

# Client Detail Report

Listings as of 10/06/10 at 8:43am

<b>Active 08/11/10</b>	<b>Listing # 3026601</b> <b>County: Westchester</b>	<b>35 Parkview Ave #3L Bronxville, NY 10708</b>	<b>Listing Price: \$305,000</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Co-Operative	<b>Prop Subtype(s)</b>	Attached
<b>Area</b>	Yonkers	<b>Village</b>	None
<b>Beds</b>	2	<b>Estimated Square Feet</b>	1100 Field Measured
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$277.27
<b>Year Built</b>	1930	<b>Lot Acres (approx)</b>	
<b>Tax ID</b>			
<b>DOM</b>	56		

<b>School District</b> Yonkers	<b>ELEM</b> Yonkers	<b>JRHI</b> Yonkers	<b>HIGH</b> Yonkers
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**Directions** Palmer Road/Ave. to Parkview Ave.

**Marketing Remark** Elegant pre-war, Doorman building with Art Deco elements. Easy walk to Bronxville bus, train, and shops. Entry foyer leads to the dining room that overlooks the sunken living room. Two bedrooms, new bath, new kitchen and plenty of closet space. It is all done for you and you will love it! Make this beautiful apartment your own. Maintenance does not include monthly STAR reduction of \$87.61.

<b>Parking Fee</b>	\$0	<b>Additional Fees</b>	No
<b>Est Monthly Maint</b>	\$812	<b>Number of Shares</b>	965
<b>Flip Tax</b>	No	<b>Flip Tax Amount</b>	\$0
<b>Complex/Lake/Pond</b>	The Croyden	<b>Renting Allowed</b>	No
<b>Manage Agent</b>	Mayerhauser	<b>Manage Phone</b>	(914) 779-0600
<b>Minimum % Down Pmnt</b>	20%	<b>Minimum Income Requi</b>	No
<b>Floor Number</b>	3	<b>Levels in Complex</b>	6
<b>Levels in Unit</b>	1	<b>Year Converted</b>	1982
<b>Level 1 Description</b>	Entry Foyer, Dining Room, Sunken Living Room, new Kitchen, Bedroom, Master Bedroom, new Bath	<b>Amenities</b>	Close to Bus, Close To Railroad, Close to Shops, Close to School, Common Laundry, Doorman, Elevator
<b>Exterior</b>	Brick	<b>Fuel</b>	Oil
<b>Air Conditioning</b>	Window	<b>Heat</b>	Steam
<b>Included</b>	Call L/A, Curtains/Drapes, Dishwasher, Intercom, Range, Refrigerator, Shades/Blinds, Wall to Wall Carpet	<b>Excluded</b>	Light Fixture
<b>Pets</b>	No Dogs	<b>Parking</b>	Street
<b>Utilities Included</b>	Heat, Hot Water	<b>Short Sale</b>	No
<b>REO/Bank Owned</b>	No		

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U.S. Patent 6,910,045

