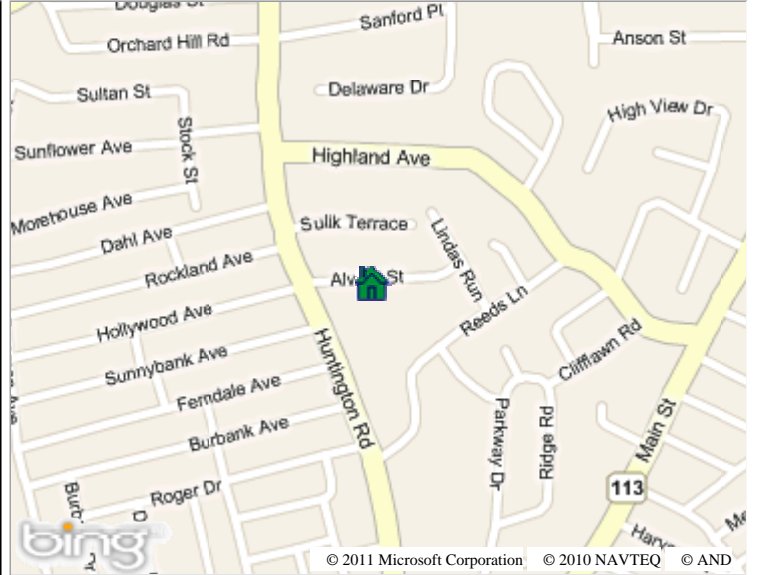


Welcome to Ed Reynolds' Homes
"For All Seasons"

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

Book Report

📍 16
📍 Address: 95 ALVORD ST
MLS #: 98474240
List Price: \$349,898
PID: 4800044100



Single Family Detached

SF LN: **98474240** ER **SOLD** Market Time: **98 - Days** List: **\$349,898**
 Off Market: **11/26/10** Closed: **02/23/11** SO: **3517** SA: **7692** Sale: **\$330,000**

Address: **95 ALVORD ST** Town: **480- STRATFORD** HO Assoc: **NO**
 Market Area: **NORTH END** Zone: **RES** Direct Waterfront: **NO**
 Directions: **HUNTINGTON ROAD TO ALVORD** Waterfront: **BEACH RIGHTS**

Style: **COL** Color: **GREY** Ext: **VINYL** Built: **2003** New Construction: **N**
 Rooms: **7** BR: **3** Baths: **2/ 1** Sqft: **1,676 +/-** Acres: **.24+/-** Gar: **2 ATT,OFF/ST,PAVED**
 Basement: **FULL,PT/FIN,INT/ACC,BLKHD,S/PUMP,STORAGE** Heat: **HOT AIR,GAS** AC: **C/A**
 Roof: **ASPHLT** Sewer/Water: **SEWER,CITY WATER** Adult Community: **NO**
 Ext. Feat: **PORCH,PATIO,DECK**

Assessment: **\$226,660 Mil: 33.340 Tax: \$7,570**
 Room Dimen. Lvl Desc Room Dimen. Lvl Desc
 LR: 1 HDWD FLR BR1: 2 W/W CPT
 DR: 1 HDWD FLR BR2: 2 W/W CPT
 FR: L W/W CPT
 Den:
 Kit: 1 E-I-K,SLIDERS
 MBR: 2 FBTH,W/W CPT,WI/CLST
 Apl: **NONE**
 Interior: **WI/CLST,9+ CEILING,1/2 BATH**
 Desc: **ALMOST NEW COLONIAL ON QUIET STREET**

GS: **PBOE** MS: **FLOOD** HS: **BUNNELL**

Remarks: **FANTASTIC 7 YR YOUNG COLONIAL WITH 9' CEILINGS, H/W FLOORS, OPEN AND AIRY FLOOR PLAN, AND MASTER SUITE WITH LOADS OF ROOM! FINISHED LOWER LEVEL FOR ADDITIONAL SQUARE FEET. SLIDERS TO DECK AND PATIO MADE TO ENTERTAIN IN LARGE YARD. SUBJECT TO LENDER APPROVAL.**

Showing Instructions: **CALL OFFICE**
 Owner Name: **ON RECORD** Phone: REO Property Y/N: **NO** Lockbox: **YES** Sign: **YES**

Tenant Name:

Phone:

Possession: **NEG**

Disclosure: **YES**

Office Name: **WILLIAM RAVEIS MILFORD**

Phone: **203-876-7507**

Agent Name: **ROMATZICK GROUP**

Phone: **203-400-0095**

Office WebSite:

Agent WebSite: **WWW.JEFFFROMATZICK.COM**

Office eMail: **mehlmanh@raveisre.com**

Agent eMail: **JEFF@JEFFFROMATZICK.COM**

Buyer Agent Comp: **3**

Compensation Type:

Comp Code: **PSBL SHRSALE CALL LB 4 INF**

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.

Friday February 25, 2011 12:48 PM