

39163

47 Duffield Dr., S.O.

\$475,000

1F

450,000



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Near Overhill Rd.

Lot: 100x150 (each lot) Lot 294 & 295 Blk 24

Geo.Col,fr,brk,slate/comp.rf,all ss/scrs except  
3rd flr,250+ amps.

1st-6-vest,ch,lr w/fp,dr,kit,brk.rm,lav,den/fam.rm.  
w/fp,laund,Florida room.

2nd-6-4 brs,3 baths,M.bath w/stall & tub,1 w/s.o.t,  
3rd-2-2 brs,1 bath. /den & exercise room.

Bsmt-rec.rm,toi,laund,out.ent,kit.

FA:Gas 2 zone Central A/C

2-car att.garage,paved drive

L-29.2 & 28.1 B-91.4 '83 Rate \$7.22 Taxes \$10,736.14

Poss: 7/1/84. Key w/L.R. Classic, custom built  
Georgian Col. in desirable Newstead. Set on one of  
two adjacent lots, equal in size. Planned to offer  
comfortable, convenient family living & elegant  
entertaining, inside & out. A glassed Florida rm.  
w/beamed cath. ceiling leads to a slate patio &  
SEE ADDITIONAL INFORMATION OVER-----

LR:NLA 376-9393 20024004/80031004 (CB 3 - \$45)

Owners: Stanley & Ruby Strauss,c/o L.R.

CALL L.R., SARAH FISCH FOR ANY ASSISTANCE,376-6324.

ALL PRELIM. NEG. THRU L.R. SELLERS DO NOT WISH  
TO BE CALLED.

Conv.47 Duffield Dr.,S.O.14-4-2-lav.6 brs.\$475,000.

450,000

6/5/84 CONTRACT  
8/10/84 SOLD  
\$400, 6/1/84 CONV.MTG.

## ADDITIONAL INFORMATION:

pool area. Heated, kidney-shaped Pugliese pool is 20'x40'. Full cabana w/full bathroom, steam & 2 dressing areas. Light generated lights outside. Lrg. lr & intimate library both feature blt-ins & fps. CH w/reverse circular staircase. Bay window in dr overlooks pool. Wall moldings w/old world charm, & oak floors thruout. A St. Charles kit. features center island & separate breakfast room. The M.br w/working marble fp has a dressing area w/walk-in closets & blt-ins & bathroom w/tub, stall shower, & steam. Two room suite w/full bath on third level. Finished bsmt. w/bar. Both properties have underground sprinkler system - Good stge. & 2 walk-in cedar closets. Central vacuum system. All plumbing & bathrooms were replaced within the past 10 years. Compressors for 2 zoned central A/C replaced 5 years ago. Leaders, gutters, flashing, & slate roof repaired in '84. Included in sale: all w/w carpeting where installed - window treatments, dishwasher, elec. garage door openers, double outdoor, gas BBQ. Excluded from sale: dr chand. So. Mtn. GS, S.O. Jr., Columbia HS, Our Lady of Sorrows Paro. Solomon Schecter. S.O. RR Sta. Subject to errors & omissions.

5/4/84 Price red. to \$450,000. Open hse. for Realtors Thurs., 5/10. Reduction of \$25,000 for lovely hse w/old world charm & modern conveniences.

5/8/84 Pool will be open on open hse. 5/10. Looks lovely.

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