

4 Battista Road, Manchester, CT 06040

\$349,900



**Coming Soon**

**3  
Beds**

**2/0  
Baths**

**1,296  
SqFt**

**Acres  
0.28**

Single Family For Sale

DOM / CDOM:

Listing ID: 24063831

County: Hartford

Parcel ID: 2423281

Neighborhood: N/A

Expected Active Date: 12/19/2024

Property Information:

Subdivision:

**Overview**

One of the nicest Ranches you can find on a corner lot. Open floor plan, 2 fireplaces, hardwood floors throughout, Kitchen with granite countertops, breakfast bar, huge Pantry and all appliances included. Open to Dining room with a warm pellet stove insert for additional heat. This room can be used for a nice sitting area too. Open to Living room. Walk down the hallway to the 3 bedrooms and full bathroom. Another hallway to the stacked washer/dryer and access to the back door/yard The fenced in backyard has 2- sheds, and a patio to relax on while tending the firepit. Deep 1-car attached garage and a nice 3-season room adds to the usable space. The basement is full with the 2nd full bathroom, fireplace, lots of storage areas, a work room with bench area, sink and more!

**Property Information**

Style:	Ranch	Restrictions:	
Color:		Home Warranty:	No
New Construction:	No/Resale	Property Tax / Special District Tax:	\$5,280 /
Year Built / Source:	1959 / Public Records	Assessed Value:	\$136,500
Rooms:	6	Mil Rate:	38.68
Above Grade SqFt:	1,296	Tax Year:	July 2024-June 2025
Public Record Above Grade:	1,296	Elementary School:	Martin
Below Grade SqFt:		Intermediate School:	
Public Record Below Grade:		Middle School:	
Total SqFt:	1,296	High School:	Manchester
Zoning:	RA		

Walk Score® : 42 Car-Dependent - Most errands require a car

**Rooms**

Room	Level	Dimensions	Features
Living Room	Main	14 X 13	Hardwood Floor
Dining Room	Main	16 X 14	Pellet Stove, Hardwood Floor
Primary Bedroom	Main	13 X 11	Hardwood Floor
Bedroom	Main	11 X 10	Hardwood Floor
Bedroom	Main	10 X 10	Hardwood Floor
Kitchen	Main	12 X 9	Breakfast Bar, Granite Counters, Pantry
Full Bath	Main		
Full Bath	Lower		

## Features

Additional Rooms:	
Laundry Level / Location:	Main Level / Hallway Main Level
Has In-Law Apartment / Apartment Access:	/
Interior Features:	Cable - Available, Open Floor Plan
Appliances Included:	Electric Range, Microwave, Refrigerator, Dishwasher, Washer, Electric Dryer
# of Fireplaces:	2
Home Automation:	
Energy Features:	Thermopane Windows
Solar Contract Details:	
Construction:	Frame
Basement:	Full, Storage, Liveable Space
Foundation:	Concrete
Attic / Features:	Yes / Unfinished, Pull-Down Stairs
Handicap Features:	

## Utility Information

Heat Type / Fuel:	Hot Water / Oil
Fuel Tank Location:	In Basement
Est. Annual Heating Cost:	
Cooling:	Ceiling Fans, Window Unit
Hot Water System:	Electric, 80 Gallon Tank, Upright Tank

## Listing Information

Directions:	Charter Oak St to Virginia, left on Ansaldi right onto Battista Corner Lot.
Sign:	Yes

## Marketing History

List Price:	\$349,900
Previous List Price:	\$349,900
Original List Price:	\$349,900
Price Last Updated:	
List Price as % of Assessed Value:	256%

Roof:	Asphalt Shingle
Garage(# of Cars):	1
Garage Type:	Attached Garage
Parking Total Spaces:	4
Parking Space Detail:	Off Street Parking
Driveway Type:	
Exterior Features:	Porch-Enclosed, Shed, Porch, Gutters, Patio
Exterior Siding:	Wood
Acres / Source:	0.28 / Public Records
Swimming Pool / Features:	No /
Waterfront / Description:	No / Not Applicable
Lot Description:	Fence - Full, Corner Lot, Level Lot, Open Lot
In Flood Zone:	
Nearby Amenities:	Medical Facilities, Park

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

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

Entered in MLS:	12/11/2024
Listing Contract Date:	12/11/2024
Listing Last Updated:	12/11/2024
Expected Active Date:	12/19/2024
Sale Financing:	

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