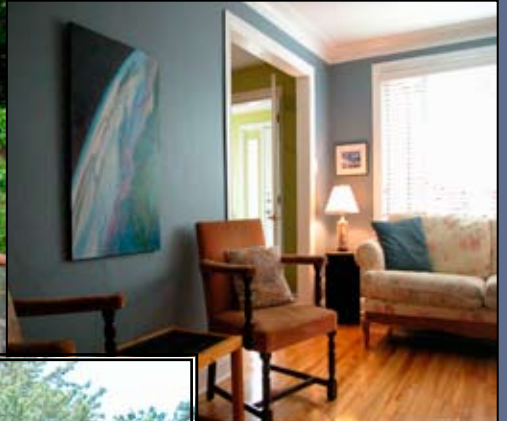




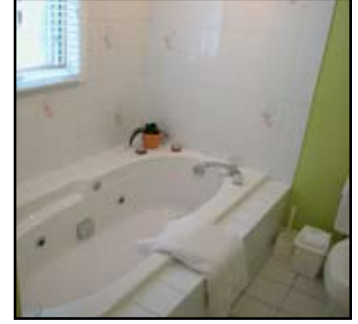
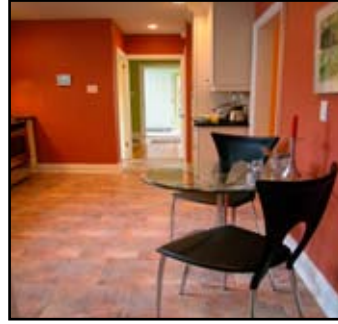
NANCY BENSON PRESENTS...
Sales Representative

121 PUTMAN AVENUE

“LINDENLEA / BEECHWOOD VILLAGE”



121 PUTMAN AVENUE



DISTINCTIVE FEATURES

- Located in Beechwood village with its trendy stores, coffee shops, restaurants, Loeb grocery store, European Delicatessens and more
- Arbor with gate to fully fenced yard covered with mature ivy and attractive stone wall provides privacy for this rear garden
- For added security, motion sensor lighting at rear entrance
- Insulated metal entry doors at front and side of home
- Contemporary style home, finished in stucco and cedar siding
- Custom 36' x 16' Mermaid pool (1990) with built in stairs convenient for small children
- Lighted pool cabana - for storage of pool accessories and garden implements
- Mature, low maintenance landscaping with illuminated perennials flower beds
- Two car interlocking brick driveway which continues into the garden as a patio
- French doors lead from inside home to oversized deck (16'8" x 14') with built-in bench seating
- Shaded deck sitting area (at rear of property) 12' x 8' irregular located next to pool
- Luxurious kitchen with "praline" colored cabinetry, tumbled marble backsplash, rich granite counters and pot lighting
- Recently installed stainless steel appliances included - dual energy stove (electric / gas), built-in dishwasher and fridge
- Stainless steel hoodfan with halogen lighting vented to exterior
- Kitchen storage includes two banks of drawers (including pot drawers), separate pantry and broom closet as well as microwave alcove
- Refinished hardwood floors and staircase
- Kitchen and sunroom with imported ceramic tiled floor, convenient main floor powder room and mudroom entrance
- Fully finished basement with family room, den and full bathroom
- Lots of storage in shelved closets and in furnace utility area
- Large master bedroom with separate sitting area and two oversized closets
- Cozy wood burning fireplace in basement family room creates ambiance

MAIN LEVEL

Sun room entrance: 9' x 5' ³ "	Ceramic tiled floor, marble threshold and french doors lead from entryway to foyer, double guest closet for seasonal clothing, pot lighting	Front Hall: 9' ⁶ " x 6' ⁶ "	Hardwood floor, overhead lighting, additional closet on landing
Living Room: 14' ⁶ " x 11' ¹⁰ "	Hardwood floor, cove ceiling mouldings and extra large picture window (with 2 opening side windows)	Dining Room: 12' x 11' ² "	Hardwood floor, large window overlooking back garden and pool area
Kitchen: 12' ⁵ " x 9' ⁸ "	Ceramic tiled floor, pot lighting, extra tall cabinetry with valances installed, marble backsplash, granite counters, undermounted stainless steel sink with window above, single lever faucet with telescopic vegetable sprayer	Powder Room: 6' ⁹ " x 5'	Ceramic tiled floor, pedestal sink, window overlooking the garden
Mudroom: 7' ⁴ " x 6' ⁵ "	Ceramic tiled floor, terrace doors to rear garden		

The enclosed information is believed to be accurate, but it is not warranted

121 PUTMAN AVENUE

\$459,000



SECOND LEVEL

Bedroom: 9'8" x 7'7"	Hardwood floor, extra deep single clothes closet with additional shelving, overhead light	Bedroom: 12'9" x 11'	Hardwood floor, extra deep double clothes closet
Hallway: 8'6" x 3'4"	Wall to wall carpeting, linen closet	Bathroom/Laundry: 12'8" x 7'5"	4-piece, ceramic tiled floor, oversized whirlpool tub, free-standing shower with ceramic tiled enclosure, oversized pedestal sink, free standing medicine cabinet, side by side washer & dryer, track lighting
Master Bedroom: 14'4" x 11'2"	Wall to wall carpeting, mirrored double clothes closet	Balcony:	Perfect for reading the morning paper, access to clothes line
Sitting Area: 8'2" x 7'2"	Access to private balcony, extra deep double clothes closet with closet organizers, track lighting		

LOWER LEVEL

Family Room: 16'8" x 11'4"	Wall to wall carpeting, cut stone fireplace, oversized windows, pot lighting	Bathroom: 8'2" x 4'3"	4-piece, 4' tub/shower, toilet and vanity, sheet flooring
Guest Room/ Home Office: 11'5" x 7'4"	Wall to wall carpeting, single clothes closet	Storage Room/ Utility Room: Irregular	Extra storage under the stairs as well, storage closet in hallway

PROPERTY DETAILS

Legal Description:	Plan M43 Lot 86
Lot Size:	40.0 ft x 82.80 ft
Survey:	1998 - on file
Taxes:	\$4,355.21 (2008)
Year Built:	1946 (approximately)
Parking:	2 surface parking spaces (interlock brick driveway)
Heating:	Forced air
Fuel:	Natural gas
Cooling:	Central air conditioning
Inclusions:	Refrigerator, Stove, Dishwasher, Hoodfan, Washer & Dryer, Alarm system hardware, All lighting fixtures, All window coverings, Pool equipment - vacuum system with filter, pool heater, solar blanket, storage shed, garden lighting
Exclusions:	BBQ
Rental Equipment:	Hot water tank
Possession:	To be arranged

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