

## ALL FIELDS DETAIL



<b>MLS #</b>	20093787	<b># of Bedrooms</b>	Three
<b>Status</b>	ACTIVE	<b># of Full Baths</b>	Three
<b>Type</b>	Single Family	<b># of Half Baths</b>	None
<b>Address</b>	106 Sheldon Road	<b>Garage Capacity</b>	None
<b>City</b>	Gardiner	<b>Garage Type</b>	None
<b>State</b>	NY	<b>Age</b>	41-60
<b>Zip</b>	12525	<b>Listing Type</b>	Exclusive Right
<b>Area</b>	GARDINER		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$649,000		
<b>For Sale</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Number of Acres</b>	2.50	<b>Agent</b>	ANNE O'DELL - CELL: (845) 270-5441
<b>Listing Office 1</b>	Willow Realty - G - Main: (845) 255-7666	<b>SubAgent Comm</b>	3%
<b>BB Comm</b>	3%	<b>BkrAgt Comm</b>	3%
<b>Owners Name</b>	Farshadfar	<b>Owners Phone</b>	8452705441
<b>Occupied</b>	y	<b>Occupant Name</b>	Owner
<b>Occupant Phone</b>	c/o LR	<b>Listing Date</b>	8/20/2009
<b>Expiration Date</b>	2/20/2010	<b>Year Built</b>	1950
<b>Handicap Accessible</b>	No	<b>School District</b>	Pine Bush Schools
<b>Elementary School</b>	OTHER	<b>Zone</b>	ARR20
<b>Survey</b>	Y	<b>Lot Dimensions</b>	2.5 acres
<b>Style</b>	Contempo	<b>Living Room -Level</b>	1
<b>Living Room -Room Size</b>	24' x 19'2"	<b>Dining Room -Level</b>	1
<b>Dining Room -Room Size</b>	9'6 x 10'8	<b>Kitchen -Level</b>	1
<b>Kitchen -Room Size</b>	8'6" x 10'	<b>Bedroom 1 -Level</b>	1
<b>Bedroom 1 -Room Size</b>	8'9 x 12'3	<b>Bedroom 2 -Level</b>	1
<b>Bedroom 2 -Room Size</b>	13'8 x 10'	<b>Bedroom 3 -Level</b>	2
<b>Bedroom 3 -Room Size</b>	15'3 x 30	<b>Basement -Level</b>	0
<b>Basement -Room Size</b>	15 x 30	<b>Total Rooms</b>	6
<b>Kitchen Description</b>	GOURMET	<b>Square Feet</b>	2160
<b>SqFt 1st</b>	1260	<b>SqFt 2nd</b>	900
<b>Liber/Book</b>	4089	<b>Page</b>	41
<b>Section</b>	92.3	<b>Block</b>	1
<b>Lot</b>	17.100	<b>Access/Detailed Show Inst</b>	Call LA for appt.
<b>Directions</b>	From Gardiner: 44/55 W to L on CR7; Follow to intersection @ 1776 rest & go straight on Awosting. Awosting bears right; follow to Sheldon Rd on R. #106 on R.	<b>Update Date</b>	8/20/2009
<b>Color</b>	Brown	<b>Status Date</b>	8/20/2009
<b>Input Date</b>	8/20/2009 12:53:00 PM	<b>HotSheet Date</b>	8/20/2009
<b>Original Price</b>	\$649,000	<b>Associated Document Count</b>	0
<b>Days On Market</b>	6		

## FEATURES

<b>CONDITION</b>	<b>HEAT SOURCE</b>	<b>OTHER BUILDINGS</b>	<b>WATER</b>
EXCELLENT	BASEBOARD	SHED	DRILLED WELL
<b>APPLIANCES</b>	<b>HEATING FUEL</b>	<b>LOT FEATURES</b>	<b>SEWER</b>
DISHWASHER	PROPANE	ADDITIONAL LAND AVAILABLE	SEPTIC-INGR.
RANGE	<b>HOT WATER</b>	LANDSCAPED	<b>WATER FEATURES</b>
REFRIGERATOR	PROPANE	POND	POND
<b>FLOORS</b>	<b>GARAGE/PARKING EXTRAS</b>	SECLUDED	<b>ROOF</b>
PINE	DRIVEWAY	SLOPE-GENTLY	ASPH SHINGLE
WIDE BOARD	<b>MISCELLANEOUS FEATURES</b>	<b>LOT/SITE</b>	<b>SIDING</b>
WOOD	BAR-WET	RURAL	T-111
<b>FIREPLACE LOCATION</b>	CEILING-CATHEDRAL	<b>ACCESS/SHOWING INFO</b>	<b>PORCH</b>
LIVING ROOM	CENTRAL VACUUM	CALL 1ST/THEN LCKBX	DECK
<b>BASEMENT</b>	<b>ELECTRICITY</b>	<b>STYLE</b>	<b>KITCHEN DESCRIPTION</b>
PARTIAL	CIRCUIT BREAKERS	CONTEMPO	CUSTOM CABINETS
<b>WOOD STOVE</b>	200 AMPS	<b>PLUMBING</b>	

**FEATURES**

PELLET <b>COOLING/AIR CONDITIONING</b> CENTRAL	<b>CONSTRUCTION</b> FRAME/STICK	MIXED
--	------------------------------------	-------

**FINANCIAL**

<b>Sign</b>	y	<b>Assessed</b>	322,500
<b>School Tax</b>	5573	<b>General Tax</b>	2074
<b>Tax Exemption -No</b>	n		

**REMARKS**

Fantastic modern contemporary! Like a Manhattan loft, but surrounded by greenery and overlooking your very own multi-level pond with waterfalls, water lilies, turtles & fish. Main bedroom is most of 900 sf 2nd floor, with its own luxury bath, walk in closet, and deck. Skylights, sliding glass doors & large windows bring the outdoors in. Renovated in 2005, custom imported tile, upscale appliances and fixtures have been used throughout. Huge wraparound deck, partly covered for year-round enjoyment.

**ADDENDUM**

Many features - stainless steel appliances, concrete countertop, pellet stove, great custom work in baths - 1 with tub and two with oversized showers. The pond is spring-fed and has been artfully landscaped - a real treasure.

**AGENT REMARKS**

Lockbox on large trunk beside door. Tiny part of land in Shawangunk, additional \$105 taxes. Buyer's Agent to verify all info.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable but not guaranteed.