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Listing

6 Riverside Road, Newtown, CT 06482

Status: **Active**
 County: **Fairfield** Neighborhood: **Sandy Hook**
 MLS#: **170395215**
Single Family For Sale

Tax Parcel#: **208561** List Price: **\$400,000**
 Last Update: **06/22/2021** Orig. List Price: **\$400,000**
 Days On Market: **7**



Recent: **06/22/2021 : NEW**

Walkscore is: - - 37

Car-Dependent - A few amenities within walking distance.

Residential Property Information

Potential Short Sale: **No**

Style: **Cape Cod** Total Rooms: **8** Bedrooms: **4** Bathrooms: **2 Full** Home Warranty Offered: **No**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **1,644**; total **1,644** Fireplaces:
 Public records lists total living Sq.Ft. of **1,644** and has no gross basement area information.
 New Construction: **No/Resale** Year Built: **1813 (Public Records)**
 Dir. Waterfront: **No** Acres: **1.00 (Public Records)** Zoning: **R-1**
 Property Tax: **\$6,157** Mil Rate: **34.76** Assessed Value: **\$177,140** Tax Year: **July 2020-June 2021**

Room Descriptions

Room	Level	Apx. Size	Features
Kitchen	Main	14 x 13	
Living Room	Main	19 x 10	
Family Room	Main	19 x 10	
Dining Room	Main	11 x 10	
Master Bedroom	Main	18 x 12	
Bedroom	Upper	17 x 8	
Bedroom	Upper	14 x 8	
Bedroom	Upper	11 x 10	

Laundry Location:

Features

Appliances Incl.: **Oven/Range, Refrigerator, Dishwasher**
 Home Automation:
 Attic: **No Attic**
 Basement Desc.: **Partial, Crawl Space**
 Exterior Siding: **Vinyl Siding**
 Exterior Features: **Deck**
 Construction Info.: **Frame** Foundation: **Masonry** Roof: **Asphalt Shingle**
 Garage & Parking: **1 Car, Detached Garage, Paved** Driveway Type: **Private, Paved**
 Swimming Pool: **No Pool**
 Lot Description: **Dry, Level Lot**
 Nearby Amenities: **Basketball Court, Golf Course, Health Club, Lake, Park, Public Rec Facilities, Shopping/Mall**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Special Assoc. Assessments: **No**

Utility Information

Hot Water System: **Domestic** Est. Annual Heating Cost:
 Heat Type: **Hot Air, Fueled By: Oil** Fuel Tank Location: **Above Ground**
 Cooling: **None**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

School Information

Elem: **Sandy Hook** Interm: **Reed** Middle: **Newtown** High: **Newtown**

Public Remarks

Great neighborhood, close to schools, I84 and shopping. Selling in "AS IS" condition. Appliances in "AS IS" condition. Nice center of town road within walking distance to restaurants and stores. Lots of potential for the creative mind looking to remodel or rehab. This property needs work and is being sold "AS IS". This is a great opportunity for an investor or owner occupant. THIS PROPERTY HAS GREAT COMMERCIAL OPPORTUNITIES.

Call Listing agent for more details about this property with commercial opportunities.

Marketing History

Current List Price: \$400,000	Last Updated: 06/22/21	DOM: 7
Previous List Price: \$400,000	Entered in MLS: 06/22/21	CDOM: 7
Original List Price: \$400,000	Listing Date: 06/22/21	Expiration Date: 12/31/21

Showing & Contact Information

Showing Inst: Must use Showing Time Agent will gladly meet and discuss details. Call or text Bill at 203-948-0428	Date Available: Negotiable	Bank Owned: No
Lockbox: None/	Owners Phone:	Occupied By:
Owner: Of Record	From I-84 exit 10 onto Church Hill Rd into Sandy Hook. Location begins at light / intersection on the right.	

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
Buyer's Agent Comp.: 2.5% of sale price		

Listing Distribution Authorizations

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Listing Agent/Broker Information

List Agent: William Piccirillo (19821) Lic.#: RES.0797071	Phone: (203) 948-0428
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Website:	

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