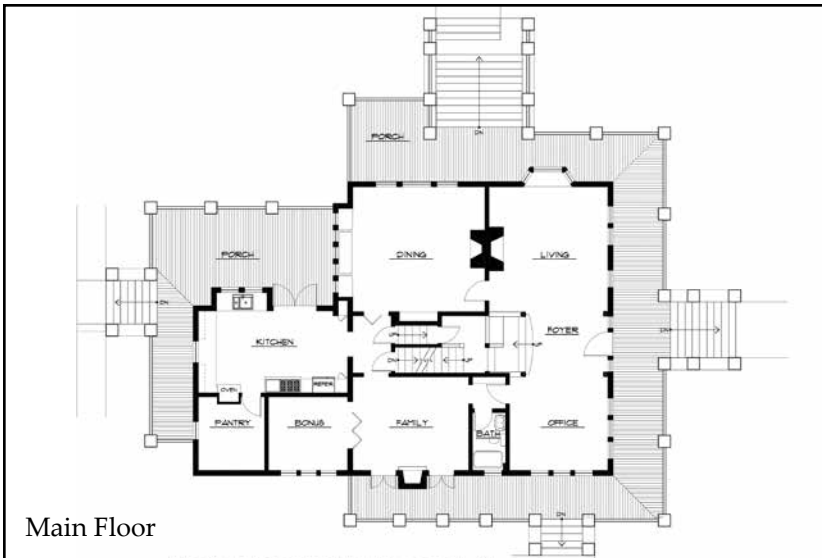




Main Entry Foyer with West Living Room



Dining Room with Fireplace



Main Floor

"In selecting a style of architecture for his Riverdale home, Mr. Arthur C. Emmons made a happy choice. The great overhanging eaves of his picturesque Swiss chalet peep over the top of the steep hill which here rises from the Riverside Drive like a miniature mountain, and it seems in perfect keeping with its surroundings. It nestles in among the trees of the hills which rise on beyond it, and glimpses of the quaint gabled roof up near the skyline put the spirit of exploration into the passerby, and he immediately has a desire to climb the hill and see this pretty home at close range."

The Seller purchased the home over twenty-five years ago, and has invested over \$1 million in its restoration and remodel, using Cooper Construction. The 2 1/2 story home is located at the end of a circular private drive, above S.W. Riverside Drive, on a 1.56± acre parcel. There is opportunity, with the R-20 zoning, to create an additional home site, a combination of tennis court, sport court and swimming pool using the level yard at the rear of the existing residence, or an artist studio.

The Emmons residence is wood frame, 2 1/2 levels, and uses a simple rectangular plan, with full basement containing artisan-quality wood workshop and walk-in wine cellar. The home's top half-story is an entertainment-media room with superior built-in equipment. Generous outdoor covered porch and decking surround much of the main floor, as well as a covered deck located off the master bedroom suite upstairs.

The 1,954± square foot main floor contains the public areas of the home, with large, spacious rooms: East and West Living Rooms, formal Dining Room, Family Room with hand-built stone fireplace, Study, full Bathroom, and Kitchen that was remodeled, expanded and updated with Sub Zero and Gaggenau appliances. Floors are rich honey-colored Russian Oak, with Mahogany inlay detailing. The Main Entry Foyer features an ornate



Remodeled Kitchen