

STATUS: ACTIVE

Foreclosure: No

Leg. Sub: MAPLE VIEW

Adv. Sub: **MOVE IN CONDITION

Lot AC/SF: 0.22/9,496

#Lvl: 2 #Fpl: 1

Main Entrance: Living Room

Tax Map:

Parcel: 130

List Type: Excl. Right

Auction: No

Other Fee: /

Lot/Block/Square: /

Style: Cape Cod

Type: Detached

TH Type:

Liber:

Ownership: Fee Simple, Sale

Potential Short Sale: No

HOA FEE: /

GROUND RENT:

TAXES: \$3,006

Tax Year: 2008

Tax ID #: 0707021879

Model:

Folio:

LIST PRICE: \$299,900

Map Coord: 19J7

Area:

Age: 55

Year Built: 1954

Finished SF: 0

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
BR:	4	2	2	0	0	0	ES: Call School Board
FB:	2	1	1	0	0	0	MS: Call School Board
HB:	0	0	0	0	0	0	HS: Call School Board

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Unfinished

Bsmt, Main Lvl BR

Master Bedroom: 16 x 13 Upper 1

Master Bedroom 2:

First Bedroom:

Second Bedroom: 15 x 10 Main

Third Bedroom: 12 x 12 Main

Fourth Bedroom: 16 x 9 Upper 1

Fifth Bedroom:

Living Room: 21 x 13 Main

Dining Room: 12 x 9 Main

Kitchen: 12 x 10 Main

Breakfast Rm:

Family: 19 x 14 Main

Rec Room:

Den:

Library:

Sitting:

Othr Rm:

Othr Rm 2:

Othr Rm 3:

Foyer:

Garage:

Carport:

Unfinished: 40 x 26 Lower 1

Basement: Yes, Daylight, Partial, Unfinished, Connect Stair

Parking: Drvwy/Off Str ,

Heat: Baseboard, Hot Water, Electric, Oil

Cool: Central A/C, Electric

TV/Cable/Comm:

Hot Water: Oil

Water/Sewer/Septic: Public/Public Sewer

Handicap: None

INTERIOR: Style: Floor Plan-Traditional

Appliances: Central Vacuum, Cktp-Dwn Drft, Dishwasher, Disposal, Icemaker, Oven/Range-Electric, Refrigerator

Amenities: Chair Railing, Crown Molding, Entry Lvl BR, FP Mantels, Sump Pump, W/W Carpeting, Walk-in Closet(s), Wood Floors

Security:

Din/Kit: Fam Rm Off Kit, Kit-Dining Combo

Wall/Ceil:

Window/Door: Recessed Lighting, Screens, Six Panel Doors, Skylight(s), Storm Door(s)

EXTERIOR: Brick, Shingle-Asphalt, Porch-front, Sidewalks, , , ,

REMARKS: Wonderful maintenance free home. Recent updates include new kitchen with new appliances, new bathrooms with heated tile floors, refinished wood floors, fresh painting throughout, new carpet in FR, replacement windows, Central Vac, and more. You will be presently surprised to being able to move right in. All on .21 acre lot with public water & sewer, but NO CITY TAXES!! Call today!

DIRECTIONS: Washington Road to Stoner Avenue. At stop sign, left on Poole Road. Left on Klinger Drive. House on the right. --OR-- Main Street to Poole Road. Right on Klinger Drive. House on the right.

Broker: SAMUEL C. HOFF AGENCY, SCHF1

Listing Agent: MICHELLE ABERTS

Email: hoffagency@mris.com

Office: (410) 848-1115

LA Office: (410) 848-1115

LA Pager:

Fax: (410) 876-1900

LA Home: (410) 848-1115

LA Cell:

Alt Agent: Daniel Hoff

Home: (410) 259-0779

Office: (410) 848-1115

Cell:

Show Instructions: Call 1st-Contact, Call Office, Sign on Property

Owner: STEPHEN KERKAM & BEVERLY KERKAM

Showing Contact: Call Office and/or Michelle Aberts

List Date: **27-Mar-2009**

Orig Price : \$324,900

Update Date: 24-Jul-2009

Prior Price: \$314,900

Update Type: Price

Home:

Home: (410) 259-3571

DOM-MLS: 119

DOM-PROP: 119

Front Fee:

Office:

Office: (410) 848-1115

SubComp: 0

BuyComp: 2.5

Add'l:

Dual: No

DesR No

VarC: Yes

Disclosures: Prop Disclaimer

Documents:

Property Condition: Shows Well

Possession: Immediate, Negotiable

