



Address 22 LEO J LN  
 Status CLOSE L/Price \$189,900 ADOM 5  
 Zip Code 06042 ML# G519831  
 Twn/Mkt Area Manchester/Manchester (42) County Hartford  
 Year Bt 1984 /TOWN New Const. N  
 Complex Lydall Woods L/Off OMEG01  
 Model Nantucket Orig LP \$189,900  
 Unit # 87 E/ROW

Elem Buckley Middle Jr High Sr High Manchester

Estate Sale. Immaculate Nantucket Cape. LR/DR combo, FR, Eat in kitchen. Laundry 1st floor. 2 BR, 1.5 BA. Attached garage built in storage. Partial finish WO basement with built in storage. Deck looks to wooded lot.

#### LISTING OFFICE INFORMATION

Show See Agent to Agent Remark Bybkr 2.50 % Dual/Var No  
 LA/ID Mark Cirignano/ CIRIGNAM Ofc/Ph 877-287-4657 Ext: 0 Type EA Short Sale N  
 Other/Ph 978-287-4657 Seller Concess No Ofc/Fax 781-323-4118  
 E-Mail Net/Remarks Yes/Immaculate Cape on quiet cul de sac in Lydall Woods. FV  
 List Date 02/06/09 Owner Christine Haveles Exp Date 02/06/10  
 Photo Serv N Omegalistings.com, Inc  
 Ofc Rmks  
 Agt Rmks THIS IS AN ENTRY ONLY LISTING. THE SELLER IS ARRANGING ALL SHOWINGS AND ANSWERING QUESTIONS. PLEASE CALL CHRISTINE @ 860-649-1435 OR ELIZABETH @ 860-643-6036 OR EMAIL cch0319@cox.net

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living 23X12/LR-DR	MBR 12X14	BATHS--FULL/HALF
Dining N// LR-DR	2Bed 11X14	Lower 0 /0
Kitchen 10X10/ EATIN	3Bed	1st Flr 0 /1
Fam/Den Y/ 17X11	Other	2nd Flr 1 /0
OthRms	Laundry FIRST	3rd Flr
		Elevator N

#### GENERAL INFORMATION & ADDITIONAL FEATURES

Appx Units 160	Convert N	Apx SqFt 1210/ OWNER	#Levels 2.0
Style/Type TOWN, TRAD		Floors CARP, TILE, VINYL	#Rooms 5.0
Basement FWALK		Bsmt Fin PFIN	#Bedrms 2
Attic STORG		Siding VINYL	#Baths 1.1
Garage 1/ ATTCH		Parking 1	Hndcp N
Appl Incl DISHW, DISP, DRYER, OVRNG, R		Mech AUTODR, SMOKE	Pets Y
Int Feat CEILFN		Exterior DECK, PATIO	Cable Y
Amenities		WtrFrt N	Pool N
Misc		Restrict	

#### UTILITIES / ENERGY FEATURES

Heating BASE	Cooling INDV	Heat/Yr \$1000
Fuel GAS	Hot Wtr GAS, OWN	Oil Tank
Water PUBCT	Sewer PUBCT	Energy MZHET
Insul Rmks		

#### OTHER INFORMATION

Assmt \$122,500	DevTyp PAD	Taxes \$3,600	OthrTx
MillRt 0.0	Lse Opt N	TxPhsIn No	
Othr Fin	LL/MO \$0	Mgmt OFF	
HOA/MO \$41	HOA Incl INSUR, MGMT	Mgmt Co G & W	
Poss IMMED		Mgmt Ph 860-282-7377	
UFFI UNKNW	Lead UNKNW		
Radon UNKNW	Asbestos UNKNW	Vol/Pg 1552 / 121	
VTour			
Dir Vernon St to Lydall St to Deer Run Trail. left onto Leo J Lane			

#### COMP INFORMATION

Contr Date 02/11/09	S/Agt ID WADDELLM/Maria Waddell	Selling Office Code RXER01
Close Date 02/27/09	Sales Price \$182,000	Days On Market 6
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