



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

ADOM 105

**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

Exp Date

Team Agt:

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**

**Apx SqFt** 1,716 / TOWN  
**Style/Color** 2SIDES  
**Foundation**  
**Basement** CCTFL / UFIN  
**Garage Spcs** 2

**Interior** SMOKE  
**Storage** INDV  
**Siding** VINYL  
**Attic** PULLDN  
**Parking** 4 / OFFSTR

**# Stories** 2.0  
**Convrtd** N **Approved**  
**Laundry** UNIT1, UNIT2  
**In/Ex Cnd** UPDATED/ UPDATED  
**Driveway** PAVED

**UTILITIES / ENVIRONMENTAL SUBSTANCES**

**Heating** BASE  
**Fuel** GAS  
**Water** PUBCT  
**UFFI** UNKNW  
**Insul**

**Cooling** INDV  
**Hot Wtr** GAS  
**Sewer** PUBCT  
**Radon** UNKNW  
**Lead** UNKNW

**Furnace** / INDV  
**Energy** FSTRM, MZHET  
**Lien** NEITHER  
**Asbestos** UNKNW

**MISCELLANEOUS**

**Conveniences** BUS, HIWAY  
**Lot Desc** NBRHD, LWOOD  
**Other Fin**

**Rec Facil**  
**WtrFrt**  
**Poss** IMMED

**Exterior** OUTBLDG, PATIO, PAVED  
**Cable** Y  
**Hndcp**

**INVESTMENT INFORMATION**

**Gross Inc**  
**Gross Exp**  
**Assmt** \$ 151,930  
**Mill Rt** 33.82  
**Dir**

**Rent Incl**  
**Ownr Cost**  
**Taxes** \$ 5,229  
**Tax Phs In** N

**Restrict**  
**Docs Avail**  
**Other Taxes**  
**Vol/Pg** 0 / 0

Contr Date

S/Agt ID

Selling Office Code

Close Date

S/Price

Days On Market

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