



71 MECHANIC ST
 L/Price \$144,900
 O/Price: \$149,900
 Style RANCH, Blue
 #Rms 4.0 Bd/Bth 2/1.0
 SqFt 832 /OWNER
 YrBlt 1954 /TOWN / N
 Lot Dim 59X95
 EstAcr 0.130

Griswold/Griswold (74)
 Cnty: NEWLONDON Net Y
 Zip 06351 IDX Y
 Status CLOSE LseOpt N
 Owner Kurt Steiger
 E/Row none noted #FP 0
 SubDv
 Zoning

Elem: Griswold Middle: Griswold JrHigh: Sr High: Griswold

Cottage charm w/ waterview, Quiet neighborhood, New kitchen & bath, refinished hardwood flrs, New windows. Freshly painted & ready to close. Garage, fenced yard, large finished bsmt (not included in sqft) 200sqft patio for entertaining. Nice landscaping

Agmt Rmks: ENTRY ONLY> TO SHOW PLEASE CALL KURT 860-608-8317 OR EMAIL kjsteiger@netzero.net

Pot. Short Sale: N

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 info@omegalistings.com Othr/Ph 877-287-4657 L/Date 07/15/09
 Team Agt: E/Date 07/15/10
 Team Agt: Show See agent to agent remrks

Living	,LR-DR	MBR	Baths----	Full/Half	Handicap	N
Dining	N	2Bed	Lower		Cable	Y
Kitchen		3Bed	1st Flr	1	Adult 55+	N
Fam/Den	Y 12X28, LOWER	4Bed	2nd Flr		Seasnl	N
Lndry Loc	LOWER	In-law	3rd Flr			

Levels	1.0	Fndatn	<u>Environmental Substances</u>		
Basement	CCTFL ,FFIN	Exterior	CLAP	UFFI	UNKNW
Garage	1 /DETCH	Int Feat		Lead	UNKNW
Floors	VINYL ,WOOD	Ext Feat		Asbestos	UNKNW
Attic	HATCH	Mechan		Radon	UNKNW
Add'IRms		Misc		Lot Desc	VIEW
Appl Incl	OVRNG,REFRG	Drvway	ASPH	WtrFr	N ,VIEW
Deck	12X20 ,PATIO	Pool	N		
		Porch			

Heating	BASE ,RADTR	Cooling	NONE	Energy	THERM
Fuel	OIL	Hot Wtr	OIL		
Water	PUBAV	Sewer	PUBCT	Oil Tank	ABGRND
Amps	100	Lien	NEITHER	Ann Cost	
Insul Rmks					

Assmt \$104,090 Taxes \$1,743 Phs In: N Othr Taxes 260 OthrFin
 MillRt 16.75 PUD N Poss NEGOT Vol/Pg 317 / 421 Seller Concess
 VT

Route 12 north, left onto Greene, left at bottom of hill onto Mechanic Street. Blue house on left

Comp Information

Contr Date 12/16/09 S/Agt ID ECUNNINGM /MICHAEL CUNNINGHAM Selling Office Code RAVEIS00
 Close Date 02/01/10 Sale Price \$138,000 DOM 155