82 Cianci Drive, Southington, CT 06489 $443,000



Active	3 Beds	2/0 Baths	1,314 SqFt	Acres 1.30

Single Family For Sale	
Listing ID:	24148621
Parcel ID:	732312

DOM / CDOM:	5 / 5
County:	Hartford
Neighborhood:	N/A
Property Information:	
Subdivision:	

Public Open House Details

Open House Schedule:

05/22/2026 from 04:00 PM to 06:00 PM Repeat

05/24/2026 from 11:00 AM to 01:00 PM Repeat

Overview

Set on a level 1.3 acre lot in a quiet Southington neighborhood, this thoughtfully updated ranch offers the ease of one level living with the bonus of a fully finished lower level. The main living area is filled with natural light and anchored by a spacious living room featuring hardwood floors and a fireplace. The eat in kitchen is both functional and inviting with granite counters, ample cabinetry, and a seamless flow for everyday living and entertaining. Three well proportioned bedrooms all feature hardwood flooring, while the main bath is finished with clean, modern touches. The lower level expands the home in a big way with a fully finished layout that includes a full bath and an expansive recreation space ideal for a media room, gym, or flexible living area. Additional highlights include central air, an attached two car garage, and a private paved driveway with generous parking. The lightly wooded setting offers a balance of open yard and privacy, creating a comfortable outdoor environment with room to enjoy. A solid, well maintained home that delivers space, flexibility, and a setting that is hard to replicate.

Property Information

Style:	Ranch
Color:	
New Construction:	No/Resale
Year Built / Source:	1959 / Public Records
Rooms:	6
Above Grade SqFt:	1,314
Public Record Above Grade:	1,314
Below Grade SqFt:	
Public Record Below Grade:	1,154
Total SqFt:	1,314
Zoning:	R-20/2

Restrictions:	
Home Warranty:	No
Property Tax / Special District Tax:	$5,856 /
Assessed Value:	$176,320
Mil Rate:	33.21
Tax Year:	July 2025-June 2026
Elementary School:	Rueben E. Thalberg
Intermediate School:	
Middle School:	Depaolo
High School:	Southington

Walk Score® : 8 Car-Dependent - Almost all errands require a car

Rooms

Room	Level	Dimensions	Features
Eat-In Kitchen	Main	16.1 X 14.2	9 ft+ Ceilings, Granite Counters, Dining Area, Eating Space, Tile Floor
Living Room	Main	22.7 X 14.2	9 ft+ Ceilings, Fireplace, Hardwood Floor
Primary Bedroom	Main	14.4 X 14.6	9 ft+ Ceilings, Hardwood Floor
Bedroom	Main	10.7 X 10.11	9 ft+ Ceilings, Hardwood Floor
Bedroom	Main	10.11 X 9.11	9 ft+ Ceilings, Hardwood Floor
Full Bath	Main	7.4 X 7.1	9 ft+ Ceilings, Quartz Counters, Tub w/Shower, Tile Floor
Full Bath	Lower	10.3 X 12.9	9 ft+ Ceilings, Tub w/Shower, Tile Floor
Rec/Play Room	Lower	29.1 X 29	9 ft+ Ceilings, Tile Floor

Features

Additional Rooms:	
Laundry Level / Location:	/
Has In-Law Apartment / Apartment Access:	/
Interior Features:	
Appliances Included:	Refrigerator, Oven/Range, Microwave, Dishwasher, Dryer
# of Fireplaces:	1
Home Automation:	
Energy Features:	
Solar Contract Details:	
Construction:	Frame
Basement:	Full, Fully Finished
Foundation:	Concrete
Attic / Features:	Yes / Access Via Hatch
Handicap Features:	

Roof:	Asphalt Shingle, Gable
Garage(# of Cars):	2
Garage Type:	Attached Garage
Parking Total Spaces:	6
Parking Space Detail:	Driveway
Driveway Type:	Private, Paved
Exterior Features:	
Exterior Siding:	Stone, Stucco
Acres / Source:	1.30 / Public Records
Swimming Pool / Features:	No /
Waterfront / Description:	No / Not Applicable
Lot Description:	Lightly Wooded, Level Lot
In Flood Zone:	
Nearby Amenities:	

Utility Information

Heat Type / Fuel:	Baseboard / Oil
Fuel Tank Location:	In Basement
Est. Annual Heating Cost:	
Cooling:	Central Air
Hot Water System:	Electric, Tank Size Unknown

Water Service:	Public Water Connected
Sewer Service:	Septic
Annual Sewer Fee / Assessment Info:	/
Air Radon Mitigation System:	
Water Radon Mitigation System:	

Listing Information

Directions:	Flanders st to Sun Valley to Cianci
Sign:	Yes

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

Marketing History

List Price:	$443,000
Previous List Price:	$443,000
Original List Price:	$443,000
Price Last Updated:	
List Price as % of Assessed Value:	250%

Entered in MLS:	05/14/2026
Contract Effective Date:	
Start Marketing Date:	05/14/2026
Listing Last Updated:	05/15/2026
Sale Financing:	

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