</b>	6	<b>Estimated Square Feet</b>	4450 Municipality
<b>Baths(FH)</b>	5 (3 2)	<b>Price/Sq Ft</b>	\$425.84
<b>Year Built</b>	1929	<b>Lot Sq Ft (approx)</b>	12371
<b>Tax ID</b>	2401-007-00F-00001-000-0005	<b>Lot Acres (approx)</b>	0.284
<b>DOM</b>	314		

[See Additional Pictures](#)

**School District** Bronxville **ELEM** Bronxville **JRHI** Bronxville **HIGH** Bronxville

**Directions** Route 22 South, across Pondfield Rd turn right on Sturgis Rd, first house on right

**Marketing Remark** Newly reduced Price, Come and see this Wonderful George Root Designed Colonial. The Elegant Living Room with access to a Slate Terrace and Dining Room are perfect for entertaining. The Paneled Den/Office adjacent to the Grand Foyer and the Sunny Eat in Kitchen becomes the Focal Point of the Grand Living Area. The second floor provides a Master Suite, 3 Bedrooms and a Hall Bath as well as two Maids Rooms with their own Bath. The Back Yard has a Large Patio with its own Stone Fireplace/Grill

<b>Estimated Tax</b>	\$43000	<b>Tax Year</b>	2010
<b>Tax Assessment</b>	\$2108000	<b>Zoning</b>	Single Family
<b>Electric Company</b>	Con-Edison	<b>Homeowners Assoc.</b>	No
<b>Additional Fees</b>	No	<b>Lot Frontage</b>	125
<b>Lot Depth</b>	100	<b>Level 1 Description</b>	EntFoyer, Living Rm w/fpl, Dining Rm, Den, WIC, PwrRm, Eat in Kitchen, Fam/Rm Covered Front Terrace, Patio with Fireplace
<b>Level 2 Description</b>	Master Suite, 3 Bedrm, Bath, 2 B/R's & Bath off Back Stair	<b>Level 3 Description</b>	Pulldown Ladder to Attic Storage
<b>Basement Description</b>	Finished, Laundry Room, Pwr Rm	<b>Attic Description</b>	Bessler
<b>Amenities</b>	Master Bath, Patio, Powder Room, Close to Bus, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Storage Room, Fireplace, Walk-In-Closets, Wet Bar	<b>Exterior</b>	Brick, Clapboard
<b>Fuel</b>	Gas	<b>Air Conditioning</b>	Central
<b>Heat</b>	Hot Water, Steam	<b>Included</b>	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Screens, Speakers Indoor, Speakers Outdoor, Washer
<b>Excluded</b>	Call L/A	<b>Garbage</b>	Public
<b>Parking</b>	Driveway	<b>Roof</b>	Slate
<b>Sewer</b>	Sewer	<b>Water</b>	Municipal
<b>Walls</b>	Plaster, Sheetrock	<b>Short Sale</b>	No
<b>REO/Bank Owned</b>	No		

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 U.S. Patent 6,910,045

