

Thomas Ricapito, Jr.
Licensed Real Estate Salesperson
J. Philip Real Estate, LLC
Briarcliff Manor, New York 10510
(914) 804-3048
Tom@jphilip.com
www.BuyAHomeWithTom.com
www.BuyAndSellWithTom.com

INTRODUCTION

J. Philip Real Estate is one of Westchester County's premier independent brokerages. Founded in 2005, the firm has grown from a single broker to a strong organization of well over 20 associates despite the housing downturn. The team's commitment to results and client advocacy, as well as our focus on technology and innovation, has positioned us as the "go to" brokerage for Westchester buyers and sellers.

OBJECTIVE

To help buyers and sellers experience a smooth, professional and profitable real estate transaction. Customer satisfaction is very important to me and that is why I make sure each client feels that they are my number one priority. It's quite simple...my clients' #1 goal, is my #1 goal. I can't succeed without my clients succeeding first!

SUMMARY

Certified skilled negotiator...short sale and foreclosure expert...success oriented as a team player...strong sense of responsibility and self-motivation...investment experience... extremely organized...competent multitasker... creative...professional and effective while meeting deadlines...up to date with modern internet marketing strategies (blogs, twitter, facebook, personal website, virtual tours, etc).

EDUCATION

Lehman College Graduated Magna Cum Laude
B.A. Economics w/ Minor in Computer Applications

Bronx, New York
May 2005

Westchester Community College
A. A. S. Liberal Arts/Social Science

Valhalla, New York
May 2003

ENTREPRENEURIAL EXPERIENCE

Real Estate Sales

2006 - Present

Briarcliff Manor, New York

Obtained New York State Real Estate License in November of 2006 and signed on with J. Philip Real Estate, LLC. In order to be successful it is important to put yourself in the company of the most successful individuals of your field. It is no accident that I partnered with Phil Faranda, broker/owner of J. Philip Real Estate, LLC. Mr. Faranda was ranked #1 among 7,000+ agents in Westchester and Putnam Counties in 2007 as he personally closed 60 transactions. He has been in the top 1% of sales in every year since. He is now vice president of the Westchester/Putnam MLS board. Our track record speaks for itself.

Real Estate Investing

2005 - Present

Binghamton, New York

Personally purchased three multifamily properties, in close proximity to the State University of New York at Binghamton, resulting in a positive monthly cash flow of \$1400 optimizing additional investment revenue.

Real Estate Investing

Summer 2006

Westchester, New York

Personally wholesaled pre-foreclosure properties. In one example, I helped a single mom facing foreclosure by going into contract and selling the contract to another investor. The transaction was profitable for all parties and this woman was able to save her credit and still walk away with something. Many agents have no idea of the many creative types of transactions in this business. I take pride in the fact that I'm very diverse in every aspect of the business.

Foreclosure Flipping

2010 - 2011

Putnam Valley, New York

I negotiated and purchased a bank owned property in 2010. This distressed home was in need of a complete rehab. I knocked it down and completely rebuilt a new home. This flip is currently my primary residence. It is now a brand new, beautiful home with a good amount of equity. Foreclosures and distressed properties are sought after by many new buyers in today's market. My personal experience allows me to share my knowledge with these buyers.

EMPLOYMENT

Financial Support

1998 - Present

Lakeland Central School District

Shrub Oak, New York

Assist part time with financing for the special education department. I Work with the business administration in analyzing and budgeting for high cost students. These calculations are then reported to the state in order to receive the proper reimbursements.



MLS#: 2927801 **Sold** LP: \$479,000
 Addr: 2 Cook Ln Area: 1
 PO: Croton-on-Hudson Zip: 10520

City/Town: Cortlandt
 Village: Croton-on-Hudson Sch Dist: Croton-Harmon

Rooms: 8 Est SqFt: 1700 YrBlt: 1969
 Bedrooms: 3 Elem: Carrie E. Tompkins
 Baths: 2 Jr High: Pierre Van Cortlandt
 Levels: 3 Story High: Croton-Harmon

Style: Split Model:
 Exter: Vinyl Color:

Level1: Entry Hall, Open livingroom w/frpl. & scd to deck, dining area w/dr. to small deck, updated kitchen w/stainless steel appl.

Level2: Bedrm, updated Bath, Bedrm, Master Bedrm. w/updated ba.

Level3:

Basement: familyrm. step down to 400 sqft. playroom w/dr to yard

Attic: storage **Add Fees:** No **HOA:** No **Att/Det:** Det

Complex: **Est Tax\$:** \$12559 **Front:** 120
Tax ID#: 2203-067-019-00002-000-0043 **Tax Year:** 2009 **Depth:** 70
Zoning: Res **Assmt:** \$13525 **Lot Size:** 0.193 acres

Amenities: Master Bath, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Cul-de-Sac, Deck, Fenced Yard, Fireplace, Walkout Basement

Includes: Dishwasher, Dryer, Microwave, Range, Refrigerator, Screens, Washer

Excludes: Chandelier, Curtains/Drapes

Elec Co: Con-Edison

Heat: Hot Air

Parking: 1 Car Attached

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Central

Roof: Asphalt

Garbage: Public

Rem: Move right into this updated 3 bedroom, 2 bath split level home on cul-de-sac. Livingroom w/fireplace and large deck great for entertaining. Recent updates include baths, kitchen w/stainless steel appliances, some windows newer a/c, furnace, hw heater. Roof 2 years old. Additional playroom/gym (400sq.ft.) not included in sq.ft. w/door to back yard. Within walking distance to riverfront park. Easy commute to Rt.9 or Metro North Station. Star in effect but not reflected in taxes.

Agent Only Remarks: Your clients will love this updated split. Star in effect, not reflected in taxes. Offers in writing with pre-approval letter.

Showing Instructions: Please call showing desk at 866-441-6668

Directions: Rt.9A to Wolf to Cook. House on right.

Owner: Paul J & Rachel L Marino **Poss:** nego **Modif/Excl:** M3, M5
LO: RIVTNS Prudential River Towns R.E. **LO Phone:** 914-271-3300 **LD:** 09/10/09
Show #: (866) 441-6668
LA: 8297 Carol Fine **LA Phone:** 914-271-3300 x209 **Fax:** 914-271-3307
LA Email: cfine@rivertownsrealty.com **CLA Email:**
CLO: **CLO Phone:**
CLA: **CLA Phone:** **Agrmt Type:** ERS
SA%: 0% **BA%:** 2.5% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. **CSB:** **PD:** 12/14/09 **SP:** \$450,000
COA: 21629 Thomas Ricapito Jr. **CSA:** **TP:** 12/21/09 **DOM:** 102
Terms: Conventional



MLS#: 2837905 **Sold** LP: \$299,900
 Addr: 101 Pudding St Area: 9
 PO: Putnam Valley Zip: 10579

City/Town: Putnam Valley Sch Dist: Putnam Valley
 Village: None

Rooms: 6 Est SqFt: 2080 YrBlt: 2005
 Bedrooms: 2 Elem: Putnam Valley
 Baths: 2 / 1 Jr High: Putnam Valley
 Levels: 2 Story High: Putnam Valley

Style: Colonial Model:
 Exter: Vinyl Color:

Level1: Large eat in kitchen w/ island, living room, family room, formal dining room

Level2: Master BDRM w/BTH, BDRM w/ WIC, bonus room and laundry.

Level3:

Basement: Walk out. Full, Unfinished. Mechanicals

Attic: Addl Fees: No HOA: Yes Att/Det: Det

Complex: Est Tax\$: \$11177 Front:
 Tax ID#: 2800-041-010-0002-065-000 Tax Year: 2008 Depth:
 Zoning: R3 Assmt: \$455000 Lot Size: 0.530 acres

Amenities: Lake/Pond/Stream, Master Bath, Close to Shops, Walk-In-Closets, Walkout Basement, Lake Association

Includes:

Excludes:

Elec Co:
 Heat: Hot Water Fuel: Oil A/C:
 Parking: Driveway Wall: Sheetrock Roof: Asphalt
 Water: Well Sewer: Septic Garbage: Public

Rem: Newer Construction in Putnam Valley school district. This colonial home is located minutes off the Taconic State Parkway making for a very easy commute. House features a large eat in kitchen w/ center island, formal dining room, master Bath w/jacuzzi, upstairs bonus area, second bedroom w/ HUGE walk in closet, second floor laundry, walk out basement, beautiful deck of living room/kitchen and much more!

Agent Only Remarks: Short Sale. All offers subject to bank approval

Showing Instructions: Call Tom at 914-804-3048 to schedule showings

Directions: Taconic North - right onto Pudding St. House on right.

Owner: Juan Guzman & Jini Gomez Poss: At Closing Modif/Excl: M9, M7, M7A, M3, M4, M5
 LO: JPHILI J. Philip Real Estate, LLC. LO Phone: 914-762-2500 LD: 12/22/08
 Show #: LA Phone: 914-804-3048 Fax: 914-470-1124
 LA: 21629 Thomas Ricapito Jr. CLA Email:
 LA Email: enhancedequity@aol.com CLO Phone:
 CLO: CLA Phone:
 CLA: Agrmt Type: ERS
 SA%: 2.5% BA%: 2.5% BRA%: 2.5% Nego. Thru: Listing Agent

COB: DORYLB Doryl B. Wolfe Realty, LLC CSB: PD: 04/28/09 SP: \$290,000
 COA: 3368 Doryl Wolfe CSA: TP: 04/29/09 DOM: 128
 Terms: Conventional



MLS#: 3001816 Sold LP: \$435,000
 Addr: 11 Hosner Mountain Rd Area: 10
 PO: Hopewell Junction Zip: 12533

City/Town: East Fishkill
 Village: None Sch Dist: Wappingers

Rooms: 8 Est SqFt: 2330 YrBlt: 2008
 Bedrooms: 4 Elem: Gayhead
 Baths: 2 / 1 Jr High: Van Wyck
 Levels: 2 Story High: John Jay

Style: Colonial Model:
 Exter: Vinyl Color: taupe

Level1: entry , living room, formal dining room, eat in kitchen, family room w/fpl, guest bath, laundry room, access to garage

Level2: Huge master suite, 3 bedrooms, full bath

Level3: attic

Basement: 9' ceilings, egress windows, roughplumbed

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$8000 Front:
 Tax ID#: 132800-6556-01-053621-0000 Tax Year: 2009 Depth:
 Zoning: res Assmt: \$450000 Lot Size: 1.830 acres

Amenities: Master Bath, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Deck, Eat in Kitchen, View, Fireplace, Walk-In-Closets, High Ceilings

Includes: Dishwasher, Door Hardware, Dryer, Garage Door Opener, Humidifier, Light Fixture, Microwave, Range, Refrigerator, Screens, Washer, Water Softener/Treat, Whirlpool

Excludes:

Elec Co: Central Hudson

Heat: Hot Air

Parking: 2 Car Attached

Water: Well

Fuel: Gas

Wall: Sheetrock

Sewer: Septic

A/C: Central

Roof: Asphalt

Garbage: Private

Rem: This beautiful home, gently lived in for less than a year, is better than new construction. Level and wooded 1.8 acre homesite is the commuter's dream location. Two story entry, completely upgraded kitchen w/granite & profile GE SS appliances. Vaulted family room w/beautiful window wall and gas fireplace. Master has vaulted ceilings, 2WICS, sitting area and great bathroom. Are of fine, new homes. Don't miss it! Hard to find a newer resale and in this condition.

Agent Only Remarks: More pictures coming shortly.

Showing Instructions: Call listing offer, apts. must be confirmed but easy access.

Directions: TSP North, exit RT 52 left, left on Hosner Mountain Road, home on the right. Sign on.

Owner: Martin Michalik Poss: TBD Modif/Excl: M3, M4
 LO: PURSER01 Prudential Serls Prime Properties LO Phone: 845-227-8510 LD: 01/18/10
 Show #: (845) 227-8510 LA Phone: Fax: 845-227-6250
 LA: 1311 Jan Kaplan LA Email: CLA Email:
 LA Email: jan.kaplan@prudentialserls.com CLA Phone: CLO Phone:
 CLO: CLA Phone: Agrmt Type: ERS
 SA%: 2.5% BA%: 2.5% BRA%: 2.5% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 03/24/10 SP: \$417,500
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 05/18/10 DOM: 120

Terms: Conventional



MLS#: 3001644 **Sold** LP: \$124,900
 Addr: 17 Summit Rd Area: 9
 PO: Patterson Zip: 12563

City/Town: Patterson Sch Dist: Brewster
 Village: None

Rooms: 6 Est SqFt: 1605 YrBlt: 1945
 Bedrooms: 4 Elem: John F. Kennedy
 Baths: 1 Jr High: Henry H. Wells
 Levels: 2 Story High: Brewster

Style: Cape Cod Model:
 Exter: Vinyl Color:

Level1: LR, EIK, Dining Area, 2 Bedrooms, Bath

Level2: 2 Bedrooms

Level3:

Basement: Full, Laundry

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Putnam Lake Est Tax\$: \$6134 Front: 60
 Tax ID#: 2400-025-078-0001-045-000 Tax Year: 2010 Depth: 122
 Zoning: RES Assmt: \$245000 Lot Size: 0.168 acres

Amenities:

Includes:

Excludes:

Elec Co: NYSEG

Heat: Hot Water

Parking: Street

Water: Well

Fuel: Oil

Wall: Sheetrock

Sewer: Septic

A/C:

Roof: Asphalt

Garbage: Public

Rem: Move in condition! Updated kitchen with granite counter BUYER TO PAY NYS TRANSFER TAX (\$4/1000). Property taxes do not include STAR discount of \$1,024.83.

Agent Only Remarks:

Showing Instructions: On LB. Please call (888) 474-6996 to Schedule Appointment.

Directions: Route 22 to Doansburg, Right on Fairfield, Left on Monument, Left on Warren, Left on Summit

Owner: Federal Hm Ln Mtg Corp **Poss:** ASAP **Modif/Excl:** M3, M5
LO: DASILV Irene G. DaSilva Real Estate **LO Phone:** 914-941-8500 **LD:** 01/14/10
Show #: (866) 474-6996
LA: 10099 Irene G DaSilva **LA Phone:** 914-403-3133 **Fax:** 914-941-2648
LA Email: irenedasilva@gmail.com **CLA Email:**
CLO: **CLO Phone:**
CLA: **CLA Phone:** **Agrmt Type:** ERS
SA%: 3.5% **BA%:** 3.5% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. **CSB:** **PD:** 05/16/10 **SP:** \$115,000
COA: 21629 Thomas Ricapito Jr. **CSA:** **TP:** 05/31/10 **DOM:** 137
Terms: FHA



MLS#: 2838122 Sold LP: \$178,900
Addr: 1841 Central Park Ave #10R Area: 7
PO: Yonkers Zip: 10710

City/Town: Yonkers
Village: None Sch Dist: Yonkers

Rooms: 5 Complex: Westchester Towers
Bedrms: 2 Floor#: 10
Baths: 2 LvlS In Unit: 1
Est SqFt: 1100 LvlS In Complex: 19

Style: Highrise Model:
Exter: Brick
Level1: 26' Living Rm, Huge Walk-In Closet, Formal Dining Rm, Kitchen, 21' Terrace, Two Bedrooms, Two Full Baths
Level2:
Level3:
Basement: *Additional Fees - Fuel & Roof Assessments

Attic: Renting Allowed: No Brd Apprv Req: Yes YrBlt: 1967 Year Conv: 1982

Est Mo Maint: \$797 Deduct: 50% # Shares: 477
Elem: Yonkers Jr High: Yonkers High: Yonkers
Parking Fee: \$60 Addl Fees: \$124.02 - Monthly
Flip Tax: Yes Flip Tax Amt: \$650 Tax ID#:
Min Down Pmt: 20% Min Income Req: Yes

Amenities: Balcony, Close to Bus, Close To Railroad, Close to Shops, Close to School, Doorman, Elevator, Pool, Security, View, Walk-In-Closets
Includes: Dishwasher, Light Fixture, Range, Refrigerator, Screens, Shades/Blinds
Excludes: A/C Unit(s), Call L/A
Heat: Hot Water Fuel: Oil A/C: Wall Unit
Parking: Assigned Pets: No Dogs Util Included: Gas, Heat, Hot Water

Remarks: Reduced for Quick Sale!!! Bright & Beautiful, 2 Bedrooms, 2 Full Baths at Desirable Westchester Towers. New Oven & Refrigerator. Master Bath Has Brand New Sink, Faucet & Light Fixture. Parquet Flooring, Fresh Paint, 21 foot terrace, 8'X 4' Walk-In & Plenty of Closets. Dentist & Deli on Premises, Express Bus to Midtown, Wall Street & White Plains. Steps from Shopping, Restaurants, Library, Tennis & Basketball Courts, Jogging Track, Empire Casino. Magnificent View. MOTIVATED SELLER!

Agent Only Remarks: Min. Down Payment of 20% Required. Income Ratio. Call LA for details. Pre-Approval necessary. Maint. does not include STAR deduction of \$1,119.11.

Showing Instructions: Call Office for Appointment - On Sentrilock
Directions: Central Park Avenue North to Melrose. Above Chrysler/Jeep Dealership

Mgmt Agent: Prime Locations, Inc Mgmt Agt Phone: (914) 793-0891
Owner: Brome Poss: ASAP Modif/Excl: M3
LO: RANDBH04 BHG Rand Realty LO Phone: 914-964-2002 LD: 01/05/09
Show #: (914) 361-1379
LA: 16065 Gloria Della Pietro LA Phone: 914-261-9210 Fax: 914-771-7080
LA Email: gloria.dellapietro@randrealty.com CLA Email:
CLO: CLO Phone:
CLA: CLA Phone:
SA%: 2.0% BA%: 2.0% BRA%: 0% Agrmt Type: ERS
Negot. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 01/13/10 SP: \$170,000
COA: 21629 Thomas Ricapito Jr. CSA: TP: 02/04/10 DOM: 395
Terms: Conventional



MLS#: 3122065 **Sold** LP: \$449,999
 Addr: 195 Chelsea Rd Area: 4
 PO: White Plains Zip: 10603

City/Town: Greenburgh 4
 Village: None Sch Dist: Valhalla

Rooms: 8 Est SqFt: 1260 YrBlt: 1954
 Bedrooms: 4 Elem: Virginia Road
 Baths: 2 Jr High: Valhalla
 Levels: 3 Story High: Valhalla

Style: Cape Cod Model:
 Exter: Aluminum, Brick Color: Light Gray

Level1: Living Room, Dining Room, Eat-In-Kitchen, SunRoom, Bedroom, Full Bath w/ Window, Stairs up and down to Basement

Level2: Master Bedroom, 2 Bedrooms, Full Bath w/ Window

Level3:

Basement: Partially Finished Walk Out, Utilities, W/D, Garage

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Mayfair Acres Est Tax\$: \$13000 Front:
 Tax ID#: 2689-007-200-00094-000-0002 Tax Year: 2011 Depth:
 Zoning: Res Assmt: \$13700 Lot Size: 0.340 acres

Amenities: Privacy, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Fireplace, Walkout Basement

Includes: Curtains/Drapes, Fireplace Equipment, Garage Door Opener, Light Fixture, Mailbox, Screens, Shades/Blinds, Shed

Excludes: Call L/A, Refrigerator

Elec Co:

Heat: Hot Air

Fuel: Gas

A/C:

Parking: 1 Car Attached, Driveway

Wall: Sheetrock

Roof: Asphalt

Water: Municipal

Sewer: Sewer

Garbage: Public

Rem: PEACE OF MIND is what comes with this meticulously maintained home in such a perfect location. The prestigious Mayfair Acres is close to everything w/ easy access to highways and only 40 minutes to NYC. This 4 bedroom has some very nice upgrades including a sun-room off the large eat-in-kitchen, gleaming hardwood floors, impeccable care and cleanliness, a new roof, windows only a few years, both bathrooms have windows, a fireplace, a perfectly level and private rear yard and nothing else needed!

Agent Only Remarks: Taxes being verified. Easy To Show. On LB. Basement is partially finished. Very clean and well-maintained home.

Showing Instructions:

Directions: Sprain to Eastview (100C) past Cabin Rstrnt to 2nd right on Chelsea. About 1/2 mi on left. See sign.

Owner: Estate of Carelli Poss: Nego Modif/Excl: M3, M5
 LO: HOULAW13 Houlihan Lawrence Inc. LO Phone: 914-962-4900 LD: 07/07/11
 Show #: (914) 962-4900
 LA: 18829 Steve G Frattarola LA Phone: 914-962-4900 x350 Fax: 914-962-6249
 LA Email: sfrattarola@houlihanlawrence.com CLA Email:
 CLO: CLO Phone:
 CLA: CLA Phone: Agrmt Type: ERS
 SA%: 0.0% BA%: 2.5% BRA%: 0,0% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 04/23/12 SP: \$450,000
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 04/25/12 DOM: 293
 Terms: Conventional



MLS#: 3132336 Sold LP: \$250,000
 Addr: 23 William St Area: 10
 PO: Fishkill Zip: 12524

City/Town: Fishkill Sch Dist: Wappingers
 Village: None

Rooms: 6 Est SqFt: 1520 YrBlt: 1956
 Bedrooms: 4 Elem: Fishkill
 Baths: 2 Jr High: Van Wyck
 Levels: 1 Story High: John Jay

Style: Ranch Model:
 Exter: Vinyl Color: Grey

Level1: Ent. Foyer-Liv Rm. w/Fpl & Hdwd Flrs & Din Area-Screened Porch-EIK-4 Brs- 2 Full bths

Level2:

Level3:

Basement: Full w/utilities & Laundry Area

Attic: Storage Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$4806 Front:
 Tax ID#: 133089-6156-03-440230-0000 Tax Year: 2011 Depth:
 Zoning: res Assmt: \$305900 Lot Size: 0.450 acres

Amenities: 1st Floor Bedroom, 1st Fl Master Bedrm, Close to Park, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen, Fireplace, Golf Course

Includes: Dishwasher, Garage Door Opener, Garage Remotes, Mailbox, Microwave, Range, Refrigerator, Washer

Excludes: Call L/A

Elec Co: Central Hudson

Heat: Hot Air Fuel: Oil A/C: Central

Parking: 1 Car Attached Wall: Mixed Roof: Asphalt

Water: Municipal Sewer: Septic Garbage: Public

Rem: Updates include new eik 4 yrs ago. Siding & windows, reinsulated, cent a/c, new sink & toilet in bath next to master bedroom, all redone hwdw flrs 6/2011. Extensive stonework on front walkway, new wrought iron rails w/gate for easy access to side yard, new stone walls, new septic tank 6/2011. One level living w/screened porch overlooking private, landscaped back yard. Oversized garage and full basement.

Agent Only Remarks: Present all offers. Please turn off all lights & do not touch the thermostat. Very Important Lock all doors. Thank you!

Showing Instructions: Call listing office to schedule 845-473-1650 Easy to access

Directions: Rte 82 W (Main St) rt onto Jackson becomes Osbourne, Lt on Duncan, Lt on William to #23 sign on

Owner: Younis & Jean Al-Kass Poss: at close Modif/Excl: M3
 LO: PRUSER Prudential Serls Prime Properties LO Phone: 845-473-1650 LD: 10/23/11
 Show #: (845) 473-1650 LA Phone: Fax: 845-473-3677
 LA: 1923 Maryann Williams CLA Email:
 LA Email: brokermaw@aol.com CLO Phone:
 CLO: CLA Phone:
 CLA: Agmt Type: ERS
 SA%: 2.5% BA%: 2.5% BRA%: 0% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 04/16/12 SP: \$225,000
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 06/08/12 DOM: 229
 Terms: FHA



MLS#: 3026259 **Sold** LP: \$189,900
 Addr: 233 Old Hopewell Rd Area: 10
 PO: Wappingers Falls Zip: 12590

City/Town: Wappinger
 Village: None Sch Dist: Wappingers

Rooms: 8 Est SqFt: 2276 YrBlt: 1950
 Bedrooms: 4 Elem: Myers Corners
 Baths: 2 Jr High: Wappingers Falls
 Levels: 2 Story High: Roy C. Ketcham

Style: Cape Cod Model:
 Exter: Brick Color: Brick

Level1: Kitchen/LR/DR/Sunroom/2 Bedrooms/Full Bath

Level2: 2 Bedrooms/Full Bath

Level3:

Basement: Garage/Storage/Laundry Room

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$4787 Front:
 Tax ID#: 135689-6157-02-793519-0000 Tax Year: 2010 Depth:
 Zoning: res Assmt: \$302200 Lot Size: 0.460 acres

Amenities: 1st Fl Master Bedrm, Private Laundry, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Eat in Kitchen

Includes: Dryer, Garage Door Opener, Light Fixture, Mailbox, Range, Refrigerator, Wall to Wall Carpet, Washer

Excludes:

Elec Co: Central Hudson

Heat: Hot Water

Parking: 1 Car Attached

Water: Well

Fuel: Oil

Wall: Sheetrock

Sewer: Septic

A/C: Window

Roof: Asphalt

Garbage: Other/See Remarks

Rem: Spacious 4 bedroom, 2 Full Bath, Cape Cod two story home, nestled on half acre of lovely level property. Hardwood floors throughout, Sunroom, Eat in Kitchen, Storage, Garage, Low Taxes, Commuter's Dream location, more. Perfect starter home for first time buyer. Owner relocating...says Bring an offer!

Agent Only Remarks: Present offers.

Showing Instructions: Combo lock box; easy to show.

Directions: Route 9 to Old Hopewell Road, house # 233.

Owner: Norman Tavares Poss: asap Modif/Excl: None
 LO: REXECS Realty Executives- Williams-Sykes Realty LO Phone: 845-485-9960 LD: 08/07/10
 Show #: (845) 485-9960
 LA: 19877 Renee Revson LA Phone: 845-485-9960 x22 Fax: 845-471-0810
 LA Email: ReneeRevson@RealtyExecutives.com CLA Email:
 CLO: CLO Phone:
 CLA: CLA Phone: Agrmt Type: ERS
 SA%: 0% BA%: 2.5% BRA%: 2.5% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 09/22/11 SP: \$170,000
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 12/01/11 DOM: 481
 Terms: FHA



MLS#: 3118476 Sold LP: \$218,224
 Addr: 277 Bronx River Rd #6E Area: 7
 PO: Yonkers Zip: 10704

City/Town: Yonkers
 Village: None Sch Dist: Yonkers

Rooms: 5 Complex:
 Bedrms: 2 Floor#: 6
 Baths: 2 Lvs In Unit: 1
 Est SqFt: 1190 Lvs In Complex: 7

Style: Model:

Exter: Brick

Level1: Entrance Hall, Living Room, Dining Area, Kitchen, Full bath, Bedroom, Master Bedroom with Full Bathroom.

Level2:

Level3:

Basement:

Attic: Renting Allowed: No Brd Apprv Req: Yes YrBit: 1960 Year Conv:

Est Mo Maint: \$653 Deduct: # Shares: 610
 Elem: Yonkers Jr High: Yonkers High: Yonkers
 Parking Fee: \$35 Addl Fees: \$68.63 - Monthly
 Flip Tax: No Flip Tax Amt: \$0 Tax ID#: TAX ID NOT FOUND
 Min Down Pmt: 15% Min Income Req: Yes

Amenities: Patio

Includes:

Excludes:

Heat: Hot Water

Fuel: Oil

A/C:

Parking: Assigned

Pets: Call Listing Agent

Util Included:

Remarks: Totally redone unit in immaculate building. Marble entrance, wood floors, granite counters, All New appliance new bathrooms, jacuzzi tub, Balcony with views for miles. Owners spared no expense. Take advantage of the market! Their loss is your gain!

Agent Only Remarks: Beautiful refinished Co-Op. All New from floor to ceiling. Priced to sell.

Showing Instructions: Call Listing Agent

Directions: Bronx River Road To #277.

Mgmt Agent:

Mgmt Agt Phone:

Owner: Giuca

Poss: ASAP

Modif/Excl: M3, M5

LO: WSTEST Westchester Estate Agency LO Phone: 914-458-1515

LD: 06/07/11

Show #:

LA: 14337 Christopher Barry

LA Phone: 914-575-9211

Fax: 914-825-9790

LA Email: chris@weahomes.net

CLA Email:

CLO:

CLO Phone:

CLA:

CLA Phone:

Agrmt Type: ERS

SA%: 0%

BA%: 2.5%

BRA%: 2.5%

Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC.

CSB:

PD: 10/01/11

SP: \$195,000

COA: 21629 Thomas Ricapito Jr.

CSA:

TP: 12/06/11

DOM: 182

Terms: Conventional



MLS#: 2633425 **Sold** LP: \$314,900
 Addr: 3254 Lexington Ave Area: 1
 PO: Mohegan Lake Zip: 10547

City/Town: Cortlandt
 Village: None Sch Dist: Lakeland

Rooms: 5 Est SqFt: 1000 YrBlt: 1943
 Bedrooms: 3 Elem: Van Cortlandtville
 Baths: 1 Jr High: Lakeland-Copper Beech
 Levels: 1 Story High: Lakeland

Style: Ranch Model:
 Exter: Vinyl Color: Yellow

Level1: 3 Bedrooms, Great Room, Eat In Kitchen, Bath

Level2:

Level3:

Basement: Utility Rooms

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$2952 Front:
 Tax ID#: 2289-024-011-00002-000-0003 Tax Year: 2006 Depth:
 Zoning: R Assmt: \$2325 Lot Size: 0.430 acres

Amenities: Close to School, Close to Shops, Deck, Eat in Kitchen, Fenced Yard, Fireplace, Skylight(s), Close to Park, Vaulted/Cath Ceiling, High Ceilings, Water Access, Balcony

Includes: Ceiling Fan, Dryer, Range, Refrigerator, Washer, A/C Unit(s)

Excludes:

Elec Co:
 Heat: Hot Water Fuel: Oil A/C: Window
 Parking: Driveway Wall: Sheetrock Roof: Asphalt
 Water: Municipal Sewer: Septic Garbage: Public

Rem: Fantastic Starter Home With 3 Bedrooms, A Vaulted Great Room With Fireplace & Skylight, Rear Deck/Balcony, Ample Parking, And All Set On Almost A Half Acre Of Park-like Land. Additional Deck In Rear Yard Is Perfect For Barbeques Or Entertaining. Enjoy Lake Rights To Mohegan Lake As Well As Close Proximity To Schools, Shopping And Recreation. Fantastic As A Starter Or For Those Seeking One Floor Living. Very Low Taxes Make This Very Affordable.

Agent Only Remarks: On Lockbox. Call Tom Ricapito @ 804-3048 To Check Availability Or Schedule Showings.

Showing Instructions: Call Sales Associate Tom Ricapito @ (914) 804-3048 To Check Availability Or Schedule Showings.

Directions: Rt 202 To Lexington. House Is On East Side.

Owner: Prendergast Poss: Neg Modif/Excl: M3
 LO: JPHILI J. Philip Real Estate, LLC. LO Phone: 914-762-2500 LD: 12/10/06
 Show #:
 LA: 15689 J. Philip Faranda LA Phone: 914-762-2500 Fax: 914-470-1124
 LA Email: jphilip@jphilip.com CLA Email: enhancedequity@aol.com
 CLO: JPHILI J. Philip Real Estate, LLC. CLO Phone: 914-762-2500
 CLA: 21629 Thomas Ricapito Jr. CLA Phone: 914-804-3048 Agrmt Type: ERS
 SA%: 2.5% BA%: 2.5% BRA%: 2.5% Nego. Thru: Listing Agent

COB: HOULAW07 Houlihan Lawrence Inc. CSB:
 COA: 2804 Elaine Honzak CSA: PD: 04/16/07 SP: \$304,000
 Terms: Conventional TP: 04/30/07 DOM: 125



MLS#: 3006463 Sold LP: \$449,900
Addr: 3334 Poplar St Area: 1
PO: Yorktown Heights Zip: 10598

City/Town: Yorktown Sch Dist: Lakeland
Village: None

Rooms: 9 Est SqFt: 1700 YrBlt: 1962
Bedrooms: 3 Elem: Thomas Jefferson
Baths: 3 Jr High: Lakeland-Copper Beec
Levels: 3 Story High: Lakeland

Style: Split Model:
Exter: Aluminum Color: white

Level1: Entry with tile foyer, family Rm w/gas fire place, Den or bedroom with closet, F/bath, utility/laundry, garage.

Level2: Liv.Rm , Dining Rm, Kitchen, Door out to patio.

Level3: Master Bdrm with full bath, 2 bedrooms, hall bath.

Basement:

Attic: pull down in garage Addl Fees: No HOA: No Att/Det: Det

Complex: Crossroads Est Tax\$: \$10848 Front: 100
Tax ID#: 5400-017-014-00003-000-0006 Tax Year: 2008 Depth: 200
Zoning: Res Assmt: \$7750 Lot Size: 0.459 acres

Amenities: Master Bath, Alarm System, Patio, Close to Park, Fireplace

Includes: Ceiling Fan, Chandelier, Convection Oven, Dishwasher, Microwave, Refrigerator

Excludes:

Elec Co: NYSEG

Heat: Hot Air

Parking: 1 Car Attached

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Central

Roof: Asphalt

Garbage:

Rem: Charming Updated Split Level Home with Park Like Property and Level Backyard with half an acre.3 Bedooms plus A Den. Many recent updates include New Kitchen W/Granite, Maple Cab, Stainlss Steel Appl,Hardwood Floor,Central Air, Gas Fire Place in family Rm,New Windows Thruout,Upgrade Electric 200AMP,Master bedroom with New/full bath,New Bluestone Patio.Town Water,Sewer and Gas. Low Taxes. After Star Deduction Taxes is \$9071

Agent Only Remarks: Lovely home with many upgrade.Hardwood floor under carpets in bedrooms.(except in family room)Taxes without STAR reduction of \$1777.

Showing Instructions: 2 hours notice.

Directions: Gomer to Somerston Rt on Poplar. House on the left,(NO SIGN)

Owner: John & Eileen Connelly Poss: neg Modif/Excl: M3, M5
LO: CLBANS08 Coldwell Banker Real Estate LO Phone: 914-245-3400 LD: 03/01/10
Show #: (914) 245-3400 LA Phone: 914-393-7588 Fax: 914-245-8602
LA: 11224 Noor Dunn LA Email: Noor.Dunn@coldwellbankermoves.com
CLO: CLO Phone:
CLA: CLA Phone: Agrmt Type: ERS
SA%: 0% BA%: 2.5% BRA%: 0% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 06/25/10 SP: \$425,000
COA: 21629 Thomas Ricapito Jr. CSA: TP: 07/12/10 DOM: 133
Terms: Conventional



MLS#: 3019451 **Sold** LP: \$475,000
 Addr: 3407 Curry St Area: 1
 PO: Yorktown Heights Zip: 10598

City/Town: Yorktown Sch Dist: Lakeland
 Village: None

Rooms: Est SqFt: 1889 YrBlt: 1960
 Bedrooms: 4 Elem: Thomas Jefferson
 Baths: 1 / 1 Jr High: Lakeland-Copper Beech
 Levels: 3 Story High: Lakeland

Style: Split Model:
 Exter: Vinyl Color: Yellow

Level1: Entry, FR, Huge Storage Closet, Powder Room/Laundry, Den/4th Bdrm, Door Out

Level2: LR, DR, Updated Kitchen

Level3: MstrBdrm w/dual entry into Bath, 2 Bdrms

Basement:

Attic: PDS Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$14715 Front: 100
 Tax ID#: 5400-017-010-00001-000-0017 Tax Year: 2010 Depth: 210
 Zoning: R1-20 Assmt: \$10500 Lot Size: 0.365 acres

Amenities: Patio, Pool, Powder Room, Privacy, Close to Park, Close to School, Fenced Yard

Includes: Dishwasher, Dryer, Light Fixture, Microwave, Range, Refrigerator, Shades/Blinds, Shed, Wall to Wall Carpet, Washer

Excludes:

Elec Co: NYSEG

Heat: Hot Air

Parking: 2 Car Detached

Water: Municipal

Fuel: Gas

Wall: Sheetrock

Sewer: Sewer

A/C: Central

Roof: Asphalt

Garbage: Public

Rem: The Entertainer! Enjoy the relaxation and pleasure of a luxury resort while at home! Fabulous inground pool area with hot tub and gazebo. Beautiful on the inside too! Tastefully updated kitchen, gleaming hardwood floors, good size bedrooms, detached two car garage with loft area above. There's room for everyone in this spacious three level split. Call today for an appointment.

Agent Only Remarks: Taxes with STAR \$12,822. Fabulous house for entertaining with inground pool, hot tub, gazebo. This is the perfect season for this home.

Showing Instructions: Call CSS: 866-642-1222. One hour notice please.

Directions: Gomer St. to Somerston, left on Curry. House on left. See sign.

Owner: Gregory & Elizabeth Bernard **Poss:** neg **Modif/Excl:** M3, M5
LO: KELWIL Keller Williams Realty Partners **LO Phone:** 914-962-0007 **LD:** 06/06/10
Show #: (866) 642-1222
LA: 2519 Geri Schwalb **LA Phone:** 914-413-3342 **Fax:** 914-962-0004
LA Email: CallGeri@aol.com **CLA Email:**
CLO: **CLO Phone:**
CLA: **CLA Phone:** **Agrmt Type:** ERS
SA%: 0% **BA%:** 2.5% **BRA%:** 2.5% **Nego. Thru:** Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. **CSB:** **PD:** 12/27/10 **SP:** \$443,000
COA: 21629 Thomas Ricapito Jr. **CSA:** **TP:** 01/18/11 **DOM:** 225
Terms: Conventional



MLS#: 3017986 Sold LP: \$319,900
 Addr: 370 Central Park Ave #3M Area: 6
 PO: Scarsdale Zip: 10583

City/Town: Greenburgh
 Village: None Sch Dist: Edgemont

Rooms: 5 Complex: The Edgemont
 Bedrms: 2 Floor#: 3
 Baths: 2 Lvl In Unit: 1
 Est SqFt: 1200 Lvl In Complex: 5

Style: Midrise

Model:

Exter: Brick

Level1: Entry area with plenty of closets, large living room w/ balcony, dining area, updated kitchen, master bedroom/bath, bedroom, full hall bath.

Level2: Plenty of closet space!!!

Level3:

Basement:

Attic: None Renting Allowed: Yes Brd Apprv Req: Yes YrBlt: 1969 Year Conv: 1984

Est Mo Maint: \$1100

Deduct: 55%

Shares: 748

Elem: Greenville

Jr High: Edgemont

High: Edgemont

Parking Fee: \$0

Addl Fees: No

Flip Tax: Yes

Flip Tax Amt: \$\$2/share

Tax ID#:

Min Down Pmt: 10%

Min Income Req: No

Amenities: Balcony, Close to Bus, Close To Railroad, Close to Shops, Close to School, Common Laundry, Elevator, Exercise Room, Master Bath, Park/Playground, Pool, Security, Walk-In-Closets

Includes:

Excludes:

Heat: Hot Water

Fuel: Oil

A/C: Window

Parking: Assigned

Pets: None Allowed

Util Included: Heat, Hot Water

Remarks: Just Move in! Completely updated 2 Bedroom 2 Bath unit in Edgemont School District. Unit features new cabinets, granite countertops, stainless steel GE appliances, updated bathrooms, balcony, refinished floors, full master bath and more. Wired for cable or Verizon Fios. Conveniently located near shopping and transportation. Parking is included in maintenance. Playground, gym and pool on premises. Truly a must see! Maintenance does not include STAR savings of \$1,737.72 (\$144.81 per month)!

Agent Only Remarks: 2nd bedroom in process of being updated. Must verify flip tax. Taxes do not include STAR savings of \$1,737.72

Showing Instructions: Call CSS 866-642-1222 One hour notice appreciated.

Directions: Central Park Ave. to The Edgemont

Mgmt Agent: CDT Management

Mgmt Agt Phone: (914) 381-7200

Owner: DiNapoli

Poss: Closing

Modif/Excl: M3, M5

LO: JPHILI J. Philip Real Estate, LLC. LO Phone: 914-762-2500

LD: 05/25/10

Show #:

LA: 21629 Thomas Ricapito Jr.

LA Phone: 914-804-3048

Fax: 914-470-1124

LA Email: enhancedequity@aol.com

CLA Email:

CLO:

CLO Phone:

CLA:

CLA Phone:

Agrmt Type: ERS

SA%: 2.25%

BA%: 2.5%

BRA%: 2.5%

Negot. Thru: Listing Agent

COB: JBFSOT02 Julia B Fee Sothebys Int. Rlty

CSB:

PD: 11/17/10

SP: \$297,500

COA: 23430 Joshua M Rogull

CSA:

TP: 12/15/10

DOM: 144

Terms: Conventional



MLS#: 3005045 **Sold** **LP:** \$450,000
Addr: 38 Jody Ln **Area:** 7
PO: Yonkers **Zip:** 10701

City/Town: Yonkers **Sch Dist:** Yonkers
Village: None

Rooms: **Est SqFt:** 1445 **YrBlt:** 1968
Bedrooms: 3 **Elem:** Yonkers
Baths: 2 **Jr High:** Yonkers
Levels: 1 Story **High:** Yonkers

Style: Raised Ranch **Model:** Raised Bi-Level
Exter: Brick **Color:** Brick

Level1: Entry, Kit opens to Din Rm, LR, BR, BR & MBR with sep ent to adjoining full bath & private patio w/ side yard.

Level2:

Level3:

Basement: Walk out, Full/fin, Fam Rm, BTH, Laundry, Storge & Mech

Attic: Pull down

Add Fees: No

HOA: No

Att/Det: Det

Complex: Woodstock Park

Est Tax\$: \$10290

Front:

Tax ID#: 1800-002-000-02140-000-0236

Tax Year: 2009

Depth:

Zoning: S-50

Assmt: \$14000

Lot Size: 0.191 acres

Amenities: 1st Floor Bedroom, 1st Fl Master Bedrm, Alarm System, Patio, Balcony, Privacy, Close to Bus, Private Laundry, Close to Park, Close To Railroad, Close to School, Cul-de-Sac, Storage Room, Walkout Basement, Water View

Includes: A/C Unit(s), Alarm System, Call L/A, Ceiling Fan, Central Vacuum, Chandelier, Dishwasher, Dryer, Garage Remotes, Light Fixture, Range, Refrigerator, Shades/Blinds, Washer

Excludes: Call L/A

Elec Co: Con-Edison

Heat: Hot Water

Fuel: Gas

A/C: Wall Unit

Parking: 1 Car Attached, Driveway, Street

Wall: Mixed

Roof: Asphalt

Water: Municipal

Sewer: Sewer

Garbage: Public

Rem: Lot's of space for the money & location in this gracious SF home on private cul-de-sac in Woodstock Park. Open floor plan delivers 3 bedrooms, 2 bathrooms, welcoming living room ,cheerful kitchen that opens to traditional DR w/ Picture windows & seasonal Riverviews. Spacious walk out basement w sep entrance contains, ginormous family room, bath, laundry & storage. ****Bonus Home Warranty transfers to Buyer at Closing****Taxes do not reflect Annual \$1051 STAR Reduction

Agent Only Remarks: Well priced, Raised Bi-Level on private cul-de-sac in Woodstock Park, 1085 SF Walk-out Basement not included in SF.

Showing Instructions: Call Office (914) 997-0097 to Show - Reasonable Notice

Directions: Exec Blvd LT @ N B'way RT @ Holls Terr to Hudson View Dr RT @ Shonnard 1st Left @ Jody Ln to end

Owner: Mc Kelly

Poss: NEGO

Modif/Excl: M3, M4, M5

LO: CLBANS04 Coldwell Banker Residential Brokerage

LO Phone: 914-997-0097

LD: 02/26/10

Show #: (914) 997-0097

LA: 10096 Akim R Smyer

LA Phone: 914-374-8354

Fax: 914-997-8507

LA Email: Akim.Smyer@coldwellbankerbmoves.com

CLA Email:

CLO:

CLO Phone:

CLA:

CLA Phone:

Agrmt Type: ERS

SA%: 0%

BA%: 2.5%

BRA%: 0%

Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC.

CSB:

PD: 06/18/10

SP: \$415,000

COA: 21629 Thomas Ricapito Jr.

CSA:

TP: 08/02/10

DOM: 157

Terms: FHA



MLS#: 3135186 Sold LP: \$390,000
 Addr: 4 Doran Dr Area: 10
 PO: Hopewell Junction Zip: 12533

City/Town: East Fishkill
 Village: None Sch Dist: Wappingers

Rooms: 10 Est SqFt: 2619 YrBlt: 1965
 Bedrooms: 4 Elem: Gayhead
 Baths: 2 / 1 Jr High: Van Wyck
 Levels: 4+ Story High: John Jay

Style: Split Model:
 Exter: Stone, Vinyl Color: BEIGE

Level1: entry, living room, dining room, eat in kitchen, family room, powder room, 3 season room

Level2: master suite w/office, 3 br, full bath

Level3: attic

Basement: unfinished, mechanicals

Attic: pull down stairs

Add Fees: No

HOA: No

Att/Det: Det

Complex: Est Tax\$: \$7417 Front:
 Tax ID#: 132800-6458-04-903038-0000 Tax Year: 2100 Depth:
 Zoning: RES Assmt: \$397000 Lot Size: 1.000 acres

Amenities: Master Bath, Pool, Powder Room, Privacy, Skylight(s), Deck, Eat in Kitchen, Vaulted/Cath Ceiling, Walk-In-Closets, Fireplace, Formal Dining Room, High Ceilings

Includes: Ceiling Fan, Dishwasher, Dryer, Garage Door Opener, Garage Remotes, Generator, Hot Tub, Light Fixture, Microwave, Range, Refrigerator, Shades/Blinds, Shed, Washer, Whirlpool

Excludes: Fireplace Equipment

Elec Co: Central Hudson

Heat: Hot Water

Fuel: Oil

A/C: Central

Parking: Driveway, 2 Car Attached

Wall: Sheetrock

Roof: Asphalt

Water: Municipal

Sewer: Septic

Garbage: Private

Rem: Completely renovated and expanded home minutes to the Taconic Parkway. Over 2600 sq ft of living space including a huge master suite w/private bath, WIC and office. Gorgeous custom cherry kitchen w/tray ceiling & skylites. 3 redone tiled baths, C/A, HW floors, cut stone fireplace and whole house generator are some the many amenities. Fabulous 3 season room w/vaulted ceiling & hot tub overlook the enormous trex deck and inground pool. Leve parklike property fenced for safety and privacy.

Agent Only Remarks: Gorgeous, fully updated 4 level split.

Showing Instructions: Must have confirmed 24 hour notice but easy to show.

Directions: TSP north, exit Beekman Road, left on Beekman to right on Clove Branch Road. First right on Doran.

Owner: Judy Kogut-Oconnell & James M Oconnell Poss: TBD Modif/Excl: M3, M4
 LO: PURSER01 Prudential Serls Prime Properties LO Phone: 845-227-8510 LD: 11/29/11
 Show #: (845) 227-8510
 LA: 1311 Jan Kaplan LA Phone: Fax: 845-227-6250
 LA Email: jan.kaplan@prudentialserls.com CLA Email:
 CLO: CLO Phone:
 CLA: CLA Phone: Agrmt Type: ERS
 SA%: 0% BA%: 2.5% BRA%: 0% Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 05/05/12 SP: \$375,000
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 06/27/12 DOM: 210
 Terms: Conventional



MLS#: 3012293 Sold LP: \$189,999
 Addr: 40 Dehaven Dr #1e Area: 7
 PO: Yonkers Zip: 10703

City/Town: Yonkers Sch Dist: Yonkers
 Village: None

Rooms: 5 Complex: GREYSTONE 4
 Bedrms: 2 Floor#: 1
 Baths: 1 Lvl In Unit: 1
 Est SqFt: 950 Lvl In Complex: 2

Style: Garden Model:
 Exter: Brick
 Level1: ENTRY HALL, LIVING ROOM, KITCHEN, DINING ROOM, MASTER BEDROOM, BATHROOM, BEDROOM. GREAT CLOSET SPACE.
 Level2:
 Level3:
 Basement:
 Attic: Renting Allowed: No Brd Apprv Req: Yes YrBlt: 1955 Year Conv:

Est Mo Maint: \$756 Deduct: 50% # Shares: 360
 Elem: Yonkers Jr High: Yonkers High: Yonkers
 Parking Fee: \$20 Addl Fees: \$75.00 - Monthly
 Flip Tax: Yes Flip Tax Amt: \$10 Tax ID#:
 Min Down Pmt: Min Income Req: No

Amenities: Close to Bus, Close to Shops, Close to School, Common Laundry
 Includes: A/C Unit(s), Ceiling Fan, Chandelier, Microwave, Range, Refrigerator, Shades/Blinds, Wall to Wall Carpet
 Excludes:
 Heat: Hot Water Fuel: Gas, Oil A/C: Window
 Parking: Assigned Pets: No Dogs Util Included: Air Conditioning, Electric, Gas, Heat, Hot Water

Remarks: Come see this ready to move in 2 bedroom garden style unit on the first floor. New kitchen with granite counter tops, all new appliances, hardwood floors, oak molding, and updated bathroom are just a few amenities in this great unit.

Agent Only Remarks: 2 hr. Notice Required. Must make Voice Contact With Owner. Motivated seller, bring all offers!

Showing Instructions: Call Office for Appt. 2 Hr. Notice Required. On Sentrilock

Directions: North Broadway to Gateway to Dehaven.

Mgmt Agent: WESTCHESTER PROPERTY Mgmt Agt Phone:
 Owner: SALCICCIA Poss: ASAP Modif/Excl: M3
 LO: C21HAV Century 21 Haviland Realty LO Phone: 914-769-2222 LD: 04/13/10
 Show #: (914) 769-2222
 LA: 12146 Tracy Henry LA Phone: Fax: 914-941-2848
 LA Email: thenry@c21haviland.com CLA Email:
 CLO: CLO Phone:
 CLA: CLA Phone:
 SA%: 0% BA%: 2% BRA%: 2% Agrmt Type: ERS
 Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 10/11/10 SP: \$165,000
 COA: 21629 Thomas Ricapito Jr. CSA: TP: 11/22/10 DOM: 92
 Terms: Other



MLS#: 2809102 Sold LP: \$349,568
 Addr: 61 TANGLEWYLDE Rd Area: 9
 PO: Lake Peekskill Zip: 10537

City/Town: Putnam Valley
 Village: None Sch Dist: Putnam Valley

Rooms: 7 Est SqFt: 1700 YrBlt: 1945
 Bedrooms: 3 Elem: Putnam Valley
 Baths: 2 Jr High: Putnam Valley
 Levels: 3 Story High: Putnam Valley

Style: Contemporary Model:
 Exter: Shingle Color: Beige

Level1: Entry, Bedroom Bth, Den/Br, Utilities
 Level2: Ent, Liv Rm Wth Fpl, Din Rm, Dr To Dk, Br, Bth Whirlpool
 Level3: Master Bedroom, Atic Storage

Basement:

Attic: Addl Fees: No HOA: Yes Att/Det: Det

Complex: Lake Peekskill Est Tax\$: \$7500 Front: 100
 Tax ID#: 2800-083-073-0001-035-000 Tax Year: 2006 Depth: 200
 Zoning: Res Assmt: \$357000 Lot Size: 1.000 acres

Amenities: Lake/Pond/Stream, Skylight(s), Deck, Eat in Kitchen, View, Fireplace, High Ceilings

Includes: Range, Refrigerator, Screens, Dishwasher, Shades/Blinds, Wall to Wall Carpet

Excludes: Call L/A

Elec Co: NYSEG

Heat: Hot Water

Parking: Driveway

Water: Well

Fuel: Oil

Wall: Sheetrock

Sewer: Septic

A/C:

Roof: Asphalt

Garbage: Public

Rem: Just tell the movers where to place your furniture that's all you need to do to move into *Gleaming new hardwood, freshly painted and spruced up- you must see
 ***This pristine, like new home with plenty of space and lovely views. Ample off street parking. All this and a huge deck for entertaining. Pride of ownership
 throughout - lower level easily converted to one bedroom apartment for the extended family.

Agent Only Remarks: Come see the new updates.pristine Home Sits Up Wth Views.Gleaming New Hardwood, Made-over thru-out**Taxes W/O Star

Showing Instructions: Easy To Show On Lockbox.

Directions: Oscawana Lake Road To Williams To Right On Lake To Left On Tanglewylde.

Owner: Tasche & Laurie Pietris **Poss:** Nego **Modif/Excl:** M3, M5
LO: RANDBH03 BHG Rand Realty **LO Phone:** 914-245-4022 **LD:** 03/24/08
Show #: (914) 455-2220
LA: 2997 Robert Arenholz **LA Phone:** 914-275-5987 **Fax:** 914-455-3775
LA Email: nyhometeam@optonline.net **CLA Email:** nyhometeam@optonline.net
CLO: RANDBH03 BHG Rand Realty **CLO Phone:** 914-245-4022
CLA: 2998 Diane A Arenholz **CLA Phone:** 914-275-5987 **Agmt Type:** ERS
SA%: 0% **BA%:** 2.5% **BRA%:** 0% **Nego. Thru:** Listing Agent

COB: JPHILI J. Philip Real Estate, LLC. **CSB:** **PD:** 07/08/08 **SP:** \$310,000
COA: 21629 Thomas Ricapito Jr. **CSA:** **TP:** 07/23/08 **DOM:** 121
Terms: FHA



MLS#: 3201093
 Sold
 LP: \$439,000
 Addr: 66 2nd St
 Area: 8
 PO: Pelham
 Zip: 10803

City/Town: Pelham
 Village: Pelham
 Sch Dist: Pelham

Rooms: 6
 Bedrooms: 3
 Baths: 1
 Levels: 2 Story
 Est SqFt: 1913
 Elem: Hutchinson
 Jr High: Pelham
 High: Pelham Memorial
 YrBlt: 1922

Style: Colonial
 Exter: Aluminum
 Model: Colonial
 Color:

Level1: Living Room with Fireplace, large Dining Room, Den, Eat-in-Kitchen leading to Deck & Yard

Level2: 3 Bedrooms & Bath

Level3: Spacious walk up Attic

Basement: Full

Attic: Stairs to Attic

Addl Fees: No

HOA: No

Att/Det: Det

Complex: Pelham - Walk to All

Est Tax\$: \$13376

Front: 50

Tax ID#: 4403-163-036-00001-000-0002

Tax Year: 2011

Depth: 100

Zoning: RES

Assmt: \$460000

Lot Size: 0.126 acres

Amenities: Patio, Close to Bus, Close to Park, Close To Railroad, Close to Shops, Close to School, Deck, Storage Room, Eat in Kitchen, Fireplace, Formal Dining Room

Includes: Call L/A, Ceiling Fan, Mailbox, Range, Refrigerator, Storm Windows, Washer

Excludes: Call L/A, Light Fixture

Elec Co: Con-Edison

Heat: Radiant, Hot Water

Fuel: Gas

A/C:

Parking: Driveway

Wall: Plaster

Roof: Asphalt

Water: Municipal, Private

Sewer: Sewer

Garbage: Public

Rem: Bright and Charming home with a cozy fireplace in the Living Room leading to a formal Dining Room, Den, and an Eat-in Kitchen leading to deck and a fantastic back yard. Located in a quiet neighborhood within walking distance to Shopping, MetroNorth (less than half an hour to midtown Manhattan), Schools and more.

Agent Only Remarks: Great location, walking distance to ALL. Taxes are based on \$460K assessed value and do not include STAR deduction. List price is \$439K.

Showing Instructions: Easy to Show. Please call 914-738-1360

Directions: 2nd Street in Pelham NY 10803, between 3rd and 4th Avenues. Approximately 3 blocks from the RR.

Owner: Withheld

Poss: Neg

Modif/Excl: M9, M3

LO: KRAVIT Kravitz, REALTORS, Ltd.

LO Phone: 914-738-7777

LD: 01/11/12

Show #: (914) 738-1360

LA: 3013 Rosalie Kravitz

LA Phone: 914-738-1360

Fax: 914-738-8007

LA Email: RosalieKravitz@aol.com

CLA Email:

CLO:

CLO Phone:

CLA:

CLA Phone:

Agrmt Type: ERS

SA%: 0.0%

BA%: 2.5%

BRA%: 2.5%

Nego. Thru: Listing Agent

COB: JPHILI J. Philip Real Estate, LLC.

CSB:

PD: 08/03/12

SP: \$415,000

COA: 21629 Thomas Ricapito Jr.

CSA:

TP: 08/29/12

DOM: 231

Terms: Conventional



MLS#: 2930983 **Sold** LP: \$1,649,000
 Addr: 71 W Ardsley Ave Area: 3
 PO: Irvington Zip: 10533

City/Town: Greenburgh
 Village: Irvington Sch Dist: Irvington

Rooms: 9 Est SqFt: 3141 YrBlt: 1968
 Bedrooms: 3 Elem: Dows Lane
 Baths: 3 Jr High: Irvington
 Levels: 1 Story High: Irvington

Style: Ranch Model:
 Exter: Stone, Wood Color: Natural wood

Level1: Entry, Living Room, Library, Closets, Master Bathroom, Master Bedroom, EIK bath, bedroom, bedroom,

Level2:

Level3:

Basement: Laundry, Bathroom, Family Room, sliding door, garage

Attic: Addl Fees: No HOA: No Att/Det: Det

Complex: Est Tax\$: \$39000 Front:
 Tax ID#: 2609-004-007-00000-000-0000-P43A2A Tax Year: 2009 Depth:
 Zoning: SFR Assmt: \$43450 Lot Size: 1.180 acres

Amenities: 1st Fl Master Bedrm, Master Bath, Patio, Private Laundry, Close To Railroad, River, Close to Shops, Close to School, Eat in Kitchen, Storage Room, Fenced Yard, Fireplace, Walk-In-Closets, Walkout Basement, Water View

Includes: Call L/A, Curtains/Drapes, Dishwasher, Dryer, Garage Door Opener, Light Fixture, Range, Refrigerator, Screens, Shades/Blinds, Washer, Whirlpool

Excludes: Call L/A, Chandelier

Elec Co: Con-Edison

Heat: Hot Air

Fuel: Gas

A/C: Central

Parking: 2 Car Attached

Wall: Sheetrock

Roof: Asphalt

Water: Municipal

Sewer: Sewer

Garbage: Public

Rem: House of Zen! Seclusion on one acre plus, but located in beautiful Ardsley Park, walk to train, village, biking trails, river, schools. Home open to serenity gardens. Live outside while living inside in this light filled home with updated kitchen and master bath. Quality materials of stone, wood copper on gorgeous property. Home is designed with natural and casual elegance all around you. Truly a one of a kind architechural delight with seasonal river views.

Agent Only Remarks: Excluded are garden statues and lawn furniture as well as chandelier in living room. Very easy to show.

Showing Instructions: Call office for appointment easy to show and on sentrilock.

Directions: Route 9 to Ardsley Avenue West to 71 (hidden driveway) on right.

Owner: Hussein K Amin & Afaf El-Gazzar Poss: closing Modif/Excl: M3, M5
 LO: HOULAW19 Houlihan Lawrence Inc. LO Phone: 914-591-2700 LD: 10/09/09
 Show #: LA Phone: Fax: 914-591-2797
 LA: 6209 Sandra V Summer Parks LA Email: CLO Phone:
 LA Email: hpylf4u@gmail.com CLA Email: CLA Phone:
 CLO: CLA Phone: Agrmt Type: ERS
 CLA: BRA%: 0% Nego. Thru: Listing Agent
 SA%: 0% BA%: 2%

COB: JPHILI J. Philip Real Estate, LLC. CSB: PD: 07/20/10 SP: \$1,375,000
 COA: 21629 **Thomas Ricapito Jr.** CSA: TP: 08/16/10 DOM: 285
 Terms: Conventional



MLS#: 2917762 **Sold** LP: \$449,000
 Addr: 79 Putnam Rd Area: 1
 PO: Cortlandt Manor Zip: 10567

City/Town: Cortlandt
 Village: None Sch Dist: Lakeland

Rooms: 10 Est SqFt: 2400 YrBlt: 1968
 Bedrooms: 4 Elem: Van Cortlandtville
 Baths: 3 Jr High: Lakeland-Copper Beech
 Levels: 2 Story High: Walter Panas

Style: Colonial Model:
 Exter: Vinyl Color:

Level1: Tiled entry, living room, updated ELK with new cabinets and granite countertops, updated full bathroom, office, work room.

Level2: 4 large bedrooms, walk in closets, full bath, laundry

Level3:

Basement: All new: Full bath, summer kitchen, Play room, family room

Attic: Full, Pull Down

Add Fees: No

HOA: No

Att/Det: Det

Complex: Est Tax\$: \$10546

Tax ID#: 2289-012-014-00002-000-0016

Tax Year: 2009

Front:

Zoning: Residential

Assmt: \$6275

Depth:

Lot Size: 0.377 acres

Amenities: Lake/Pond/Stream, Mooring/Dock, Pool, Beach, Clubhouse, Deck, Eat in Kitchen, Walk-In-Closets, Walkout Basement, Water View, Waterfront, Lake Association

Includes:

Excludes:

Elec Co: Con-Edison

Heat: Hot Water

Fuel: Oil

A/C:

Parking: 1 Car Attached, Driveway

Wall: Sheetrock

Roof: Asphalt

Water: Municipal

Sewer: Septic

Garbage:

Rem: This unique, resort-like colonial consists of 4 large bedrooms, 3 full baths, yard perfect for entertaining-Plus, room for the extended family! Beautiful 3-tiered yard with pool extends to lake with private dock. Master Bedroom w/ his and hers walk in closets. Hardwood floors throughout both levels. Kitchen is updated with new cabinets, tile and granite countertops. Updated basement with separate entrance, summer kitchen and updated full bath. Lakeland Schools. Taxes only \$8,207 after STAR.

Agent Only Remarks: Several hours notice will be needed due to dogs. New Furnace as of Nov. 2009

Showing Instructions: Call Tom @ 914-804-3048 to schedule showing. Advanced notice will be needed due to dogs.

Directions: Oregon Rd to Gallows Hill Rd, left onto Sprout Brook, right on Schuyler, left onto Putnam.

Owner: Robert & Donna L Dini

LO: JPHILI J. Philip Real Estate, LLC.

Show #:

LA: 21629 Thomas Ricapito Jr.

LA Email: enhancedequity@aol.com

CLO:

CLA:

SA%: 2.5%

Poss: Closing

LO Phone: 914-762-2500

LA Phone: 914-804-3048

CLA Email:

CLO Phone:

CLA Phone:

BRA%: 2.5%

Modif/Excl: M9, M3, M4, M5

LD: 06/02/09

Fax: 914-470-1124

Agrmt Type: ERS

Nego. Thru: Listing Agent

COB: HERBST Buyer's Edge Realty, Inc.

COA: 12988 Christopher Cawley

Terms: Conventional

CSB:

CSA:

PD: 08/04/10

TP: 08/12/10

SP: \$423,000

DOM: 423



MLS#: 2806447 Sold LP: \$315,000
 Addr: 80 Bloomer Rd Area: 9
 PO: Brewster Zip: 10509

City/Town: Southeast Sch Dist: Brewster
 Village: Brewster

Rooms: 7 Est SqFt: 1368 YrBlt: 1958
 Bedrooms: 3 Elem:
 Baths: 2 Jr High: Henry H. Wells
 Levels: 2 Story High: Brewster

Style: Cape Cod Model:
 Exter: Wood Color: Green

Level1: LR, Dining Area, Kitchen, W/O Deck, MBR, Bth, Office/Den

Level2: 2BDRMS, Hall, Closet

Level3:

Basement: Full Bath, Utilities, Storage, Rough Finish

Attic: none

Add Fees: \$420.00 - Quarterly

HOA: No

Att/Det: Det

Complex: Brewster Heights

Est Tax\$: \$6759

Front:

Tax ID#: 3089-056-014-0003-001-000

Tax Year: 2008

Depth:

Zoning: Res

Assmt: \$343800

Lot Size: 0.340 acres

Amenities: Patio, Privacy, Close to Bus, Close To Railroad, Close to Shops, Skylight(s), Cul-de-Sac, Deck, Eat in Kitchen, View

Includes: A/C Unit(s), Dishwasher, Dryer, Range, Refrigerator, Shed, Wall to Wall Carpet

Excludes: Call L/A

Elec Co: NYSEG

Heat: Hot Air

Fuel: Oil

A/C: Window

Parking: Driveway

Wall: Mixed

Roof: Asphalt

Water: Municipal

Sewer: Sewer

Garbage: Public

Rem: Come see this charming inviting CAPE Cod, In Prime Brewster Heights! Private Cape on a Cul-De-sac, W/3BDRMS, 2BTHS, Office/Den, Great EIN Kitchen w/Sliding Drs to LVG RM, New TREX Deck, Patio, Huge Shed, Level Private Yd & DRVWY, Close to bus, 5 min to RR, Shops, Full Bsmt rough Finish. Inviting Fam Hm In Prime Brewster! If you Qualify, FHA, 100% Financing is available!!!

Agent Only Remarks: Star savings=\$988 VACANT show 9am-9pm Sun-Sat. sellers are negotiable. (Relocation) must lock doors!!! FHA 100% financing avail (must qualify!)

Showing Instructions: Centralized Showing Svc. 1-866-642-1222

Directions: Rte 6 > Putnam Ave > Lincoln, Bear Right onto Lincoln to End, Left on North Rd to end, Bloomer on Right.

Owner: TheMIGroup

Poss: Nego

Modif/Excl: M3, M5

LO: HERIRG Heritage Realty Group

LO Phone: 914-382-7626

LD: 02/29/08

Show #: (866) 642-1222

LA: 21037 Vivian D Morales

LA Phone: 914-762-2500

Fax: 914-931-2331

LA Email: homesbyviv@optonline.net

CLA Email:

CLO:

CLO Phone:

Agrmt Type: ERS

CLA:

CLA Phone:

Nego. Thru: Listing Agent

SA%: 0%

BA%: 2.5%

BRA%: 0%

COB: JPHILI J. Philip Real Estate, LLC.

CSB:

PD: 11/13/08

SP: \$290,000

COA: 21629 Thomas Ricapito Jr.

CSA:

TP: 11/20/08

DOM: 265

Terms: Conventional