

IMPROVEMENTS – 4867 Westfield Drive, Manlius, NY 13104

EXTERIOR:

Driveway Repaving Phase 2	Oct-11
Driveway Repaving Phase 1	Oct-10
Front Porch Trim replacement & Repaint House Trim	Sep-10
Install New Front Entry Door and Storm and molding	Jun-10
Install New Garage Door	Jun-06
Paint Outside of House	May-04
Install Side Yard Arbors, Fence & Gate	Apr-02
Install New Deck	Oct-98
Install 25 /year Roof	Sep-96
Landscaping: extensive professional landscaping and hardscape work completed over past 15 years	

INTERIOR:

Kitchen:

Open Kitchen/Dining Wall w/ Deco Columns	Feb-11
Install Kitchen Disposal	Jun-09
Kitchen Renovation: Stainless steel fridge, dishwasher, compactor, new Silestone counters, lighting, double sink, fixtures, cabinet doors, drawers and hardware	May-07
Install New Oven and Stove	May-98

Bathroom Renovations:

Master Bath Renovation: Heated tile floor, new tile shower with glass block, frameless door, vanity and counter, vessel sink, all fixtures, lighting, vent, mirror framing	Dec-10
2nd Level Full Bath Renovation: new tub, toilet, heated tile floor, tile bath, sinks, cabinet doors, drawers and hardware, fixtures, lighting, vent, tile mirror frame	Dec-09
1st Level 1/2 Bath Renovation: granite counter, vanity, sink, fixtures, lighting	Feb-09

Flooring:

Install Carpet Runner on Stairs and Hallway	May-10
Refinish Stairs and 2nd Level Hallway Floors	May-10
Refinish 1st Level Wood Floors	Apr-08

Basement:

Finish Basement: chair rail added, new carpet, paint	Dec-01
Water Proof Walls of Basement	Nov-00

Mechanicals:

New 90% Energy Efficient Furnace	Feb – 12
New Hot Water Heater	Feb-05
New Dryer	Sep-04
Whole House Fan	Jul-03

Miscellaneous:

Crown Molding added throughout the house over several years

Interior Paint: 2 bedrooms, hallway, all baths, basement/some	2011
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Property Condition Disclosure Statement

Name of Seller or Sellers: Douglas R. and Melissa A. Snavely

Property Address: 4867 Westfield Dr.
Manlius, NY 13104

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- 1. How long have you owned the property? 15 1/2 yrs
- 2. How long have you occupied the property? 15 1/2 yrs
- 3. What is the age of the structure or structures? built 1975
Note to buyer - If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint..
- 4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? Yes No Unkn NA
- 5. Does anybody else claim to own any part of your property? *If Yes, explain below* Yes No Unkn NA

Property Condition Disclosure Statement

6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If Yes, explain below* Yes No Unkn NA
7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* Yes No Unkn NA
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If Yes, explain below* Yes No Unkn NA
9. Are there certificates of occupancy related to the property? *If No, explain below* Yes No Unkn NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If Yes, explain below* Yes No Unkn NA
11. Is any or all of the property located in a designated wetland? *If Yes, explain below* Yes No Unkn NA
12. Is the property located in an agricultural district? *If Yes, explain below* Yes No Unkn NA
13. Was the property ever the site of a landfill? *If Yes, explain below* Yes No Unkn NA

Property Condition Disclosure Statement

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unkn NA
 • If Yes, are they currently in use? Yes No Unkn NA
 • Location(s) _____
 • Are they leaking or have they ever leaked? If Yes, explain below _____

15. Is there asbestos in the structure? If Yes, state location or locations below _____ Yes No Unkn NA
16. Is lead plumbing present? If Yes, state location or locations below _____ Yes No Unkn NA
17. Has a radon test been done? If Yes, attach a copy of the report .. from 1992 ... Yes No Unkn NA
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below _____ Yes No Unkn NA
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s) _____ Yes No Unkn NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? If Yes, explain below _____ Yes No Unkn NA
See January 2012 Home Inspection
21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below _____ Yes No Unkn NA
22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below ... Yes No Unkn NA
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? ... Yes No Unkn NA
 If Yes, please attach report(s)
24. What is the type of roof/roof covering (slate, asphalt, other)? architectural asphalt
 • Any known material defects? (See January 2012 Home Inspection) no
 • How old is the roof? 14 1/2 years

Property Condition Disclosure Statement

• Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* Yes No Unkn NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* Yes No Unkn NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? *(Circle all that apply)* well, private, municipal, other: _____

• If municipal, is it metered? Yes No Unkn NA

27. Has the water quality and/or flow rate been tested? *If Yes, describe below* Yes No Unkn NA

28. What is the type of sewage system? *(Circle all that apply)* public sewer, private sewer, septic, cesspool

- If septic or cesspool, age? _____
- Date last pumped? _____
- Frequency of pumping? _____
- Any known material defects? *If Yes, explain below* Yes No Unkn NA

29. Who is your electrical service provider? National Grid
 • What is the amperage? 150 AMP
 • Does it have circuit breakers or fuses? Breakers
 • Private or public poles? Underground Public Service
 • Any known material defects? *If yes, explain below* Yes No Unkn NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If Yes, state locations and explain below* Yes No Unkn NA
In heavy rain yard on left side of house
is soggy.

31. Does the basement have seepage that results in standing water? *If Yes, explain below* Yes No Unkn NA

Are there any known material defects in any of the following? *If Yes, explain below. Use additional sheets if necessary*

- 32. Plumbing system? Yes No Unkn NA
- 33. Security system? Yes No Unkn NA
- 34. Carbon monoxide detector? Yes No Unkn NA

PROPERTY INFORMATION

Property Address: 4867 Westfield Dr. Manlius, NY 13104

The following information is provided to the best of the Seller's knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: Yes No

Property Tax Exemption: Yes No Basic Star Veterans Other

HOA/Condo Fee: Yes No Amount \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Yes No Amount \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other - Explain: _____

Age of Hot Water Heater: 2/2005

Capacity of Gallons: 50

Age of Furnace or Boiler: 2/2012

Age of Air Conditioning Unit: N/A

Annual Bill for Fuel/Oil or Propane: \$ N/A

Average Monthly Utilities: Gas \$ _____ Electric \$ _____ Total: \$ _____
(See Attached)

Major Improvements within the last five (5) years:

(See Attached)

I agree to furnish a copy of:

- 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use Yes No
- 2. Restrictive covenants or deed restrictions of record, if applicable. Yes No
- 3. Condominium Bylaws, Rules, etc., if applicable. Yes No
- 4. Homeowner's Association Bylaws, Rules, etc., if applicable. Yes No
- 5. Utility bills upon request. Yes No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern such as, but not limited to, (1) formaldehyde-emitting substances, including urea formaldehyde form insulation (2) radon gas (3) aluminum wiring (4) hazardous or toxic substances (5) asbestos-containing materials (6) leaded paint (7) presence of pesticide residue (8) toxic mold.

Seller Douglas R. Lemaire

Date 2/1/12

Seller Melissa Evans

Date 2.1.12

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the physical condition of the property.

Buyer _____

Date _____

Buyer _____

Date _____

05/06/10



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001



Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

Site Radon Inspection Report

Date: September 17, 1992

Mr. Austin Morley
MORLEY HOME STRUCTURAL
8675 Cazenovia Road
Manlius, NY 13104

-----> Client: Katlove

Test Location: 4867 Westfield Dr.
Marlise, NY 13104

Test Date: 09/12/92 - 09/15/92

The results from this survey indicate that the radon concentration for all sampling locations in the indicated building are less than 4 pico Curies per liter*.

RTCA recommends that the accompanying EPA Booklet: Has Your Home Been Invaded By Radon? be reviewed.

*The current E.P.A. guidelines indicate that action should be considered when Radon levels reach an annual average of 4 pico Curies per liter or more for any livable area location.

Individual Canister Results

Canister ID No. 3110272 Location BASEMENT

Radon Level 2.0 pCi/Liter

All procedures used for generating this report are in complete accordance with the current E.P.A. protocols for the analysis of Radon gas in dwellings.

R.M. Amram
Director - Analytical Operations





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R E A L T Y

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NOTICE TO BOTH BUYER AND SELLER:

Unless otherwise indicated in writing, square footage represented on the MLS is taken from public tax records and has not been independently verified by the seller or listing agent. Should Buyer desire independent verification of the actual square footage, it shall be Buyer's responsibility to hire an appraiser or other professional to measure the actual square footage of the premises.

Buyer

Date

Buyer
Douglas R. Scully

Date
2/1/12

Seller
Melissa Drans

Date
2.1.12

Seller

Date

The Pei Lin Team
6872 E. Genesee Street
Fayetteville, NY 13066
315-474-1899 1-866-662-9393 Fax
www.YourCNYHome.com



ESCROW

In accordance with Section 778 of the General Business Law of the State of New York, we are required to advise you that should Keller Williams Syracuse be the escrow agent in the attached Contract to Purchase or Lease, the earnest money will be deposited in the escrow agent's bank account maintained at Citizens Bank during the term of the escrow. All parties acknowledge that it may take up to seven (7) business days for the Earnest money funds to clear the bank. In the event the contract is cancelled the funds will be disbursed as soon as they are available from our Citizens Bank Escrow account.

FRANCHISE DISCLOSURE ADDENDUM

Broker and owner Nastri Real Estate LLC is an independent franchise of the Keller Williams Realty System. Each office is independently owned and operated.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

This is to notify you that Keller Williams Syracuse has an affiliation with Homestead Financial Services, Inc. who provides us with financial benefits

HOME WARRANTY PROTECTION

Keller Williams Syracuse offers a Home Warranty Protection plan for buyers and sellers. If you are interested in more information, please talk to your realtor.

EQUAL OPPORTUNITY POLICY STATEMENT

Nastri Real Estate LLC dba Keller Williams Syracuse is a member of the Multiple Listing Service, which covers the Greater Syracuse area and some surrounding counties. Our agents can show you any homes you wish to see, regardless of location.

It is the policy of Keller Williams Syracuse to comply with local, New York State, and Federal fair housing laws. These laws require that the type of service provided to a home seeker shall not be influenced by the home seeker's race, color, religion, sex, handicap, familial status, or national origin – or such other classes as may be determined by law to be protected classes (collectively referred to as "protected classes"). Our agents are not authorized to discuss with any customer or client the composition of any neighborhood or area based upon protected classes listed. Neighborhood information may usually be secured from local schools, police departments, government offices, or from residents of the area. Further, our agents are not permitted to select houses or other property for prospective buyers on the basis of the neighborhood composition of protected classes.

If at any time in your relationship with this form, you believe that you may not have received equal service because of your protected class, we strongly encourage you to notify either the manager of the branch office through which you are seeking assistance, or the Principal Broker of this company. We do not expect there will be any problems, but we would like the opportunity to correct any problems that you feel may exist.

COMMISSION PAYMENT AUTHORIZATION

New York State Real Property Law considers the real estate commission due at the time of the meeting of the minds, which would be at the time a Purchase Offer or Lease is accepted. However, most real estate companies, including Keller Williams Syracuse, defer the actual collection of this earned commission until the closing of the sale or lease execution. In consideration of this deferred commission collection we request your authorization for collection of the commission at the closing or lease execution from the proceeds or a certified check.

To: Attorney, Closing Agent or Lender's Attorney:

I (we) hereby authorize and request that the real estate commission for the sale/lease/exchange of the above property, or any portion thereof outstanding, be disbursed from the proceeds of the sale/lease/exchange at the time of closing or lease execution as billed to Keller Williams Syracuse, which will indicate direct payment to the applicable real estate companies involved. In the event the proceeds are insufficient, the balance shall be paid by a certified check drawn on or official check issued by any bank, credit union (provided such check is drawn on a New York State bank) or savings and loan association having a banking office in the State of New York.

CERTIFICATION

I have read and understood the information in the "Franchise Disclosure Addendum" and the "Equal Opportunity Policy Statement".

<u>Douglas R and Melissa A. Snavelly</u>	_____
SELLER NAME(S)	BUYER NAME(S)
<u>Douglas R Snavelly 2/1/12</u>	_____
SIGNATURE OF PROSPECTIVE SELLER	SIGNATURE OF PROSPECTIVE BUYER
<u>Melissa Snavelly 2-1-12</u>	_____
SIGNATURE OF PROSPECTIVE SELLER	SIGNATURE OF PROSPECTIVE BUYER

I certify that I have provided the Prospective Buyer(s)/Seller(s) named above with a copy of the "Franchise Addendum" and "Equal Opportunity Policy Statement".

Signature of Sales Associate: Fei Bin Huang

Broker/Manager: Jim J. D'Amico Phone: _____

Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse

Date of Signatures: 2/1/12

4867 Westfield Drive Gas

ReadDate & Days	Read Type	Total Therms	Delivery Charges	Supply Charges	Late Payment Charges	Total Charges
1/18/2012 & 33 Days	Actual	206	\$60.18	\$117.63	\$0.00	\$177.81
12/16/2011 & 29 Days	Actual	112	\$49.90	\$64.82	\$0.00	\$114.72
11/17/2011 & 31 Days	Actual	83	\$45.57	\$47.94	\$0.00	\$93.51
10/17/2011 & 31 Days	Actual	23	\$28.94	\$13.55	\$0.00	\$42.49
9/16/2011 & 31 Days	Actual	17	\$25.08	\$10.60	\$0.00	\$35.68
8/16/2011 & 29 Days	Actual	15	\$24.12	\$9.80	\$0.00	\$33.92
7/18/2011 & 31 Days	Actual	19	\$26.06	\$12.18	\$0.00	\$38.24
6/17/2011 & 30 Days	Actual	24	\$30.41	\$15.64	\$0.00	\$46.05
5/18/2011 & 32 Days	Actual	61	\$42.68	\$44.55	\$0.00	\$87.23
4/16/2011 & 29 Days	Actual	112	\$48.15	\$84.74	\$0.00	\$132.89
3/18/2011 & 30 Days	Actual	163	\$54.79	\$119.03	\$0.00	\$173.82
2/16/2011 & 30 Days	Actual	212	\$59.48	\$154.04	\$0.00	\$213.52
1/17/2011 & 31 Days	Actual	208	\$59.41	\$140.40	\$0.00	\$199.81
12/17/2010 & 31 Days	Actual	156	\$53.19	\$98.80	\$0.00	\$151.99
11/16/2010 & 29 Days	Actual	66	\$43.07	\$41.08	\$0.00	\$84.15
10/18/2010 & 32 Days	Actual	20	\$26.64	\$11.26	\$0.00	\$37.90
9/16/2010 & 28 Days	Actual	15	\$23.96	\$8.14	\$0.00	\$32.10
8/19/2010 & 28 Days	Actual	17	\$24.89	\$10.61	\$0.00	\$35.50
7/22/2010 & 35 Days	Actual	21	\$26.78	\$12.85	\$0.00	\$39.63
6/17/2010 & 30 Days	Actual	30	\$33.10	\$17.32	\$0.00	\$50.42
5/18/2010 & 29 Days	Actual	39	\$33.54	\$23.37	\$0.00	\$56.91
4/19/2010 & 32 Days	Actual	76	\$42.69	\$49.90	\$0.00	\$92.59
3/18/2010 & 30 Days	Actual	136	\$49.51	\$93.55	\$0.00	\$143.06
2/16/2010 & 29 Days	Actual	195	\$54.69	\$137.33	\$0.00	\$192.02

4867 Westfield Drive Electric Usage

ReadDate & Days	Read Type	Total kWh	Delivery Charges	Supply Charges	Late Payment Charges	Total Charges
1/18/2012 & 33 Days	Actual	890	\$69.43	\$44.19	\$0.00	\$113.62
12/16/2011 & 29 Days	Actual	671	\$69.91	\$28.34	\$0.00	\$98.25
11/17/2011 & 31 Days	Actual	713	\$73.65	\$32.76	\$0.00	\$106.41
10/17/2011 & 31 Days	Actual	813	\$81.05	\$39.12	\$0.00	\$120.17
9/16/2011 & 31 Days	Actual	862	\$78.52	\$42.81	\$0.00	\$121.33
8/16/2011 & 29 Days	Actual	852	\$67.73	\$55.51	\$0.00	\$123.24
7/18/2011 & 32 Days	Actual	865	\$123.88	\$0.00	\$0.00	\$123.88
6/16/2011 & 29 Days	Actual	523	\$80.88	\$0.00	\$0.00	\$80.88
5/18/2011 & 32 Days	Actual	469	\$50.44	\$23.80	\$0.00	\$74.24
4/16/2011 & 30 Days	Actual	483	\$75.35	\$0.00	\$0.00	\$75.35
3/17/2011 & 29 Days	Actual	566	\$89.67	\$0.00	\$0.00	\$89.67
2/16/2011 & 30 Days	Actual	875	\$74.52	\$60.45	\$0.00	\$134.97
1/17/2011 & 31 Days	Actual	1,060	\$95.91	\$57.92	\$0.00	\$153.83
12/17/2010 & 31 Days	Actual	681	\$65.81	\$37.58	\$0.00	\$103.39
11/16/2010 & 31 Days	Actual	434	\$71.90	\$0.00	\$0.00	\$71.90
10/16/2010 & 30 Days	Actual	595	\$93.16	\$0.00	\$0.00	\$93.16
9/16/2010 & 28 Days	Actual	438	\$45.08	\$26.83	\$0.00	\$71.91
8/19/2010 & 28 Days	Actual	552	\$50.51	\$40.15	\$0.00	\$90.66
7/22/2010 & 35 Days	Actual	670	\$60.67	\$48.67	\$0.00	\$109.34
6/17/2010 & 30 Days	Actual	613	\$54.50	\$35.26	\$0.00	\$89.76
5/18/2010 & 29 Days	Actual	573	\$55.59	\$31.18	\$0.00	\$86.77
4/19/2010 & 32 Days	Actual	484	\$57.43	\$23.22	\$0.00	\$80.65
3/18/2010 & 30 Days	Actual	674	\$72.79	\$31.99	\$0.00	\$104.78
2/16/2010 & 29 Days	Actual	750	\$72.97	\$41.55	\$0.00	\$114.52

ADDITIONAL LISTING INFORMATION FOR PROPERTY LOCATED AT:

As owner of the property referenced above, I give permission for videos to be taken of the exterior and interior of my property. I also give permission for these images to be used for marketing purposes on the internet.

I also state that there is or will be at time of closing _____ a working carbon monoxide detector located within my property.

To the best of my knowledge children residing at my property attend the following schools:

District: F-M Schools

Elementary: Enders Rd.

Middle: Eagle Hill

High School: F-M

Melvin Shaw 2.1.12
Signed _____

Why We Love Living at 4867 Westfield Drive....

Driving into Academy Hill 16 years ago when we came to Syracuse to find the next place we would call home, I was reminded of my childhood neighborhood growing up – lots of houses, big yards, room to run and snow forts! We came looking in the dead of a Syracuse winter and had to drive around the hockey games being played in the streets, snow ball fights from opposite yards and kids on their way to sled at the elementary school.

We came from a very small Cape in Rhode Island and were immediately drawn to the spacious rooms, huge kitchen, private master bath and then THE BASEMENT! So much room for our family of four – we were sold. The house had space and light but a wonderfully cozy quality as well.

As we settled in we discovered the amazing convenience of living behind the elementary and middle school with all the playing fields and play grounds you could imagine – we loved the quiet of our dead end street but also the friendly flow of kids, runners, dog walkers and yes, even an unicyclist. Hot air balloons often use the massive fields behind us to land engaging all the kids to help roll up the colorful balloons.

As we continued to develop our own little backyard oasis the inherent privacy of our yard provided the perfect retreat for solitude, but chats over the fence with great neighbors on all sides reminded us of what we really enjoyed about Academy Hill – the people.

From the neighborhood book club to the annual neighborhood garage sale, from the first signs of spring when the High School lacrosse teams runs by on their way to the fields to practice, to the attentive Village curbside pickup of yard waste – this has been an awesome place to call home. The Fayetteville – Manlius schools have been amazing and prepared our children so well for their college careers and beyond. The opportunities in theatre, art, sports and academia are second to none. After moving for jobs every two years, we vowed we would get our kids from elementary through high school graduation from one school system. We've accomplished our goal and only due to a new career opportunity are we leaving Manlius.

We loved living at 4867 Westfield Drive and hope that the next owner will enjoy warm winter fires in the family room, laughter over shared meals and all the joys and pleasures our family has.