Book Report

Address: 31 BRANCH BROOK RD **Unit#:** **MLS #:** 98333418 **List Price:** $6,000 **PID:** 550M0079B035L06

Residential Rentals Book Format

RN/ SF LN: **98333418** **ER** **EXPD** Market Time: **6 - Days** List: **$6,000**
Off Market: **07/10/07** Closed: SO: SA: Sale: **$**

Address: **31** BRANCH BROOK RD Unit# Town: **550- WILTON** HO Assoc:
Market Area: **NONE** Complex: Waterfront: **NO**
Directions: **NOD HILL TO BRANCH BROOK FIRST HOUSE ON LEFT**

Style: **COL** Color: **BEIGE** Built: **1985** Pets: **YES**
Rooms: **12** BR: **4** Baths: **4/ 2** Sqft: **5,675 +/-** Gar: **3 ATT,PAVED** Acres: **2.72 +/-**
Heat: **HOT AIR,ZONED,OIL** AC: **C/A** Sewer/Water: **SEPTIC,PRIV. WATER**

Amenities: **NONE** Ext. Feat: **PORCH,PATIO,DECK**

Bsmt: **FULL,PT/FIN,WALK-OUT** Smkg: **NO** Crdt CK: **YES**

Room	Dimen.	Lvl	Desc
LR:		**1**	**FPL,HDWD FLR,VLTD/CEIL**
DR:		**1**	**HDWD FLR,BAY/BOW WND**
FR:		**1**	**FPL,HDWD FLR,SLIDERS**
Den:		**1**	**HDWD FLR**
Kit:		**1**	**HDWD FLR,SKYLT,SLIDERS**
MBR:		**2**	**FBTH,HDWD FLR,VLTD/CEIL**

Room	Dimen.	Lvl	Desc
BR1:		**2**	**HDWD FLR**
BR2:		**2**	**HDWD FLR**
BR3:		**2**	**HDWD FLR**
BR4:			
PLY:		**2**	**HDWD FLR**
OFC:		**2**	**HDWD FLR**

Apl: **CK/TP,W/OVN,MICRO,D/W,REF**
Interior: **WI/CLST,SKYLT,VLTD/CEIL,9+ CEILING,1/2 BATH,SEC/SYS**

Rent Type: **YRU** Security Deposit: **6,000**
Rental Terms: **FIRST, LAST SECURITY**
Tenant Pays: **GAS,ELECTRIC,OIL,CABLE TV,TRASH,LIABILITY INSURANCE,HEAT,HOT WATER,SECURITY SYSTEM,LANDSCAPE/LAWN CARE**
Desc: **4/5 BEDROOM COLONIAL**

GS: **WILTON** MS: **WILTON** HS: **WILTON**

Remarks: **BETTER THAN NEW 4/5 BEDROOM COLONIAL LOCATED IN PRESTIGIOUS NOD HILL AREA, LIVING AND FAMILY ROOMS W/ FP FORMAL DINING RW. OPEN EAT-IN KITCHEN TO FAMILY ROOM 4/5 BEDROOMS, 4 FULL BATHS, 2 HALF BATHS, FRONT AND BACK STAIRWAYS FINISH LOWER LEVEL INCLUDING IN SQ. FT. 3 CAR GAR.**

Showing Instructions: **VACANT JUST GO**
Owner Name: **31 BRANCH BROOK ASSOC LLC** Phone: Lockbox: **EKB** Sign: **YES**
Tenant: Phone: Ocp: **IMMED** Disclosure: **NO**

Office Name: **WILTON COUNTRY HOMES** Phone: **203-762-5656** Buyer Agent Comp: **1/2 M**
Agent Name: **KEVIN O'BRIEN** Phone: **203-943-9586** Sale Agent Comp:

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