



**Address** 1-3 HIGBIE DR  
**Status** ACT  
**Zip Code** 06108  
**A#/Twn** 15/E HARTFORD  
**Year Blt** 1942  
**Lot Dim** 00X00  
**Est Acr** 0.140  
**Zoning** R-3  
**Lse Opt** N  
**Map** **Lt** **Blk**

**L/Price** \$ 199,000 **ADOM** 110  
**ML#** G599937  
**County** HARTFORD  
**L/Off** RAVE03  
**#Images** 20  
**Orig LP** \$ 224,700  
**E/ROW**  
**Subdiv**  
**# Units** 2 **Entry** PRIV

**Elem** CLO **Middle** **Jr High** **Sr High** CLO

ABSOLUTELY IMMACULATE INVESTMENT OPPORTUNITY, OUTBUILDING, SUN PORCH, SEPARATE ENTRANCES, HARDWOOD FLOORS, VINYL SIDING, DETACHED OVER SIZED 2-CAR GARAGE, CONVENIENT TO BUS LINES, HIGHWAY, AND SCHOOLS. DON'T MISS THIS ONE.

### Agt Rmks:

### LISTING OFFICE INFORMATION

**Show** Please Call Office

**LA/ID** Magdy Youssef / YOUSSEM

**Other/Ph** 860-682-2095

**E-Mail** youssefm@raveisre.com

**Team Agt:**

**List Date** 08/03/11

**Photo Serv**

**Ofc Rmks**

**Ofc/Ph** 860-633-0111 x 0

**Seller Concess**

**Net** Yes

**Team Agt:**

**Exp Date**

**Bybkr** 2.50 %

**Dual/VarNo**

William Raveis Real Estate

**Type** ER **Short Sale** N

**Ofc/Fax** 860-657-2039

**Brk Exch** Y

**Owner**

### 2-4 UNITS

### INCLUDED

Unit	ApxSqFt	#Rm	#Bd	Bth Fll/Hlf	Rent	Status	Appliances Included	Elec	Heat	HtWtr
1:	1,716	6	3	1/ 1	\$ 0	OWNER	DRYER/ WASHR/ REFRG/ OVRNG	N	N	N
2:	1,530	3	1	1	\$ 0	MONTH	WASHR/ REFRG/ OVRNG/ DRYER	N	N	N
3:										
4:										

### 5 OR MORE UNITS

#Units Eff	Monthly Range	#Units 1Bd	Monthly Range	#Units 2Bd	Monthly Range	#Units 3Bd	Monthly Range
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### GENERAL INFORMATION

<b>Apx SqFt</b>	1,716 / TOWN	<b>Interior</b>	SMOKE	<b># Stories</b>	2.0
<b>Style/Color</b>	2SIDES	<b>Storage</b>	INDV	<b>Convtrtd</b>	N <b>Approved</b>
<b>Foundation</b>		<b>Siding</b>	VINYL	<b>Laundry</b>	UNIT1, UNIT2
<b>Basement</b>	CCTFL / UFIN	<b>Attic</b>	PULLDN	<b>In/Ex Cnd</b>	UPDATED/ UPDATED
<b>Garage Spcs</b>	2	<b>Parking</b>	4 / OFFSTR	<b>Driveway</b>	PAVED

### UTILITIES / ENVIRONMENTAL SUBSTANCES

<b>Heating</b>	BASE	<b>Cooling</b>	INDV	<b>Furnace</b>	/ INDV
<b>Fuel</b>	GAS	<b>Hot Wtr</b>	GAS	<b>Energy</b>	FSTRM, MZHET
<b>Water</b>	PUBCT	<b>Sewer</b>	PUBCT	<b>Lien</b>	NEITHER
<b>UFFI</b>	UNKNW	<b>Radon</b>	UNKNW	<b>Asbestos</b>	UNKNW
<b>Insul</b>		<b>Lead</b>	UNKNW		

### MISCELLANEOUS

<b>Conveniences</b>	BUS, HIWAY	<b>Rec Facil</b>		<b>Exterior</b>	OUTBLDG, PATIO, PAVED
<b>Lot Desc</b>	NBRHD, LWOOD	<b>WtrFrt</b>		<b>Cable</b>	Y
<b>Other Fin</b>		<b>Poss</b>	IMMED	<b>Hndcp</b>	

### INVESTMENT INFORMATION

<b>Gross Inc</b>		<b>Rent Incl</b>		<b>Restrict</b>	
<b>Gross Exp</b>		<b>Ownr Cost</b>		<b>Docs Avail</b>	
<b>Assmt</b>	\$ 151,930	<b>Taxes</b>	\$ 5,229	<b>Other Taxes</b>	
<b>Mill Rt</b>	33.82	<b>Tax Phs In</b>	N	<b>Vol/Pg</b>	0 / 0
<b>Dir</b>					

**Contr Date**

**Close Date**

**\* (C)** 2011

**S/Agt ID**

**S/Price**

**Selling Office Code**

**Days On Market**

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