

Welcome to Ed Reynolds' Homes

"For All Seasons"



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

Book Report

Address: 18 SQUASH HOLLOW RD

MLS #: 98368280

List Price: \$249,444

PID: 330004308



Single Family Detached Book Format

SF/ LN: 98368280 ER SOLD Market Time: 105 - Days List: \$249,444
 Off Market: 06/14/08 Closed: 07/25/08 SO: 3517 SA: 7692 Sale: \$223,000

Address: 18 SQUASH HOLLOW RD Town: 330- NEW MILFORD HO Assoc: NO
 Market Area: NONE Zone: RES Waterfront: NO
 Directions: RTE 7 N LEFT ON SQUASH HOLLOW-HSE ON RT

Style: CONT,RR Color: BLUE Ext: WOOD Built: 1977 NC: N
 Rooms: 8 BR: 3 Baths: 2/ Sqft: 1,597 +/- Acres: 1.2 +/- Gar: 1 ATT,CRPRT
 Basement: FULL,FIN,WALK-OUT Heat: BASBRD,HT/WTR,OIL AC: NONE
 Roof: ASPHLT Sewer/Water: SEPTIC,WELL

Ext. Feat: DECK,IG/POOL

| Room | Dimen. | Lvl | Desc | Room | Dimen. | Lvl | Desc |
|---------------------------|---------|-----|-------------------|------|---------|-----|------|
| LR: | 23 X 15 | M | W/W CPT,VLTD/CEIL | BR1: | 13 X 11 | M | |
| DR: | 12 X 9 | M | | BR2: | 13 X 12 | L | |
| FR: | 26 X 21 | L | BALC/DCK | BR3: | | | |
| Den: | | | | BR4: | | | |
| Kit: | 12 X 11 | M | BALC/DCK | : | | | |
| MBR: | 14 X 14 | M | | : | | | |
| Apl: RNG,D/W,REF | | | | : | | | |
| Interior: BEAMS,VLTD/CEIL | | | | : | | | |

Asmt: \$193,550 Mil: 21.34 Tax: \$4,130

Desc: RAISED RANCH

GS: PETTIBONE MS: S NOBLE/SCHAT HS: NEW MILFORD HS

Remarks: RAISED RANCH IN QUIET AREA. LARGE ROOMS AND NEW KITCHEN BRING YOUR IMAGINATION FOR THE REST OF HOUSE. ALL REASONABLE OFFERS ACCEPTED ALL UNREASONABLE OFFERS WILL BE CONSIDERED PLEASE NOTE THAT ALL OFFERS WILL BE SUBJECT TO THIRD PARTY APPROVAL. PLEASE READ LISTING NOTES. CALL AGENT FOR MORE INFO.

Showing Instructions: CALL 860-355-2696 X5, LEAVE MESSAGE, GO, LBOX TO LEFT OF DOOR
 Owner Name: CHANNON ELZEA Phone: 203-417-2887 Lockbox: ELECT Sign: YES
 Tenant Name: Phone: Possession: NEGOT Disclosure: YES

Office Name: CAVUOTO GROUP REAL EST Phone: 860-355-2696 Agent Name: JOHN CAVUOTO Phone: 203-794-1525
 Buyer Agent Comp: 2.5 Comp Code: PSBL SRHTSALE CALL LB 4 INF

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.