

**10 SUNSET RIDGE DR**

**L/Price** \$169,900  
**O/Price:** \$169,900  
**Style** COL  
**#Rms** 7.0 **Bd/Bth** 3/1.5  
**SqFt** 1536 /TOWN  
**YrBlt** 1942 / N  
**Lot Dim** 85X300  
**EstAcr** 0.610

**E Hartford/E Hartford (15)**

**Cnty:** HARTFORD **Net Y**  
**Zip** 06118 **IDX Y**  
**Status** CLOSE **LseOpt** N  
**Owner** Estate of Hendricks  
**#FP** 2

**E/Row**  
**SubDv** Sunset Ridge  
**Zoning** R-2  
**REO** N

**Elem:** EH**Middle:****JrHigh:****Sr High:** EHHS

GREAT HOUSE, GREAT LOCATION, just needs a little TLC to bring it back to its original charm. 3BR Colonial on quiet street! Front to back LR, 3 season porch, formal DR w/hutch, kitchen has cozy sunken dining area. Large MBR, walk up attic, LL rec room.

**Agt Rmks:** Estate no disclosures

**Pot. Short Sale:****Office** SNTR01 / Sentry Real Estate Services**LA/ID** Robert Durato/ DURATOR**E-Mail** durato@sentryrealestate.com**Team Agt:****Team Agt:****O/Ph** 860-289-4331 Ext: 0**O/Fax** 860-289-3890**Othr/Ph** 860-324-4314**Show** Call office**Bybkr** 2.50 %**Type** ER/NA **Dual/VarN****L/Date** 08/09/11**E/Date**

**Living** 12X22 ,FP  
**Dining** Y 12X13, FORM, HUTCH  
**Kitchen** 10X12 ,EATIN  
**Fam/Den** Y 15X15, LOWER  
**Lndry Loc** LOWER

**MBR** 13X23  
**2Bed** 12X15  
**3Bed** 10X10  
**4Bed**  
**In-law**

**Baths----**Full/Half  
**Lower**  
**1st Flr** /1  
**2nd Flr** 1  
**3rd Flr**  
**Handicap**  
**Cable** Y  
**Adult 55+** N  
**Seasnl** N  
**Gated Comm.** N

**Levels** 2.0**Basement** FHTCH ,PFIN**Garage** 1 /ATTCH**Floors** WOOD ,LINO**Attic** WALKUP**Add'lRms****Appl Incl** DRYER, WASHR, DISHW, OVRNG, REFRG**Deck**

**Fndatn**  
**Exterior** SHING  
**Int Feat**  
**Ext Feat**  
**Mechan**  
**Misc**  
**Drwway** ASPH  
**Pool** N  
**Porch**

**Environmental Substances****UFFI** UNKNW**Lead** UNKNW**Asbestos** UNKNW**Radon** UNKNW**Lot Desc** NBRHD ,LWOOD**WtrFr****Heating** BASE**Fuel** OIL**Water** PUBCT**Amps****Insul Rmks****Cooling** INDV**Hot Wtr** DOM**Sewer** PUBCT**Lien** NEITHER**Energy** ATFAN, FSCRN, FSTRM**Oil Tank** ABGRND**Ann Cost****Assmt** \$185,310**Taxes** \$6,267**Phs In:** N **Othr Taxes****OthrFin****MillRt** 33.82 **PUD** N**Poss** IMMED**Vol/Pg** 588 / 199**Seller Concess****VT**

Silver Lane to Ridgewood to Sunset Ridge

**Comp Information****Contr Date** 09/12/11**Close Date** 10/07/11**S/Agt ID** MAHERE /Ellie Maher**Sale Price** \$159,100**Selling Office Code** PRUD10**DOM** 35