

**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**Zip** 06118**Status** CLOSE**Owner** Estate of Hendricks**E/Row****SubDv** Sunset Ridge**Zoning** R-2**Net Y****IDX Y****LseOpt** N**#FP** 2**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**Levels** 2.0**Basement** FHTCH ,PFIN**Garage** 1 /ATTCH**Floors** WOOD ,LINO**Attic** WALKUP**Add'lRms****Appl Incl** DRYER, WASHR, DISHW, OVRNG, REFRG**Deck****Heating** BASE**Fuel** OIL**Water** PUBCT**Amps****Insul Rmks****Assmt** \$185,310**MillRt** 33.82 **PUD** N**VT****Taxes** \$6,267**Phs In:** N **Othr Taxes****Poss** IMMED**Vol/Pg** 588 / 199**OthrFin****Seller Concess**

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