



**131 Old Boston Post Road, Danbury, CT 06810**

MLS#: **99021767** DOM: **88** Status: **Closed** Closed Price: **\$165,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$190,000**  
 Current \$ Per SqFt: **\$90.86**

School Information

Elem: <b>Mill Ridge</b>	Interm:	Middle: <b>Rogers Park</b>	High: <b>Danbury</b>
Year Built: <b>1952</b>	New Construction: <b>No</b>	Acres: <b>0.38</b>	
Estimated heated: above grade <b>1,816</b> ; total <b>1,816</b>			
Property Tax: <b>\$4,271</b>	Assessed Value: <b>\$190,242</b>	Mil Rate: <b>22.45</b>	
Style: <b>Ranch</b>	Rooms: <b>9</b>	Bedrms: <b>4</b>	Bathrms: <b>2 Full</b> Fireplaces: <b>1</b>

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
<b>Kitchen</b>	<b>Main</b>		
Laundry Location:			
Features			

Appliances Incl.: **Oven/Range, Refrigerator**  
 Attic: **Has Attic - Storage Space** Basement Desc.: **Crawl Space, Partial, Unfinished**  
 Exterior Features: **Patio, Porch, Shed**  
 Garage & Parking: **Off Street Parking**  
 Lot Description: **Corner Lot, Level Lot** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Lake, Seasonal, Walk to Water, Water Community** Swimming Pool: **No Pool**  
 Assoc. Amenities: **Park, Playground/Tot Lot, Tennis Courts**  
 Nearby Amenities: **Park, Playground/Tot Lot, Tennis Courts**

Home Owners Association Information

Home Owner's Association:	<b>Yes</b>	Association Fee: <b>\$3,095</b>	Fee Payable:
Utility Information			

Hot Water System  
 Heat Type: **Hot Air**, Fueled By: **Oil** Est. Annual Heating Cost:  
 Cooling: **Central Air** Fuel Tank Location: **Above Ground**  
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic** Radon Mitigation: Air **Unknown**, Water **Unknown**

Public Remarks

**Desirable Lake Waubeeka within a very easy commute location! Home sits on a large, level corner lot! Lake Community features baseball, basketball, tennis, playground, dog park, community hall. Lake Waubeeka is a pristine lake with two community beaches. Updates include septic, roof and central air conditioning. Motivated sellers.**

Marketing History

Date Listed: <b>03/31/13</b>	Date Closed: <b>08/08/13</b>	Possession Available: <b>immed</b>
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**56 East Starrs Plain Road, Danbury, CT 06810**

MLS#: **99005208** DOM: **35** Status: **Closed**  
 Neighborhood: **Lake Waubeeka**

Closed Price: **\$225,000**  
 List Price: **\$259,900**  
 Current \$Per SqFt: **\$81.73**

**Single Family For Sale**

School Information

Elem: **Per Board of Ed** Interm: **Per Board of Ed** Middle: **Per Board of Ed** High: **Per Board of Ed**

Potential Short Sale: **Yes** Short Sale Comments:  
 Year Built: **1984** New Construction: **No** Acres: **1.93**  
 Estimated heated: above grade **2,753**; total **2,753**  
 Property Tax: **\$6,649** Assessed Value: **\$306,567** Mil Rate: **21.69**

Style: **Cape Cod, Contemporary** Rooms: **9** Bedrms: **3** Bathrms: **3 Full & 1 Half**  
 Fireplaces: **1**

Potential Short Sale: **Yes**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15 x 15	
Dining Room	Main	15 x 12	
Family Room	Lower	24 x 16	
Kitchen	Main	15 x 14	
Master Bedroom	Upper	18 x 16	
Bedroom	Main	14 x 10	
Bedroom	Upper	12 x 10	

Laundry Location:

Features

Appliances Incl.: **Dishwasher, Oven/Range**  
 Attic: **Has Attic** Basement Desc.: **Full, Partially Finished**  
 Exterior Features: **Deck**  
 Garage & Parking: **2 Car, Attached Garage**  
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool:

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System Est. Annual Heating Cost:  
 Heat Type: **Oil** Fuel Tank Location:  
 Cooling: **None**  
 Water & Sewer Service: **Private Well**, Sewage System: **Septic**

Public Remarks

**Post And beam Cont/Cape Great Comute To Rt7 And I84.Country Seting And Privacy On A 1.90 Acre Lot Large Deck With pool Finished Lower Level Short Sale Pending 3RD Party Approval. Sold As Is**

Marketing History

Date Listed: **09/21/12** Date Closed: **03/30/13** Possession Available: **neg**

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**5 Alan Road, Danbury, CT 06810**

MLS#: **99031752** DOM: **50** Status: **Closed** Closed Price: **\$235,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$229,000**  
 Current \$Per SqFt: **\$138.72**

School Information

Elem: <b>Per Board of Ed</b>	Interm:	Middle: <b>Per Board of Ed</b>	High: <b>Per Board of Ed</b>
Year Built: <b>1972</b>	New Construction: <b>No</b>	Acres: <b>0.39</b>	
Estimated heated: above grade <b>1,694</b> ; total <b>1,694</b>			
Property Tax: <b>\$4,961</b>	Assessed Value: <b>\$185,100</b>	Mil Rate: <b>26.8</b>	

Style: **Raised Ranch** Rooms: **7** Bedrms: **3** Bathrms: **2 Full** Fireplaces: **2**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
<b>Living Room</b>	<b>Main</b>	<b>21.5 x 14</b>	<b>Fireplace, Hardwood Floor</b>
<b>Formal Din. Rm.</b>	<b>Main</b>	<b>14 x 9</b>	
<b>Eat-In Kitchen</b>	<b>Main</b>	<b>15 x 1.5</b>	
<b>Bedroom</b>	<b>Main</b>	<b>14 x 12</b>	
<b>Bedroom</b>	<b>Main</b>	<b>16 x 14</b>	
<b>Family Room</b>	<b>Lower</b>	<b>23 x 14</b>	<b>Fireplace</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14 x 13</b>	

Additional Rooms: **Laundry Room**  
 Laundry Location:

Features

Appliances Incl.: **Dryer, Oven/Range, Refrigerator, Washer**  
 Attic: **Has Attic** Basement Desc.: **Crawl Space, Liveable Space, Storage**  
 Exterior Features: **Deck**  
 Garage & Parking: **Assigned**  
 Lot Description: **Level Lot, Sloping Lot** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, Walk to Water, Water Community** Swimming Pool:  
 Assoc. Amenities: **Playground/Tot Lot**  
 Nearby Amenities: **Playground/Tot Lot**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$3,095** Fee Payable:

Utility Information

Hot Water System  
 Heat Type: **Oil** Est. Annual Heating Cost:  
 Cooling: **Central Air** Fuel Tank Location: **In Basement**  
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

**Custom built with attention to detail, great room with stone fireplace, hardwood floors, open plan to dining and large kitchen with loads of cabinets, main level has large front and rear decks, large bedrooms. lower level walk out to large deck, family room with brick fireplace and bedroom and full bath. Plenty of storage and work shop complete this level. Relax and enjoy the babbling brook. a short walk the the beach!**

Marketing History

Date Listed: **06/14/13** Date Closed: **08/30/13** Possession Available: **nego**

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**12 Marion Street, Danbury, CT 06810**

MLS#: **99036234** DOM: **40** Status: **Closed** Closed Price: **\$400,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$419,000**  
 Current \$Per SqFt: **\$189.13**

School Information

Elem: <b>Per Board of Ed</b>	Interm:	Middle: <b>Per Board of Ed</b>	High: <b>Per Board of Ed</b>
Year Built: <b>1962</b>	New Construction: <b>No</b>	Acres: <b>0.24</b>	
Estimated heated: above grade <b>2,115</b> ; total <b>2,115</b>			
Property Tax: <b>\$6,038</b>	Assessed Value: <b>\$268,961</b>	Mil Rate: <b>22.45</b>	

Style: **Chalet** Rooms: **9** Bedrms: **3** Bathrms: **4 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
<b>Great Room</b>	<b>Main</b>	<b>26 x 12</b>	<b>Balcony/Deck, Fireplace, Sliders</b>
<b>Kitchen</b>	<b>Main</b>	<b>12 x 12</b>	
<b>Den</b>	<b>Main</b>	<b>11.5 x 9.5</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11.5 x 9</b>	
<b>Loft</b>	<b>Upper</b>	<b>12 x 12</b>	
<b>MBR Suite</b>	<b>Upper</b>	<b>12.5 x 14</b>	<b>Full Bath, Wall/Wall Carpet, Walk-In Closet</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11 x 10</b>	
<b>Family Room</b>	<b>Lower</b>	<b>26 x 12</b>	<b>Full Bath</b>
Laundry Location:	<b>lower</b>		

Features

Appliances Incl.: <b>Oven/Range</b>	Basement Desc.: <b>Fully Finished, Walk-out</b>
Attic: <b>No Attic</b>	
Garage & Parking: <b>Off Street Parking</b>	
Lot Description: <b>Level Lot, Water View</b>	In Flood Zone:
Waterfront Feat.: <b>Direct Waterfront - Dock or Mooring, Frontage, Lake, View, Direct Waterfront</b>	Swimming Pool: <b>No Pool</b>

Home Owners Association Information

Home Owner's Association: <b>Yes</b>	Association Fee: <b>\$3,100</b>	Fee Payable:
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Utility Information

Hot Water System	Est. Annual Heating Cost:
Heat Type: <b>Oil</b>	Fuel Tank Location: <b>In Basement</b>
Cooling: <b>Central Air</b>	Radon Mitigation: Air <b>No</b> , Water <b>No</b>
Water & Sewer Service: <b>Private Water System</b> , Sewage System: <b>Septic</b>	

Public Remarks

**One of a kind setting direct waterfront with deep water dock, level to water edge, house has been extensively renovated, updated kitchen with granite, great room with fireplace and large dining area the main level offers a bedroom, den and full bath, the upper level offer a large loft, master suite with lake views and updated master bath, second bedroom has full bath. The lower level is partly finished with a large recreation room and a full bath and walks out to the level yard and lovely waterfront. Plenty of storage and a laundry room complete the lower level. Please note house needs additional finish work, painting and a new deck.**

Marketing History

Date Listed: **07/27/13** Date Closed: **10/04/13** Possession Available: **nego**

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