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Cindy Curtis, CRB, CRS  
 Broker  
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www.cindycurtisrealestate.com



<b>Price:</b>	<b>\$580,000</b>	
<b>Address:</b>	31 Coddington Wharf	
<b>Township:</b>	Newport	
<b>School District:</b>	Newport	
<b>Assessment:</b>	\$689,800	
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Total Rooms:</b>	5	<b>Pole#:</b>
<b>RE Taxes</b>	\$6,595	<b>FD Taxes:</b> 0
<b>Plat:</b>	32	<b>Lot:</b> 221
<b>Land sq ft:</b>	0	<b>Acreage:</b> 1
<b>Frontage:</b>	<b>Depth:</b>	
<b>Waterfront:</b> Yes	<b>Waterview:</b> winter	
<b>Water Access:</b> Yes	<b>River:</b>	
<b>Water:</b> Town	<b>Sewerage:</b> Town	
<b>Year Built:</b> 1985	<b>Driveway:</b> Paved	
<b>Condo Fees:</b> \$853/mo	<b>Asoc. Fees:</b> n/a	



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Style:	Floors:	Rooms	1st Floor	2nd Floor	3rd Floor	Basement
Condo	Cer/hw/ww	LR		15x26		
Roof: Asphalt	Fireplace: Marble	DR		8x8		
Color: Grey	Stove: Yes	EIK		11x12		
Siding: Brick/Shingle	Refrig: Yes	Bath		6x9 7x9		
Tot.Sq.Ft: 1,256	D/W: Yes	BR1		14x15		
Strm&Scr: Yes	W/D: Yes	BR2		10x12		
Amps: 200	H/W Tank: Yes	BR3				
Heat: Heat Pump	Heat Cost:	BR4				
Fuel: Electric	Outbldg. No	FR				
Basement: Storage	Garage: Carport/1					

**Important Comments**

All shades included . Large storage closet in level 1 @ door #26. Also storage closet for boat gear in building #3.

Exclusion - Chandelier...drapes, negotiable  
 Deeded 37 linear feet of dock.  
 Up to 50' dock included.

Den					
Porch					
Deck			8x24		
Foyer			18x9		
Laundry					
Pantry					
Pool					

<b>Listing Agent:</b>	Cindy Curtis
<b>Listing Agents Phone:</b>	office 364-7489 cell 742-1622
<b>Contact</b>	Cindy Curtis
<b>Contacts Phone:</b>	
<b>Entry:</b>	Call Agent for door code & keys.

**Directions**

Lower Thames - right on Wellington. Go to end - take right go to end & into parking lot straight ahead.

***I will walk you home.***

MLS#:

**995364**