Book Report

14 **Address:** 208 WESTVILLE AVE **MLS #:** 98253229 **List Price:** $399,000 **PID:** 160F12031

Single Family Detached Book Format

SF/ LN: **98253229** **ER** **SOLD** Market Time: **50 - Days** List: **$399,000**
Off Market: **11/04/05** Closed: **12/09/05** SO: **K07701** SA: **7692** Sale: **$385,000**

Address: **208** WESTVILLE AVE Town: **160- DANBURY** HO Assoc: **NO**
Market Area: **NONE** Zone: **RES** Waterfront: **NO**
Directions: **LAKE AVE TO SHANNON RIDGE TO WESTVILLE AVE EXT.HS ON LEFT.**

Style: **ANTQ** Color: **STONE/RED** Ext: **STUCCO,STONE** Built: **1928** NC: **N**
Rooms: **5** BR: **2** Baths: **1**/ Sqft: **1,400 +/-** Acres: **.49+/-** Gar: **1 ATT,UND,PAVED**
Basement: **FULL,UNFIN,WALK-OUT,INT/ACC,GAR/ACC** Heat: **HOT AIR,OIL** AC: **C/A**
Roof: **ASPHLT** Sewer/Water: **SEPTIC,CITY WATER**

Ext. Feat: **PATIO,DECK,STRM/WND,SHED,LIGHTING**

Asmt: **$153,100** Mil: **23.03** Tax: **$3,526**

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	**20X16**	**M**	**FPL,HDWD FLR**	BR1:	**14X12**	**U**	**HDWD FLR**
DR:				BR2:			
FR:				BR3:			
Den:	**15X8**	**M**		BR4:			
Kit:	**21X16**	**M**	**HDWD FLR,BALC/DCK,E-I-K**	:			
MBR:	**16X12**	**U**	**HDWD FLR**	:			
Apl: **RNG,D/W,CMPT,REF**				:			
Interior: **SKYLT**							

Desc: **UPDATED 2 BDRM STONE COLONIAL W/NEW KIT,NEW BATH,GREAT FP**

GS: **MILL RIDGE** MS: **ROGERS PARK** HS: **DANBURY HS**

Remarks: **LOTS OF VINTAGE CHARM IN THIS RENOVATED 20'S FARMHOUSE.NEW E-I-K W/ISLAND,NEW BATH W/SKYLITE,STONE FP,WOOD FLRS,STONE PATIO W/AWNING,DECK,FLAT BACK YARD, EXTENSIVE LANDSCAPING AND NEW DRIVEWAY.MUST MAKE APPT W/OWNER-DOGS.CONTINGENT ON SELLERS FINDING SUITABLE HOUSING; SEE SHOWING INSTRUCTIONS**

Showing Instructions: **DOGS,NEED APPT., CELL # 203 313-1504**
Owner Name: **WILMOT,TONY&KRISTINA** Phone: **203 778-5355** Lockbox: **EKB** Sign: **YES**
Tenant Name: Phone: Possession: **NEGO.** Disclosure: **YES**

Office Name: **COLDWELL BANKER RIDGEF** Phone: **203-438-9000** Buyer Agent Comp: **2.25**
Agent Name: **AMY WILMOT** Phone: **203-240-0003** 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.