



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