



Address 8 AUGUSTA CIR
 Status CLOSE L/Price \$285,000 ADOM 93
 Zip Code 06067 ML# G532185
 Twn/Mkt Area Rocky Hill/Rocky Hill (13) County Hartford
 Year Bt 1998 /NEW New Const. N
 Complex Highridge L/Off OMEG01
 Model None Orig LP \$295,000
 Unit # 8 E/ROW None

Elem RH Middle RH Jr High RH Sr High RH

Move in condition, Hardwood floors, Ceramic tile, new 25cf fridge, walk in pantry, view of golf course, ready to finish walk out basement, Association takes care of grounds.

LISTING OFFICE INFORMATION

Show See agent to agent remark Bybkr 3.00 % 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 N Ofc/Fax 781-323-4118
 E-Mail info@omegalistings.com Net/Remarks Yes/3BR 2.5 BATH HW EIK LR w/Fpl Form. DR, Master W/W
 List Date 06/13/09 Owner Fred & Mary Smyth Exp Date 06/13/10
 Photo Serv Omegalistings.com, Inc
 Ofc Rmks
 Agt Rmks ENRY ONLY> TO SHOW PLEASE CALL FRED & MARY 860-571-8436, 860-632-0666, 860-638-7024, 860-571-8436 OR EMAIL fsmyth@daintyrubbish.com

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living	16X12/FORM, FP	MBR	16X12/ FBATH, WALKIN	BATHS--FULL/HALF	
Dining	Y/ 13X12/ BAY, FORM	2Bed	11X10	Lower	0 /0
Kitchen	16X12/ EATIN, PNTRY	3Bed	11X12	1st Flr	0 /1
Fam/Den	N/	Other		2nd Flr	2 /0
OthRms		Laundry	BSMT	3rd Flr	0 /0
				Elevator	N

GENERAL INFORMATION & ADDITIONAL FEATURES

Appx Units	78	Convert	N	Apx SqFt	1480/ OWNER	#Levels	3.0
Style/Type	SINGL, TRAD	Floors	CARP, TILE, WOOD			#Rooms	6.0
Basement	FWALK	Bsmt Fin	UFIN			#Bedrms	3
Attic	STORG	Siding	VINYL			#Baths	2.1
Garage	1/ ATTCH	Parking	2/ ASSGN			Hndcp	U
Appl Incl	DISHW, DISP, DRYER, HOOD, MIC	Mech	SMOKE, AUTODR			Pets	Y
Int Feat	FOYER, FP, SLIDER	Exterior	PATIO			Cable	Y
Amenities		WtrFrt	N			Pool	N
Misc	CMBUS, PUBTRSH	Restrict	ALTER, TRAIL				

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	\$156,860	DevTyp	PAD	Taxes	\$3,592	OthrTx	
MillRt	22.9	Lse Opt	N	TxPhsIn	No		
Othr Fin		LL/MO	\$0	Mgmt	OFF		
HOA/MO	\$110	HOA Incl	GRNDS, INSUR, SNOW, TRASH	Mgmt Co	Elite		
Poss	30-60			Mgmt Ph	860-678-8300		
UFFI	UNKNW	Lead	UNKNW				
Radon	UNKNW	Asbestos	UNKNW	Vol/Pg	328 / 1		
VTour							
Dir	Rt3 to cold spring rd right at end onto century hills drive right onto skyview rd left onto red fox R to Augusta						

COMP INFORMATION

Contr Date	09/14/09	S/Agnt ID	REDDYM/Madhu Reddy	Selling Office Code	RAVE03
Close Date	10/29/09	Sales Price	\$265,000	Days On Market	94
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