

**Status:** ACTIVE  
**List Price:** \$479,900  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 3/2/0  
**Lot AC/SF:** 0.40/17.457.00  
**Lvls/Fpls:** 1 / 1  
**Tot Fin SF:** 1062  
**Year Built:** 1960  
**Total Tax:** \$4,903  
**Tax Yr:** 2006  
**Ground Rent:**  
**Style:** Rambler  
**Type:** Detached



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**Legal Sub:** Vienna Woods  
**Adv. Sub:** Vienna Woods  
**Model:** BEAUTIFUL REMODEL

**HOA Fee:** /  
**C/C Fee:** /  
**Condo/Coop Proj Name:**

**Map Coord:** 24H5

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR	3	3	0	0	0	0
FB	2	2	0	0	0	0
HB	0	0	0	0	0	0

**Schools:**  
 ES: CUNNINGHAM PARK  
 MS: THOREAU  
 HS: MADISON

**Master Bdrm:** 10 x 13 Main  
**Master Bdrm 2:**  
**First Bdrm:** 10 x 9 Main  
**Second Bdrm:** 9 x 10 Main  
**Fourth Bdrm:**

**Fifth Bdrm:**  
**Living Rm:**  
**Dining Rm:** 13 x 13 Main  
**Kitchen:** 11 x 8 Main  
**Family Rm:** 16 x 12 Main

**Rec Rm:**  
**Den:**  
**Library:**  
**Sitting:**  
**Othr Rm 2:**

**Othr Rm 3:**  
**Foyer :**  
**Garage:**  
**Carport:** 12 x 17 Main

**Exterior:**  
**Exterior Const:** Brick and Siding  
**Other Structures:** Above Grade  
**Lot Desc:**

**Exposure:**  
**Roofing:** Shingle-Asphalt

**Basement:** No  
**Parking:** Carport  
**Heating System:** Forced Air  
**Water:** Public  
**Cooling System:** Central A/C  
**Sewer/Septic:** Public Septic

**Gar/Crpt/Assgd Spaces:** /1/  
**Heating Fuel:** Natural Gas  
**Hot Water:** Natural Gas  
**Cooling Fuel:** Electric  
**Soil Type:**

**Appliances:** Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washer

**Amenities:** Granite Counters, Wood Floors

**HOA/C/C Amenities:**

**Remarks:** \*JUST REDUCED\*MOTIVATED SELLER\*160K IN RENOVATIONS\*\*SFH Vienna Woods \*\*Renovated top to bottom. Newly landscaped oversized lot\*\* Everything is new\*\* Kit expanded, granite ctops, new cabs, flooring and stainless appls\*\* New paint, trim, floors, carpet, doors, windows, roof\*\* Oversized windows overlooking mature landscape in backyard\*\*Seller will consider second trust.

**Directions:** 66 West to Nutley Street towards Vienna Right onto Kingsley Right onto Cottage, Right onto Patrick Street. Home on your left.

**Listing Co:** PRUDENTIAL CARRUTHERS REALTORS, PCR8

**List Date:** 26-Sep-2007

**DOM-MLS/Prop:** 61/532

