Book Report

16 **Address:** 27 CROWS NEST LN **Unit#:** 7H **MLS #:** 98353128 **List Price:** $269,000 **PID:** 160L1500874

Condominium/CO-OP Book Format

CN/ CO LN: **98353128** **ER** **SOLD** Market Time: **66 - Days** List: **$269,000**
Off Market: **12/13/07** Closed: **12/14/07** SO: **H9351** SA: **8212** Sale: **$262,000**

Address: **27** CROWS NEST LN Unit# 7H Town: **160- DANBURY** HO Assc: **YES**
Market Area: **SHELTER ROCK** Complex: **BIRCHWOOD** Sub Type: **CO**
Directions: **SHELTER ROCK TO CROWS NEST/BIRCHWOOD TO #7H**

Style: **TOWNHOUSE** Color: **BEIGE** Built: **1985** Waterfront: **NO**
Rooms: **5** BR: **2** Baths: **1/ 1** Sqft: **1,332 +/-** Gar: **1 ATT,OFF/ST** #Units: **221**
Basement: **PART,FIN,INT/ACC,GAR/ACC** Heat: **ELEC** AC: **C/A**
Pets: **YES** Sewer/Water: **SEWER,CITY WATER**

Amenities: **PARK,PLAYGROUND,POOL,TENNIS COURTS,CLUB HOUSE**

Unit Lvl: **0**

Common Charges: **$208** Tax District Amount: **$0**
Asmt: **$112,000** Mil: **23.03** Tax: **$2,486**

Room	Dimen.	Lvl	Desc
LR:	**15X17**	**M**	**W/W CPT,STONE FLR**
DR:			
FR:			
Den:	**17X12**	**L**	**W/W CPT**
Kit:	**17X10**	**M**	**TILE FLOOR,E-I-K**
MBR:	**17X14**	**U**	**W/W CPT**

Apl: **RNG,D/W,REF,SEE REMARKS**
Interior: **NONE**

Room	Dimen.	Lvl	Desc
BR1:	**14X14**	**U**	**W/W CPT**
BR2:			
BR3:			
BR4:			
:			
:			
:			

Desc: **2 BED TOWNHOUSE WITH GARAGE**

GS: **SHELTER ROCK** MS: **DANBURY** HS: **DANBURY**

Remarks: **NEW WHIRLPOOL STAINLESS STEEL KITCHEN APPLIANCES ACCENT THISWELL MAINTAINED 2 BDRM 1.5 BTH LOCATED IN BIRCHWOOD CONDOS.LL COULD BE OFFICE/DEN/FAMILY ROOM AND INCLUDES LAUNDRY HEAT PUMP AND WATER HEATER ALSO NEW. LIGHT,BRIGHT AND PRIVATLOW COMMON CHARGES.COMPLEX OFFERS POOLS&TENNIS.MOVE IN COND**

Showing Instructions: **M-F JUST GO 9-3; OTHERTIMES 1 HR NOTICE CALL HO LV MSG AND GO-BRINGBACK UP OFFER**
Owner Name: **JOSE & JUDY CARRILLO** Phone: **203-798-0634** Lockbox: **EKB** Sign: **NO**
Tenant Name: **NA** Phone: **NA** Ocp: **NEG** Discl: **YES**

Office Name: **WEICHERT REALTORS** Phone: **203-431-1400** Buyer Agent Comp: **3.0**
Agent Name: **EDWARD J. REYNOLDS** Phone: **203-241-3718** 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.