

Cross Property Client Full



Client Full Listing Report

35 Abbott Avenue, Ridgefield, CT 06877

County: **Fairfield** Neighborhood: **Village Center**
MLS#: **170019851**
Single Family For Sale

Status: **Active**
Last Update:
Days On Market: **1**

List Price: **\$529,000**
Orig. List Price: **\$529,000**
Current \$Per SqFt: **\$220.42**



Recent: **10/03/2017 : NEW**

Walkscore is: - - 69

Very Walkable - Most errands can be accomplished on foot.

Residential Property Information

Potential Short Sale: **No** Short Sale Comments:

Style: **Colonial** Total Rooms: **12** Bedrooms: **4** Bathrooms: **3 Full** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **2,400**; total **2,400** Fireplaces:
Public records lists total living area as **1,992** Sq.Ft. and gross basement area as **1,200** Sq.Ft.
New Construction: **No** Year Built: **1910 (Public Records)** Color: **White**
Dir. Waterfront: **No** Acres: **0.17 (Public Records)** Zoning: **R-75**
Property Tax: **\$9,185** Mil Rate: **26.69** Assessed Value: **\$337,560** Tax Year: **July 2017-June 2018**

Room Descriptions

Room	Level	Apx. Size	Features
Kitchen	Main		
Dining Room	Main		
Living Room	Main		
Bedroom	Main		
Bedroom	Main		
Bedroom	Main		
Family Room	Main		
Eat-In Kitchen	Upper		
Living Room	Upper		
Bedroom	Upper		
Additional Rooms: Laundry Room, Mud Room, Workshop			

Laundry Location: **Lower Level** Has In-Law Apart: **Yes/Separate Entry**

Features

Appliances Incl.: **Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer**
Home Automation:
Attic: **Has Attic - Access Via Hatch**
Basement Desc.: **Full, Partially Finished, Interior Access, Walk-out, Liveable Space, Storage**
Exterior Siding: **Vinyl Siding** Color: **White**
Exterior Features: **Deck, Porch, Sidewalk**
Construction Info.: **Frame** Foundation: **Stone** Roof: **Asphalt Shingle**
Garage & Parking: **Paved** Driveway Type: **Private, Paved, Asphalt**
Swimming Pool: **No Pool**
Lot Description: **Level Lot**
In Flood Zone: **No** Has Flood Elevation Certificate: **No**
Assoc. Amenities: **Golf Course, Health Club, Medical Facilities, Park, Tennis Courts**
Nearby Amenities: **Commuter Bus, Golf Course, Health Club, Library, Medical Facilities, Park, Public Transportation, Shopping/Mall**

Home Owners Association Information

Home Owner's Association: **No** Association Fee:
Association Fee Provides:

Utility Information

Hot Water System: **40 Gallon Tank** Est. Annual Heating Cost:
Heat Type: **Baseboard, Heat Pump, Zoned**, Fueled By: **Oil** Fuel Tank Location: **In Basement**
Cooling: **Central Air, Zoned** Radon Mitigation: Air **No**, Water **No**
Water & Sewer Service: **Public Water Connected**, Sewage System: **Public Sewer In Street**
Annual Sewer Usage Fee: **\$800** Sewer Assessment Info:

School Information

Elem: **Veterans Park**

Interm:

Middle: **East Ridge**

High: **Ridgefield**

Public Remarks

It's a Double Pleasure..a Village Home for Your Family and Income Too! First Apartment has Three Bedrooms, Two Full Baths, Dining Room, Living Room and Walk-out Family Room on Lower Level plus an Extra Room that would make a Great Home Office or Workshop. Second Apartment, Sunny and Bright with Private Entrance Located on Side of Home has One Bedroom, One Full Bath, Large Living Room and Great Closet Space. Shared Laundry Area in Lower Level, Separate Utilities, Paved Driveway can Accommodate Four Cars. Large Front Deck Surrounded by Pretty Shrubbery, Lush Lawn and New Blue Stone Walkway. Home Located on Desirable Abbott Ave that has Sidewalks and is Located Just Two Blocks to the Village. Great Home for the Smart Buyer.

Marketing History

Current List Price: \$529,000	Last Updated: 10/03/17	Off Market Date:	DOM: 1
Previous List Price: \$529,000	Entered in MLS: 10/03/17	Bank Owned: No	CDOM: 151
Original List Price: \$529,000	Listing Date: 10/03/17		

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