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"For All Seasons"

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

Book Report

Address: 55 MILL PLAIN RD

Unit#: 33-7

MLS #: 98232289

List Price: \$189,900

PID: 160D15004264



Condominium/CO-OP Book Format

| | | | | | |
|-----------------------------|-------------------------|-------------------|------------------|-------------------------------|------------------------|
| CN/ CO | LN: 98232289 | ER | SOLD | Market Time: 38 - Days | List: \$189,900 |
| Off Market: 05/20/05 | Closed: 06/16/05 | SO: K07701 | SA: K1119 | Sale: \$193,000 | |

| | | |
|---|---------------------------------|---------------------|
| Address: 55 MILL PLAIN RD Unit# 33-7 | Town: 160- DANBURY | HO Assc: YES |
| Market Area: MILL PLAIN | Complex: WESTWOOD VILLAG | Sub Type: CO |
| Directions: MILL PLAIN TO WESTWOOD VILLAGE | | |

| | | | | |
|-----------------------|--------------------------------------|--------------------------------|-----------------------|---------------------|
| Style: RNCH | Color: GREY | Built: 1982 | Waterfront: NO | #Units: |
| Rooms: 3 | BR: 1 | Sqft: 724 +/- | Gar: RSVD | AC: WIND UNT |
| Basement: NONE | Baths: 1/ 0 | Heat: BASBRD,ZONED,ELEC | | |
| Pets: YES | Sewer/Water: SEWER,CITY WATER | | | |

Amenities: **POOL**

Unit Lvl: **0** Common Charges: **\$88** Tax District Amount: **\$0**
Asmt: **\$80,900** Mil: **24.86** Tax: **\$2,011**

| Room | Dimen. | Lvl | Desc | Room | Dimen. | Lvl | Desc |
|-----------|-----------------------------|----------|----------------------------|------|--------|-----|------|
| LR: | 16X13 | M | FPL,W/W CPT,SLIDERS | BR1: | | | |
| DR: | | | | BR2: | | | |
| FR: | | | | BR3: | | | |
| Den: | | | | BR4: | | | |
| Kit: | 9X9 | M | VNYL FLR | : | | | |
| MBR: | 12X12 | M | W/W CPT,WI/CLST | : | | | |
| Apl: | RNG,D/W,REF,WASH,DRY | | | : | | | |
| Interior: | | | | : | | | |

Desc: **RANCH**

| | | |
|-----------------------|------------------------|--------------------|
| GS: MILL RIDGE | MS: ROGERS PARK | HS: DANBURY |
|-----------------------|------------------------|--------------------|

Remarks: **LOVELY UNIT WITH SLIDERS TO DECK IN A GREAT LOCATION FOR COMMUTING & SHOPPING. NEWER CARPETING, WASHER AND DRYER IN UNIT.**

| | | | |
|--|------------------------|---------------------|-------------------|
| Showing Instructions: CALL LO & TENANT 796-0205 | Phone: | Lockbox: EKB | Sign: NO |
| Owner Name: WEISS DANIEL M | Phone: 796-0205 | Ocp: NEGO | Discl: YES |
| Tenant Name: RAMADANI | | | |

| | | |
|---------------------------------------|----------------------------|------------------------------|
| Office Name: WEICHERT REALTORS | Phone: 203-431-1400 | Buyer Agent Comp: 2.5 |
| Agent Name: A. FINK | Phone: 203-438-7262 | 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.