



# HOME ASSOCIATES, INC.

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**Pamela L. Ninneman, GRI**  
**Qualifying Broker**  
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## COOPERATIVE LISTING INFORMATION SHEET

Address 1100 McFarland (Country Club Heights) Price **\$275,000.00**

Legal description Country Club Addition Blk B Lot 2, N. part of lot 3 Type property SFR  
Zoning R 4 Taxes/Year \$1170.61 (2 exempts) Approx age 53  
Date listed March 7, 2009 Date Sold \_\_\_\_\_ Date off market \_\_\_\_\_  
Owners T.J. and Elizabeth Boyle Occupied by owners  
How shown By appointment with listing office.

### (ROOM SIZES APPROXIMATE)

Builder	<u>unknown</u>	Approx. sq. ft.	<u>2173 sq ft</u>	Living rm.	<u>18.10x 15</u>	# of rooms	<u>8 rooms</u>
construction	<u>Frame</u>	Type heat	<u>GFA</u>	Dining rm.		# or bedrooms	<u>3 bedrooms</u>
Roof	<u>propanel</u>	Type cooling	<u>N/A</u>	Family rm.(sunroom)	<u>28 x 21</u>	# of bathrooms	<u>1 full &amp; 2 - 3/4bath</u>
Siding	<u>Brick/siding</u>	Fireplace	<u>LR</u>	Kitchen	<u>22 x 19</u>	Lot size	<u>+ or - 3.5 acres</u>
Insulation	<u>unknown</u>	Wood stove	<u>FR</u>	Utility rm.	<u>9 x 6.5</u>	Public utilities	<u>Gas/electric/sewer</u>
Garage	<u>2 car</u>	Sub-flooring	<u>Wood</u>	Mstr. Bedroom	<u>17.9 x 12.7</u>	Private utilities	
Carport		Floor coverings	<u>Hardwood/vinyl tile</u>	#2 bed rm.	<u>13.6 x 10.7</u>	Paving	No Yes x
Fence	<u>Chain link</u>	Window coverings	<u>curtains</u>	# 3 bed rm.	<u>13.6 x 10.7</u>	Other	

Appliances: Range x Refrigeratorx Disposal x Dishwasher X Washer x Dryer x  
Dryer Connection: Gas Electric x none  
Property is not in flood boundary as shown by HUD map dated May 5, 1987

Remarks Older well constructed ranch style home situated on desirable and secluded acreage. Well maintained inside and out. Interiors feature exposed brick and hardwood floors throughout. Large bedrooms all featuring cedar lined closets .

Listing Agent: Pamela Ninneman

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