




**Welcome to Ed Reynolds' Homes**  
"For All Seasons"

**203-241-3718 / edreynolds1@gmail.com / www.edreynolds-homes.com**

### Book Report

 12     
 Address: 1403 EATON CT     
 Unit#:     
 MLS #: 98241830     
 List Price: \$410,000     
 PID: 160K0909861



Condominium/CO-OP Book Format

<b>CN/ CO</b>	<b>LN: 98241830</b>	<b>ER</b>	<b>SOLD</b>	<b>Market Time: 63 - Days</b>	<b>List: \$410,000</b>
Off Market: 08/19/05	Closed: 08/26/05	SO: K07701	SA: 7692	Sale: \$402,500	

Address: 1403 EATON CT Unit#	Town: 160- DANBURY	HO Assc: YES
Market Area: STADLEY ROUGH	Complex: LEXINGTON MEWS	Sub Type: CO
Directions: FEDERAL RD. TO OLD BROOKFIELD RD TO LEX.MEWS RGT ON EATON		

<b>Style: TOWNHOUSE</b>	<b>Color: BEIGE</b>	<b>Built: 2001</b>	<b>Waterfront: NO</b>
Rooms: 7	BR: 3	Sqft: 2,195 +/-	Gar: 2 ATT,RSVD
Basement: FULL,FIN,WALK-OUT,STORAGE	Baths: 2/ 1	Heat: HOT AIR,ZONED,GAS,HT/WTR	#Units: 140
Pets: YES	Sewer/Water: SEWER,CITY WATER		AC: C/A,ZONED

Amenities: POOL,TENNIS COURTS

Unit Lvl: 0	Common Charges: \$195	Tax District Amount: \$0
	Asmt: \$214,600	Mil: 24.86
	Tax: \$5,335	

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	17.9X10.1	M	HDWD FLR,BALC/DCK	BR1:	13.1X11.1	U	FBTH,W/W CPT,C/FAN
DR:	13.4X10.3	M	1/2 BTH,HDWD FLR,C/FAN	BR2:	11.1X8.9	U	W/W CPT,C/FAN
FR:	21X17.7	L	FPL,W/W CPT,SLIDERS	BR3:			
Den:				BR4:			
Kit:	10.5X9.7	M	D/A,PANTRY,TILE FLOOR	:			
MBR:	15.1X14.1	U	FBTH,W/W CPT,WI/CLST	:			
Apl:	RNG,MICRO,D/W,DISP,REF,ICE,WASH,DRY			:			
Interior:	WI/CLST,SM/WND/TRTS,VLTD/CEIL,1/2 BATH,C/VAC,SEC/SYS			:			

Desc: GEORGEOUS GRENVILLE MODEL W/ \$17K IN UPGRADES

GS: STADLEY ROUGH	MS: BROADVIEW	HS: DANBURY
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Remarks: ABSOLUTELY IMMACULATE! TRULY NOTHING TO DO BUT MOVE IN TO! 3BDRMS,2 1/2 BTHS, BEAUTIFUL HARDWOOD FLRS,C/A,C/VAC,SEC/SYS2 CAR GARAGE,CORIAN COUNTERS & MAPLE CABINETS,HUGE FAMILY ROOM W/ GAS FP, WALK-OUT TO PATIO, OVER \$17K IN UPGRADES. POOL & TENNIS COURTS, STONES THROW TO I-84. A MUST SEE!

Showing Instructions: CALL LO/OWNER LV MSG & GO	Phone: 203-791-8377	Lockbox: ELEC	Sign: NO
Owner Name: NACINOVICH MARIO R	Phone:	Ocp: NEG	Discl: YES
Tenant Name:			

Office Name: C21 LOMBARDI REALTORS	Phone: 203-791-1666	Buyer Agent Comp: 2.0
Agent Name: LAURA J. TESTA	Phone: 203-648-6648	Sale Agent Comp:

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