Book Report

7 **Address:** 11 SPRINGSIDE AVE **MLS #:** 98237151 **List Price:** $310,000 **PID:** 160J12215

Single Family Detached Book Format

SF/ LN: **98237151** **ER** **SOLD** Market Time: **140 - Days** List: **$310,000**
Off Market: **10/01/05** Closed: **10/17/05** SO: **3325** SA: **10429** Sale: **$305,000**

Address: **11** SPRINGSIDE AVE Town: **160- DANBURY** HO Assoc: **NO**
Market Area: **GERMANTOWN** Zone: **RA20** Waterfront: **NO**
Directions: **OSBORNE ST TO SPRINGSIDE AV**

Style: **VICTORIAN,CAPE** Color: **GREY** Ext: **VINYL** Built: **1926** NC: **N**
Rooms: **7** BR: **3** Baths: **1**/ Sqft: **1,100 +/-** Acres: **.15+/-** Gar: **1 DET**
Basement: **FULL** Heat: **BASBRD,HT/WTR,OIL** AC: **NONE**
Roof: **ASPHLT** Sewer/Water: **SEWER,CITY WATER**

Ext. Feat: **DECK,STRM/WND,STRM/DR**

Asmt: **$124,500** Mil: **23.03** Tax: **$2,652**

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	**13X12**	**M**	**W/W CPT**	BR1:	**12X12**	**U**	**W/W CPT**
DR:	**12X10**	**M**	**W/W CPT**	BR2:	**12X11**	**U**	**W/W CPT**
FR:	**18X11**	**L**	**TILE FLOOR**	BR3:			
Den:	**21X11**	**L**		BR4:			
Kit:	**15X11**	**M**	**E-I-K**	:			
MBR:	**12X11**	**M**	**W/W CPT**	:			
Apl: **RNG,REF**				:			
Interior: **NONE**							

Desc: **3BR. 1 BA. 1 CAR GAR. VICTORIAN/CAPE**

GS: **PBO** MS: **BROADVIEW** HS: **DHS**

Remarks: **FLAT YARD FOR GARDEN & SWING. W/1 CAR DET. GAR. MBR ON MAIN LEVEL. LR/DR COMBO. EAT-IN KIT W/DW, REFRIG & STOVE. EASY CLEAN TILT OUT WINDOWS. LOWER LVL TILED FR/ROOM AND TV/COMPUTER ROOM NOT INCLUDED IN SQUARE FOOTAGE GREAT FRONT PORCH YET A REAR DECK FOR THE BARBECUE**

Showing Instructions: **CALL 1ST. LEAVE MESSAGE.THEN GO**
Owner Name: **ARCHIBALD CHARLES A** Phone: **2037918767** Lockbox: **ELECTRONIC** Sign: **YES**
Tenant Name: Phone: Possession: **NEGO** Disclosure: **YES**

Office Name: **COLDWELL BANKER DANB** Phone: **203-790-9500** Buyer Agent Comp: **2.5**
Agent Name: **BRENDA GILBERT** Phone: **203-746-5279** Sale Agent Comp:

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.