

11/08/11 CHRIS KERIN



Address 1 PHILLIPS FARM RD
Status ACT **L/Price** \$199,900 **ADOM** 33
Zip Code 06118 **ML#** G605050
Twn/Mkt Area E Hartford/E Hartford (15) **County** Hartford
Year Blt 2011 /NEW **New Const. Y**
Complex PHILLIPS FARM **L/Off** SUNL01
Model CLINTON **Orig LP** \$199,900
Unit # 1 **E/ROW**

Elem SILVER LANE **Middle** **Jr High** **Sr High** EAST HARTFORD

SWEET, ENERGY EFFICIENT, 2 BEDROOM/2 BATH RANCH IN AWARD WINNING ACTIVE ADULT 55+ COMMUNITY, PHILLIPS FARM. FANTASTIC OPEN FLOOR PLAN WITH COUNTRY KITCHEN, 9' CEILINGS, C/A, FULL BASEMENT, BEAUTIFUL GARDENS. CONVENIENT LOCATION, EXCEPTIONAL PRICE!

LISTING OFFICE INFORMATION

Show CALL LISTING AGENT	Bybkr 2.50 %	Dual/Var No
LA/ID Catherine McCahill/ MCCAHLIC	Ofc/Ph 860-568-2000 Ext: 0	Type ER Short Sale
Other/Ph 860-250-6526	Seller Concess	Ofc/Fax 860-568-2005
E-Mail cathy@sunlightconstruction.com	Net Yes	
List Date 10/06/11	Owner Sunlight Phillips Farm	Exp Date
Photo Serv N		Sunlight
Ofc Rmks		
Agt Rmks	SALES MODEL OPEN SUNDAY 12-4, MONDAY & TUESDAY 10-4 OR BY APPOINTMENT. VISIT WWW.PHILLIPS-FARM.COM	

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living 18X12/FORM, LR-DR	MBR 14X13/ FBATH, FIRST	BATHS--FULL/HALF
Dining Y/ 13X10/ LR-DR, CATH, SLIDER	2Bed 10X10/ FIRST	Lower
Kitchen 16X10/ BBAR, PNTRY, CNTRY	3Bed	1st Flr 2
Fam/Den N/	Other	2nd Flr
OthRms	Laundry FIRST	3rd Flr
		Elevator N

GENERAL INFORMATION & ADDITIONAL FEATURES

Appx Units 66	Convert N	Apx SqFt 1225/ OWNER	#Levels 1.0
Style/Type RANCH, TRAD		Floors LAMIN, CARP, VINYL	#Rooms 5.0
Basement FULL		Bsmt Fin UFIN	#Bedrms 2
Attic HATCH		Siding CLAP, VINYL	#Baths 2.0
Garage 1/ ATTCH		Parking 1/ OPEN	Hndcp Y
Appl Incl DISHW, DISP, MICRO, OVRNG, RE		Mech SMOKE	Pets Y
Int Feat SLIDER, FOYER, OPENFL		Exterior PATIO, FENCE	Cable Y
Amenities GARDN		WtrFrt N	Pool N
Misc CMBUS, PUBTRSH, PUBREC		Restrict TRAIL, TRUCK	

UTILITIES / ENERGY FEATURES

Heating WAIR	Cooling CAIR	Heat/Yr
Fuel GAS	Hot Wtr GAS , OWN	Oil Tank NA
Water PUBCT	Sewer PUBCT	Energy

Insul Rmks

OTHER INFORMATION

Assmt \$0	DevTyp CONDO	Taxes \$0	OthrTx
MillRt 33.82	Lse Opt N	TxPhsIn No	
Othr Fin	LL/MO	Mgmt OFF	
HOA/MO \$196	HOA Incl GRNDS, INSUR, MGMT,SNOW	Mgmt Co CMG Consolidated	
Poss NEGOT		Mgmt Ph 860-432-2710	
UFFI UNKNW	Lead UNKNW		
Radon UNKNW	Asbestos UNKNW	Vol/Pg 0 / 0	
VTour			
Dir I 384 TO EXIT 1 SPENCER STREET/SILVER LANE. RIGHT OFF EXIT, 1 1/2 MILES JUST PAST FORBES ON LEFT			

COMP INFORMATION

Contr Date	S/Agt ID	Selling Office Code
Close Date	Sales Price	Days On Market

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