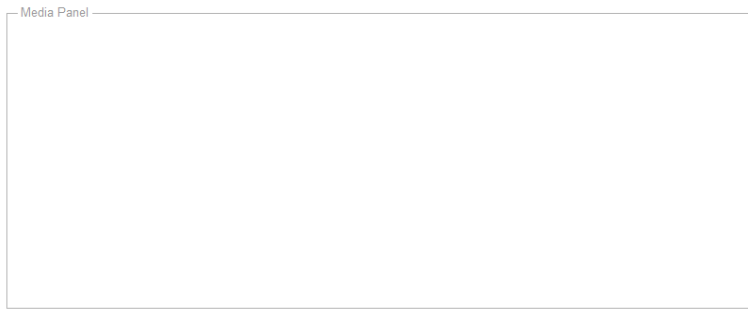


55 Broadway Ave

Oakland, CA 94607

\$987,000

Est. Tax \$8880



Magnificent Gary Gardener built estate home on 2.5 acres on the sought after Lane of Acres. The gated entrance welcomes you to professionally landscaped grounds down a long drive. This fabulous home has 5 Bedrooms, 4 full & 2 half baths, an elevator, a gourmet kitchen with custom cabinetry, commercial grade appliances and breakfast area with fireplace. Large great room, dining room with butler's pantry & living room all with custom millwork, lighting and window treatments. Study, playroom & laundry room complete the main level. The master suite has a sitting room with see-thru fireplace to the bedroom, marble bath with separate vanities, glass enclosed shower, whirlpool tub and 2 water closets. 2 dressing rooms each with custom shelving. With the 3 additional bedrooms, 2 share a jack n jill bath and the other has an en-suite bath.

Property Description for Broadway Ave

Property Class: Residential

Listing Status: Active

City: NEW HOPE

State: PA

Zip: 18938

Township: Solebury Twp

Area: Solebury Twp

County: BUCKS

Class: Single Family

Property Subtype: Detached

Approx Lot Size: 50,000

Stories: 3

Fireplaces: Yes

Beds: 5

Baths Total: 8

Baths (F/H): 6/2

Living Area (SqFt): 14313 sq. ft.

Lot Sq Ft Apx: 2178000.00

Garage: 2

Year Built: 2009

Listing#: 5709082

School District: New Hope Solebury

HOA Fee: 1000.00

HOA Freq: Annual

Property Features for 55 Broadway Ave

Appliances: Kitisland, Kitbultinra, Kiltcommrange, Dishwasher, Refrigerator, Disposal

Design: 3+Story

Electric Service: 400+Ampselec, Circbreakers

Fireplace Features: Marble, Stone, Lr/Grfirep, Famroom, Mbr, Gas/Prop, Dinroomfirep

Foundation: Concretefoun, Block/Brickf

Heating: Propane, Forced Air, Zoned, Energy Efficient Heating System

Interior Features: Securitysys, 9ft +Ceiling, Cabletwired, Whirlpool/Hottub, Airfiltersys, Watertreatsy, Elevator, Exposedbeams, Wet/Drybar, Baywindow, Stallshower, Energy Efficient Windows

Pool Type: Ingroundpool

Sewer Septic: Onsitesepctic

Water: Well

Basement Type: Full, Outside/Wlko, Bsmt drainsys, Fully Finished

Cooling: Central A/C

Exterior: Stucco, Stone

Fireplace: Three+Fps

Taxes

Schools

Market Trends

Tax Year

2015

Property Taxes

\$8880

+ 2.0%

Assessment

\$770000

+ 2.0%

Taxes & Assessments	2015	2014	2013
Tax	\$8880 +2%	\$8770 +1.5%	\$8660 +2%
Assessment	\$770000 +2%	\$760000 +1.5%	\$750000 +2%
Land Assessment	\$550000	\$540000	\$530000
Total Improvements	\$10000	\$5000	\$10000
Taxable Assessment	\$550000	\$540000	\$530000
School Tax	\$125	\$124	\$123
County Tax	\$225	\$220	\$210
Local Tax	\$115	\$110	\$100

Property Tax Exemptions & Details

APN: 123-123-123

Tax Area: 1000

Legal Description: Lot 1000 x 2000

Block: 100

Lot: 55

Tax Exemptions: Yes

Tax Exemption Amount: \$200

Property Code Exemption: No

School Tax Exemption: No

Charitable Tax Exemption: No

Senior Tax Exemption: Yes

Disability Exemption: Yes

Homestead Exemption: Yes

Veteran Tax Exemption: Yes

Widow Exemptin: Yes

Government Tax Exemption: No

Religious Tax Exemption: No

Agricultural Tax Exemption: No

School Tax Exemption: No

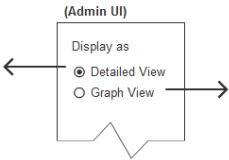
Charitable Tax Exemption: No

Fire Tax District: Alameda

Garbage Tax District: Alameda

Utility Tax District: Alameda

Water Agency Tax District: East Bay



Taxes

Schools

Market Trends

Property Tax History

\$8440

+1.5%

2013

\$8550

+1.5%

2014

\$8660

+2%

2015

Property Assessment History

\$725000

+1.5%

2013

\$755000

+1.5%

2014

\$770500

+2%

2015

Property Tax Exemptions & Details

APN: 123-123-123

Tax Area: 1000

Legal Description: Lot 1000 x 2000

Block: 100

Lot: 55

Tax Exemptions: Yes

Tax Exemption Amount: \$200

Property Code Exemption: No

School Tax Exemption: No

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