



5 WESTWOOD RD  
 L/Price \$278,000  
 O/Price: \$288,000  
 Style RANCH  
 #Rms 7.0 Bd/Bth 3/1.1  
 SqFt 1444 /OWNER E/Row #FP 2  
 YrBlt 1952 /TOWN / N SubDv  
 Lot Dim 0X0 Zoning R90  
 EstAcr 0.600  
 Mansfield/Storrs (54)  
 Cnty: TOLLAND Net Y  
 Zip 06268 IDX Y  
 Status CLOSE LseOpt N  
 Owner Wesley & Deborah Marshall

Elem: Southeast Middle: Mansfield JrHigh: Sr High: EO Smith

0.5 miles from UConn, this mid-century modern 3 BR, 1.5 bath home on a quiet residential street features an open floor plan, 2 fireplaces, and 2 car-garage fully updated with all hardwood & tile floors, new windows, a finished basement, and a treehouse.

Agmt Rmks: ENTRY ONLY> Please Call Owner with ALL Q'S AND SHOWINGS Wesley & Deborah 860-553-6643, 203-715-4548 or email [5westwoodroad@gmail.com](mailto:5westwoodroad@gmail.com)

Pot. Short Sale:

Office OMEG01 / Omegalistings.com, Inc O/Ph 877-287-4657 Ext: 0 Bybkr 2.50 %  
 LA/ID Mark Cirignano/ CIRIGNAM O/Fax 781-323-4118 Type EA/EO Dual/VarN  
 E-Mail Othr/Ph 877-287-4657 L/Date 07/08/09  
 Team Agt: E/Date 07/08/10  
 Team Agt: Show See Agent to Agent Remark

Living	18X16 ,BAY ,FP	MBR	14X11 ,HBATH	Baths----	Full/Half	Handicap
Dining	Y 13X9	2Bed	13X11	Lower	1 /1	Cable Y
Kitchen	14X10 ,PNTRY ,REMOD	3Bed	10X10	1st Flr		Adult 55+ N
Fam/Den	Y 10X9, BOOK	4Bed		2nd Flr		Seasnl N
Lndry Loc	LOWER	In-law		3rd Flr		

Levels	1.0	Fndatn		<u>Environmental Substances</u>	
Basement	FWALK ,FFIN	Exterior	WOOD	UFFI	UNKNW
Garage	2 /TANDM	Int Feat	OPENFL	Lead	UNKNW
Floors	SLATE ,TILE ,WOOD	Ext Feat	FENCE ,STONEWL	Asbestos	UNKNW
Attic	NONE	Mechan	AUTODR ,HUMID ,SMOKE	Radon	UNKNW
Add'IRms	WKSHP	Misc		Lot Desc	LWOOD ,NBRHD
Appl Incl	DISHW,DISP,HOOD,OVRNG ,REFI	Drvway	ASPH	WtrFr	
Deck		Pool	N		
		Porch			

Heating	WAIR	Cooling	INDV	Energy	FSCRN, THERM
Fuel	OIL	Hot Wtr	ELEC, OWN		
Water	PUBCT	Sewer	PUBCT	Oil Tank	ABGRND
Amps		Lien	NEITHER	Ann Cost	
Insul Rmks					

Assmt	\$240,900	Taxes	\$6,193	Phs In:	N	Othr Taxes		OthrFin	
MillRt	25.71	PUD	N	Poss	NEGOT	Vol/Pg	0 / 0	Seller Concess	N
VT									

From Storrs Rd (195), head on South Eagleville Rd (275) and take 2nd right onto Westwood. 5 Westwood is the first house on the left.

Comp Information

Contr Date	08/11/09	S/Agt ID	NONMEMR /Non Member	Selling Office Code	CTMLS01
Close Date	08/28/09	Sale Price	\$259,000		DOM 35