

3207 Far Reach Drive

Baldwinsville, NY 13027

You can truly vacation at home throughout the year in this beautifully maintained Radisson gem. Tech geek? Enjoy ethernet, phone and cable outlets in every room, Smart House technology and built-in security cameras. Like to putter? Then the dream garage with custom-built workbench and built-in storage cabinets to hold all your power tools is the place to be. Enjoy relaxing after a hard day's work in front of the gas fire pit on the deck or one of two wood burning fireplaces, or soaking in the jetted tub. Entertaining is a pleasure with the open floor plan that includes a wet bar and wine fridge. Two first floor bedrooms with walk-in closets give visitors separate space or make for quiet home offices while the second floor master bedroom suite provides a private oasis. When you are surrounded by walking trails, steps away from the golf course, and have access to the pool and clubhouse.

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Keller Williams Syracuse

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Paragon Home Loans, Inc.

225 Greenfield Parkway 207
Liverpool NY 13088



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$229,900	\$229,900	\$229,900
% Down	3.50%	0.00%	5.00%
First Loan	\$225,735	\$235,187	\$218,405
Term	30 Years	30 Years	30 Years
Rate	2.750%	2.750%	2.750%
APR*	3.959%	3.102%	3.331%

CASH TO CLOSE

Down Payment	\$8,047	\$0	\$11,495
Closing Costs	\$5,155	\$4,767	\$5,142
Prepays/Impounds	\$7,023	\$7,299	\$7,014
Total \$ Required	\$20,225	\$12,066	\$23,651

HOUSING EXPENSE

First Loan P & I	\$922	\$960	\$892
Taxes, Ins & MI	\$807	\$650	\$763
Homeowners Assoc.	\$92	\$92	\$92

Total Monthly Pmt **\$1,821** **\$1,702** **\$1,747**

*APR = Annual Percentage Rate



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