

Mortgage Terms:

Name of Bank Providing Financing: _____

Proposed Closing Date: _____

- Standard Terms WITH Saleable Fixed Rate option**
- Standard Terms ONLY – No Fixed Rate Option**
- Land Parcels Standard**
- Private Financing (Give Details):**

SALE NOTES:

PROPERTY PROFILE FOR 121 CAMPBELL ROAD

TOWN: Sweden

TAX MAP NO: 085.010-0002-012

SCHOOL DISTRICT: Brockport

LOT DIMENSIONS: 252' x 933' or 5.2 acres

ASSESSED VALUE: \$ 184,700

WATER SUPPLY: Public

SCHOOL TAXES: \$ 4,357.07

SEWAGE HANDLED BY: Septic

TOWN & COUNTY TAXES: \$ 2,480.52

UTILITY SOURCE: R.G.& E. & Nat. Grid

TOTAL TRUE TAXES: \$ 6,837.59

AVG. MONTHLY ELECTRIC: \$ 166.00

STYLE: Ranch

AVG. MONTHLY GAS: \$ 153.00

SQUARE FEET: 2376

HEAT SOURCE: High efficiency gas forced air

YEAR BUILT: 1967-ADDITION IN 1992

w/ central air

NO. OF BEDROOMS: 3

ELECTRIC SERVICE: 200 AMP circuit breakers

NO. OF BATHS: 2

WATER HEATER: Gas

DINING FACILITIES: Formal dining room

DRIVEWAY: Asphalt paved

EXTERIOR: wood

GARAGE: 3+ attached w/ elec. Openers. One door w/ 11' wide door for large truck w/ towing mirrors

Home sits on 5+ park like acres w/ mature trees, and flowering dogwoods, magnolia, redbud, and Hawthorne. Front landscaping partially updated in 2009. Property is situated for a 100 yard shooting range in back. Kitchen was renovated w/ Fawn Oak cabinets w/ many built-ins, has a double self cleaning oven (convection upper oven) laundry room was also done at this time, large walk-in pantry, central vacuum system w/ 220 vac. outlets in garage & office. Master bedroom w/ in suite bath. Hardwood floors throughout most of home, w/ spacious closets in all rooms. **In case of a power failure, whole house generator.**

*The above information is derived from sources believed to be reliable but is not guaranteed. Neither Danielle Windus Cook Properties, LLC/William Kent Inc. and their agents nor the seller are responsible for any inaccuracies. The buyer should make his own independent inquiries and not rely on this information only.

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