

Welcome to Ed Reynolds' Homes
"For All Seasons"

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Book Report

16 **Address:** 36 CARRIAGE HOUSE DR **MLS #:** 98256506 **List Price:** \$489,900 **PID:** 160F20137



Single Family Detached Book Format

SF/ **LN:** 98256506 **ER** **SOLD** **Market Time:** 128 - Days **List:** \$489,900
Off Market: 02/13/06 **Closed:** 02/28/06 **SO:** K07701 **SA:** 7692 **Sale:** \$488,000

Address: 36 CARRIAGE HOUSE DR **Town:** 160- DANBURY **HO Assoc:** NO
Market Area: MIRY BROOK **Zone:** RES **Waterfront:** NO
Directions: HARWOOD TO CANNONBALL TO CARRIAGE HOUSE DRIVEWAY ON LEFT AFT

Style: COL **Color:** WHITE **Ext:** VINYL **Built:** 1988 **NC:** N
Rooms: 8 **Color:** BR: 4 **Baths:** 2/ 1 **Sqft:** 2,424 +/- **Acres:** 1.55+/- **Gar:** 2 ATT,UND
Basement: FULL,UNFIN,WALK-OUT,GAR/ACC **Heat:** OIL **AC:** WIND UNT
Roof: ASPHLT **Sewer/Water:** SEPTIC,WELL

Ext. Feat: DECK

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	19X12	M	HDWD FLR	BR1:	13X12	U	W/W CPT
DR:	13X12	M	HDWD FLR	BR2:	13X11	U	W/W CPT
FR:	23X14	M	FPL,W/W CPT	BR3:	11X10	U	W/W CPT
Den:				BR4:			
Kit:	26X14	M	TILE FLOOR,E-I-K,SLIDERS	:			
MBR:	21X12	U	FBTH,W/W CPT,WI/CLST	:			
Apl:	RNG,D/W						
Interior:	SM/WND/TRTS,VLTD/CEIL						

Asmt: \$246,000 **Mil:** 24.86 **Tax:** \$6,116

Desc: IMPECCABLE COLONIAL ON PRIVATE 1.55 ACRES

GS: DANBURY **MS:** DANBURY **HS:** DANBURY

Remarks: IMPECCABLE COLONIAL IN SOUGHT AFTER NEIGHBORHOOD SETTING. MAIN LEVEL FAMILY ROOM WITH VAULTED CEILING AND FIREPLACE. LARGE KITCHEN WITH SLIDERS TO DECK OVERLOOKING BEAUTIFUL PROPERTY. GREATLOCATION FOR COMMUTE. NEAR SCHOOLSSHOPPING AND RT.7 ,J84 AND 684. A PLEASURE TO SHOW.

Showing Instructions: CALL LO/CALL HOMEOWNER/MESSAGE/DIRECT
Owner Name: CORTOPASSI LOUIS **Phone:** 798-8399 **Lockbox:** ELECTRONIC **Sign:** YES
Tenant Name: **Phone:** **Possession:** NEG **Disclosure:** YES

Office Name: WILLIAM RAVEIS DANBURY **Phone:** 203-794-9494 **Buyer Agent Comp:** 2.5
Agent Name: THE WRIGHT TEAM **Phone:** 203-702-6311 **Sale Agent Comp:**

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