



103 Louden Loop, Mt. Sinai, NY 11766		List Price: \$565,000	
		ML#: 3025724 Res	1 Family, Det LSC: NEW
Sec/Area:	Ranch	Zone: 28	
Devel: The Villages	Rooms: 7.5	Br: 2 MBR 1st Floor: Y	
Schools: 7 Mount Sinai	Baths Full: 2	Half: 1	
Taxes: \$11,899.34 Vill Tax:	Basement: None	Fin Bsmt: N	
Total Taxes: \$11,899.34	Lot Size: .13	Lot Sqft: 5663	
Taxes w/Basic STAR: \$10,069.90	Zoning:		
Dis: 200 Sec: 142.00			
Block: 5.00 Lot: 64.000			
Adult Comm: Y, 55 Gated Prop:			
Beach Rts: Dock Rts:			
Cross Street: Coram-Mt. Sinai		 Walk Score®: 7	
Directions: Route 83 To Coram Mt. Sinai To The Villages			
Remarks: Sales May Be Subject To Term & Conditions Of Offering Plan. No Commission Earned Until Title Passes At Closing.			
Property Description: Diamond Condition Claremont Ranch With Too Many Extras To Mention. Granite Counter Tops In Kitchen W/Granite Island & Custom Cabinesst & Italian Tile Floor/Laundry Room W/Washer & Dryer/Stunning Sitting Room & Formal Dinning Room/Formal Living Room W Fireplace/If That Is Not Enough There Is A Sunroom That Faces The Southern Exposure. Mbedroom W/Customized Tub/2nd Bedroom Has Full Bath. Could Go On And On!! All Amenities On Grounds To Enjoy & Enjoy Life. Must See To Believe!!!			
<u>Property Info</u>	<u>Rooms/Interior</u>	<u>Appliances/Utilities</u>	<u>Exterior</u>
Appx Yr Built: 2006	# Kitchens: 1	Stove: Y	Garage: 2, Att
New Constr: N	Eat In Kitchen: Y	Refrigerator: Y	Driveway: Pvt
Construction: Frame	DiningRm: Formal	Dishwasher: Y	Porch:
Front Expose:	Den/Fam Rm: N	Washer: Y	Patio:
Cul-De-Sac: Corner:	Office: N	Dryer: Y	Deck:
Horse Prop:	Attic: N	A/C: Cac	Pool: Ig, Indoor & Outdoor
Appearance: Diamond	Apx Int Sqft: 2900	CAC Zones: 1	Tennis Ct: Y
Waterfront: N	Wood Flrs: Y	Heat: Gas, Ha	Ing Sprinks:
Waterview: N	W/W Carpet: Y	Heat Zones: 1	Building Size:
Water Frtage:	Fireplaces: 1	Sep HW Heater: Yes	Water: Public
Bulkhead:	Skylight:	Permit:	Sewer: Y
Bsmt/Subfl:		Also For Rent: N	
1st Floor: Eh,F Sitting Room,Fdr,Eik,Flr W/Fpl/Sunroom/Mbwmb/Brwfb/5 Bh		Rental Income:	
2nd Floor:		Short Sale: N	
3rd Floor:		REO: N	
Personal Property Exclusions:		Supersedes ML#:	
Energy Efficient Feature: N			
Broker Open House Note: Diamond Listing. Must See. Bring Your Buyers.! No Shows Until Open House!!!			
Broker Open House Date: 5/6/2018 - 5/6/2018		Time: 1:00pm-3:00pm	
Consumer Open House Note: Diamond Property. Stunning Inside And Out With All Amenities Included. No Shows Until Open House!!!!			
Consumer Open House Date: 5/6/2018 - 5/6/2018		Time: 1:00pm-3:00pm	
List Date: 5/01/2018	Original LP: \$565,000	Seller Agency Comp: 0 + A	
Exp Date: 11/01/2018	Prior LP:	Buyer Agency Comp: 2.0	
	List Price: \$565,000	Broker Agency Comp: 2.0	
	Owner Financing:	Listing Broker Comp (For Rental):	
	Broker/Agent Owned: N	Buyer Exclusions: N	
		<i>Offers of compensation are for MLSLI Participants only.</i>	
Occupancy: Title	Owner: Tuchman	Offers: Cannot Be Present	
List Broker: I P E Realty L L C (IPE02)	631-773-6161	Show Instr: Appointment	
List Agent: Pollari, Laura	516-924-0328	Status/Show#: 631-773-6161	
		Lockbox: N	Neg Dir: N