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44 Cerretta St. , Unit# APT 11, Stamford, Connecticut 06907

\$402,000



Active	2 Beds	1/1 Baths	1,440 SqFt	Built 1973
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Condominium For Sale

DOM / CDOM: 2 / 2

Listing ID: 24000393

County: Fairfield

Parcel ID: 336203

Neighborhood: Springdale

Property Information:

Complex Name: Spring Brook Terrace

Public Open House Schedule

03/03/2024 from 12:00 PM to 02:00 PM

Overview

Terrific opportunity to own a light and bright townhouse in a charming neighborhood with water views in a quiet and private section of Springdale. Functional galley kitchen offers cherry cabinets, durable quartz countertops, updated stainless appliances and room for casual dining. Combined Living/Dining with hardwood floors overlooks Noroton River with sliders to private rear terrace. Upper level provides 2 large bedrooms with ample closets and full bath. Heated space on lower level provides separate entrance, can be your home office, gym or game room along with washer and dryer. Under-unit private garage with low-maintenance epoxy floor. Additional assigned parking in front. INCREDIBLY walkable location: stroll to shops, schools, dining, library, playground, public transportation, and just minutes to downtown and Merritt Pkwy.

Fully transferable flood insurance policy when title passes. Current premium is \$719/year.

Property Information

Style:	Townhouse	Restrictions:	
Color:	White	Home Warranty:	No
New Construction:	No/Resale	Property Tax / Special District Tax:	\$6,111 /
Year Built / Source:	1973 / Public Records	Assessed Value:	\$245,820
Rooms:	4	Mil Rate:	25.24
Above Grade SqFt:	1,440	Tax Year:	July 2023-June 2024
Public Record Above Grade:	1,440	Elementary School:	Springdale
Below Grade SqFt:		Intermediate School:	Per Board of Ed
Public Record Below Grade:	600	Middle School:	Per Board of Ed
Total SqFt:	1,440	High School:	Per Board of Ed
Zoning:	RM1	Unit is on Level #:	
Pets Allowed / Info:	Yes / Limit 2 dogs, leash req'd, walk off property	Levels in This Unit:	3
		Is End Unit:	No
		Total # of Units in Complex:	36
		Condo Model Name:	Townhouse

Walk Score® : 63 Somewhat Walkable - Some errands can be accomplished on foot

Rooms

Room	Level	Dimensions	Features
Living Room	Main		Combination Liv/Din Rm, Patio/Terrace, Sliders, Hardwood Floor
Dining Room	Main		Hardwood Floor
Eat-In Kitchen	Main		Quartz Counters, Dining Area, Galley, Hardwood Floor
Half Bath	Main		
Primary Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Full Bath	Upper		Full Bath, Tub w/Shower, Tile Floor
Den	Lower		Tile Floor

Features

Additional Rooms:	
Laundry Level / Location:	Lower Level / Lower Level
Has In-Law Apartment / Apartment Access:	No /
Interior Features:	Cable - Pre-wired
Appliances Included:	Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer
# of Fireplaces:	0
Home Automation:	Electric Outlet(s)
Energy Features:	
Solar Contract Details:	
Construction:	Brick
Basement:	Full, Heated, Garage Access, Interior Access, Full With Walk-Out
Foundation:	
Attic / Features:	No /
Handicap Features:	

HOA

Home Owner's Assoc.:	Yes
Association Amenities:	
Association Fee / Frequency:	\$312.82 / Monthly

Utility Information

Heat Type / Fuel:	Hot Air / Electric
Fuel Tank Location:	
Est. Annual Heating Cost:	
Cooling:	Wall Unit
Hot Water System:	Electric, 65 Gallon Tank

Listing Information

Directions:	As per GPS
Sign:	Yes

Marketing History

List Price:	\$402,000
Previous List Price:	\$402,000
Original List Price:	\$402,000
Price Last Updated:	
List Price as % of Assessed Value:	164%

Garage(# of Cars):	1
Garages/Parking:	Attached Garage, Under House Garage, Assigned Parking , 2 Total Spaces
Driveway Type:	
Exterior Features:	Deck
Exterior Siding:	Shingle
Swimming Pool / Features:	No /
Waterfront / Description:	No /
Lot Description:	
In Flood Zone:	Yes
Elevation Certificate:	No
Nearby Amenities:	Golf Course, Health Club, Library, Playground/Tot Lot, Public Transportation, Walk to Bus Lines

Association Fee Provides:	Grounds Maintenance, Trash Pickup, Snow Removal, Property Management, Road Maintenance
Special Assessments / Details:	No /

Water Service:	Public Water Connected
Sewer Service:	Public Sewer Connected
Annual Sewer Fee / Assessment Info:	/
Air Radon Mitigation System:	No
Water Radon Mitigation System:	No

Acceptable Financing:	
Date Available:	Negotiable
Potential Short Sale / Comments:	No /
The following items are not included in this sale:	

Entered in MLS:	02/29/2024
Listing Contract Date:	02/29/2024
Listing Last Updated:	02/29/2024
Sale Financing:	

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