3-5 Willoughby Street, Bristol, CT 06010 **$265,000**



Coming Soon	4 Beds	2/0 Baths	1,248 SqFt	Acres 0.10

Two Family For Sale

Listing ID:	24114174
Parcel ID:	470549
Expected Active Date:	08/15/2025

DOM / CDOM:	/
County:	Hartford
Neighborhood:	Chippens Hill
Property Information:	
Subdivision:	

Public Open House Details

Open House Schedule:

08/17/2025 from 12:00 PM to 02:00 PM First

Overview

Step right into the world of investing with this fully-leased, two-family home in Bristol. Located on a corner lot with each unit featuring 2 bedrooms and 1 bath. The first floor offers a walk-in tub, newer cabinets, a central vac unit, and an enclosed front porch that's perfect for mornings with coffee. The second floor has skylights to bring in the natural light and create a more open space. Tenants love the separate driveways that make this multi-family feel like two single-family homes! Looking to live in one unit and rent the other? The upstairs lease is up this November, allowing you the flexibility to make this property perfect for all of your real estate needs. Lots of improvements including a new roof in 2020, new gas boiler in 2018, and a new gas water heater in 2016. Electrical is a breeze with separate meters for each unit. With vinyl siding, a shed for extra storage, and a yard to enjoy the outdoors, this is one you won't want to miss. Professional Photos Coming Soon!

To be sold in "as is" condition.

Property Information

Style:	**Units on different Floors**	Restrictions:	
Color:	**Green**	Home Warranty:	
New Construction:	**No/Resale**	Property Tax / Special District Tax:	**$4,690 /**
Year Built / Source:	**1920 / Public Records**	Assessed Value:	**$138,950**
Total Rooms:	**8**	Mil Rate:	**33.75**
Above Grade SqFt:	**1,248**	Tax Year:	**July 2025-June 2026**
Public Record Above Grade:	**1,248**	Elementary School:	**Per Board of Ed**
Below Grade SqFt:		Intermediate School:	
Public Record Below Grade:	**624**	Middle School:	
Total SqFt:	**1,248**	High School:	**Per Board of Ed**
Zoning:	**R-15/R**		

Walk Score® : 51 Somewhat Walkable - Some errands can be accomplished on foot

Units

Unit	SqFt	Rooms	Beds	Full Baths	Half Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1		4	2	1		$1,400	Leased	11/01/2025	Tenant	
2		4	2	1		$1,475	Leased	04/01/2026	Tenant	

Features

Laundry Level / Location:	**/**
# of Fireplaces:	**0**
Home Automation:	
Energy Features:	
Solar Contract Details:	
Construction:	**Frame**
Basement:	**Full, Unfinished, Walk-out**
Foundation:	**Concrete**
Attic / Features:	**Yes / Access Via Hatch**
Roof:	**Asphalt Shingle**
Garage(# of Cars):	
Garage Type:	
Parking Total Spaces:	
Parking Space Detail:	
Driveway Type:	
Exterior Features:	
Exterior Siding:	**Vinyl Siding**
Acres / Source:	**0.10 / Public Records**
Swimming Pool / Features:	**No /**
Waterfront / Description:	**No / Not Applicable**
Lot Description:	**Corner Lot, Level Lot**
In Flood Zone:	
Nearby Amenities:	**Library, Medical Facilities, Playground/Tot Lot, Public Rec Facilities, Public Transportation, Shopping/Mall**

Utility Information

Heat Type / Fuel:	**Hot Water / Natural Gas**
Fuel Tank Location:	
Est. Annual Heating Cost:	
Cooling:	**None**
Hot Water System:	**Natural Gas, 40 Gallon Tank**
Water Service:	**Public Water Connected**
Sewer Service:	**Public Sewer Connected**
Annual Sewer Fee / Assessment Info:	**/**
Air Radon Mitigation System:	
Water Radon Mitigation System:	

Listing Information

Directions:	**Burlington Ave to Cypress St to Willoughby, corner property.**
Sign:	**Yes**
Acceptable Financing:	
Date Available:	**Negotiable**
Potential Short Sale / Comments:	**No /**
The following items are not included in this sale:	
Gross Income:	
Gross Operating Exp:	
Net Income:	

Marketing History

List Price:	**$265,000**
Previous List Price:	**$265,000**
Original List Price:	**$265,000**
Price Last Updated:	
List Price as % of Assessed Value:	**191%**
Entered in MLS:	**08/09/2025**
Listing Contract Date:	**08/09/2025**
Listing Last Updated:	**08/09/2025**
Expected Active Date:	**08/15/2025**
Sale Financing:	

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