



**101 COURT**  
**L/Price** \$135,000  
**Status** ACT  
**Style** COL  
**#Rms** 7.0  
**Bd/Bth** 3/1.1  
**YrBlt** 1920 / N  
**Lot Dim** 00X00  
**EstAcr**

**MLS#: N280128**  
**W Haven/W Haven (110)**  
**OP** \$139,000 **ADOM** 40  
**Zip** 06516 **Net** Y  
**Cnty** NEWHAVEN **Pic** 6  
**Owner** **IDX** Y  
**SqFt** 1270 /TOWN  
**E/ROW**  
**SD**  
**Zoning** **LseOpt** N

**Elem** clb **Middle:** **Jr High:** **Sr High:** clb

Older colonial needs some TLC-has good sized rooms-and inground pool-of which condition is not known-sold as is-bank-property-pregual letter needed at time of contract

**Office** CBRB31 / Coldwell Banker Res Brokerage

**LA/ID** Kathleen Croteau/ CROTEAKA

**E-Mail** kathy.croteau@cbmoves.com

**Show** log in thru mls

**Team Agt:**

**Offc Rmks:**

**Agt Rmks:**

**O/Ph** 203-239-2553 Ext: 115

**Bybkr** 3.00 %

**O/Fax** 203-234-8470

**Othr/Ph**

**Type** ER/NA

**Dual/Vai** N

**L/Date** 07/17/08

**E/Date**

**Team Agt:**

**Photo Serv**

		<u>APPROXIMATE ROOM SIZES AND DESCRIPTIONS</u>	<u>BATHS----FULL/HALF</u>
<b>Living</b>		<b>MBR</b>	<b>Lower</b>
<b>Dining</b>	Y	<b>2Bed</b>	<b>1st Flr</b>
<b>Kitchen</b>		<b>3Bed</b>	<b>2nd Flr</b>
<b>Fam/Den</b>	N	<b>4Bed</b>	<b>3rd Flr</b>

GENERAL INFORMATION

<b>Levels</b>	2.0	<b>Fndatn</b>	<b>#FP</b>	0	<b>Seasnl</b>	N
<b>Basement</b>	FULL	<b>Exterior</b>	ALUM	<b>Handicap</b>		
<b>Garage</b>	0	<b>Seasnl</b>	N	<b>Adult 55+</b>	N	
<b>Floors</b>		<b>Int Feat</b>		<u>Environmental Substances</u>		
<b>Attic</b>	NONE	<b>Ext Feat</b>		<b>UFFI</b>	UNKNW	
<b>Add'lRms</b>		<b>Mechan</b>		<b>Lead</b>	UNKNW	
<b>Lndry Loc</b>	LOWER	<b>Misc</b>		<b>Asbestos</b>	UNKNW	
<b>Appl Incl</b>		<b>In-law</b>		<b>Radon</b>	UNKNW	
<b>Deck</b>		<b>Drvrwy</b>	ASPH	<b>Pool</b>	Y,INGRD	
<b>Porch</b>		<b>Lot Desc</b>		<b>PUD</b>	N	
		<b>WtrFr</b>				

UTILITIES / ENERGY FEATURES

<b>Heating</b>	WAIR	<b>Cooling</b>	NONE	<b>Oil Tank</b>	ABGRND
<b>Fuel</b>	OIL	<b>Hot Wtr</b>	OIL, OWN	<b>Cable</b>	N
<b>Water</b>	PUBCT	<b>Sewer</b>	PUBCT	<b>Lien</b>	NEITHER
<b>Amps</b>		<b>Energy</b>	NONE	<b>Ann Cost</b>	

**Insul Rmks**

OTHER INFORMATION

<b>Assmt</b>	\$136,990	<b>Taxes</b>	\$0	<b>Othr Taxes</b>		<b>Seller Concess</b>
<b>MillRt</b>	0.0	<b>Tax Phs In:</b>	Y	<b>Poss</b>	NEGOT	<b>Vol/Pg</b>
<b>Othr Fin</b>		<b>VT</b>				

Campbell Ave to Washington to Court

COMP INFORMATION

<b>Contr Date</b>		<b>S/Agt ID</b>		<b>S/Concession</b>		<b>Selling Office Code</b>	
<b>Close Date</b>		<b>Sale Price</b>				<b>DOM</b>	