



38 Carol Street, Danbury, CT 06810

MLS#: **99058996** DOM: **137** Status: **Closed**
Single Family For Sale Neighborhood: **Lake Waubeeka**

Closed Price: **\$169,900**
 List Price: **\$169,900**
 Current \$Per SqFt: **\$127.74**
Bank Owned: Yes

School Information

| | | | |
|---|----------------------------------|----------------------------|----------------------|
| Elem: Mill Ridge | Interm: | Middle: Rogers Park | High: Danbury |
| Year Built: 1953 | New Construction: No | Acres: 0.36 | |
| Estimated heated: above grade 1,330 ; total 1,330 | | | |
| Property Tax: \$5,566 | Assessed Value: \$207,700 | Mil Rate: 26.8 | |

Style: **Ranch** Rooms: **6** Bedrms: **3** Bathrms: **2 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|--|--------------|-----------|--|
| Living Room | Main | | Fireplace, Hardwood Floor |
| Dining Room | Main | | Balcony/Deck, Hardwood Floor, Sliders |
| Eat-In Kitchen | Main | | Dining Area, Tile Floor |
| MBR Suite | Main | | Full Bath, Hot Tub, Wall/Wall Carpet |
| Bedroom | Main | | Wall/Wall Carpet |
| Bedroom | Main | | Wall/Wall Carpet |
| Family Room | Lower | | Wall/Wall Carpet |
| Additional Rooms: Foyer, Laundry Room | | | |
| Laundry Location: Basement | | | |

Features

| | |
|--|---|
| Appliances Incl.: Dishwasher, Oven/Range, Refrigerator | Basement Desc.: Fully Finished, Full, Walk-out |
| Attic: No Attic | |
| Exterior Features: Deck, Porch | |
| Garage & Parking: Off Street Parking | |
| Lot Description: Level Lot | In Flood Zone: |
| Waterfront Feat.: Direct Waterfront - Beach, Frontage, Lake, Water Community, Direct Waterfront | Swimming Pool: |
| Assoc. Amenities: Park, Playground/Tot Lot, Tennis Courts | |
| Nearby Amenities: Park, Playground/Tot Lot, Shopping/Mall, Tennis Courts | |

Home Owners Association Information

| | | |
|--------------------------------------|-------------------------------|--------------|
| Home Owner's Association: Yes | Association Fee: \$259 | Fee Payable: |
|--------------------------------------|-------------------------------|--------------|

Utility Information

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

Public Remarks

Your own piece of paradise on Lake Waubeeka! Gorgeous direct waterfront property with long lake views! Offers an open floor plan, EIK kitchen, dining room and breakfast area, living room with fireplace, deck with lake views, master suite with lake views, finished lower level with family room, walk-out to level backyard, oil heat, central air, back yard goes down to water. Community amenities are; 2 beaches, hiking trails, baseball field, basketball and tennis courts. Desirable community and great location for both Southern Fairfield County and NY commuters. Think Spring & Summer! * Multiple Offer Deadline - Oct 09, 2014, 04:12:00 PM (EDT) *****

Marketing History

| | | |
|------------------------------|------------------------------|--|
| Date Listed: 03/29/14 | Date Closed: 10/31/14 | Possession Available: Immediately |
|------------------------------|------------------------------|--|

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116 Carol Street, Danbury, CT 06810

MLS#: **99046138** DOM: **88** Status: **Closed** Closed Price: **\$197,500**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$199,900**
 Current \$Per SqFt: **\$230.19**

School Information

| | | | |
|---|----------------------------------|--------------------------------|----------------------|
| Elem: Per Board of Ed | Interm: Per Board of Ed | Middle: Per Board of Ed | High: Danbury |
| Year Built: 1951 | New Construction: No | Acres: 0.32 | |
| Estimated heated: above grade 858 ; total 858 | | | |
| Property Tax: \$2,801 | Assessed Value: \$104,500 | Mil Rate: 26.8 | |

Style: **Ranch** Rooms: **4** Bedrms: **2** Bathrms: **1 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|-----------------------|-------------|----------------|--|
| Kitchen | Main | 11 x 10 | Balcony/Deck, Granite Counters, Hardwood Floor, Sliders |
| Living Room | Main | 21 x 12 | Fireplace, Hardwood Floor, Vaulted Ceiling |
| Master Bedroom | Main | 14 x 10 | Hardwood Floor |
| Bedroom | Main | 11 x 10 | Hardwood Floor |
| Full Bath | Main | | Tile Floor |

Additional Rooms: **Foyer**
 Laundry Location: **main level**

Features

Appliances Incl.: **Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
 Energy Features: **Thermopane Windows, Ridge Vents**
 Attic: **Has Attic - Floored, Access Via Hatch, Storage Space** Basement Desc.: **Crawl Space, Storage, Unfinished**
 Exterior Features: **Deck, Gutters, Shed**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Level Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Access, Beach Rights, Lake, Walk to Water** 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: **Yes** Association Fee: **\$260** Fee Payable:

Utility Information

Hot Water System
 Heat Type: **Hot Air, Fueled By: Propane** Est. Annual Heating Cost:
 Cooling: **None** Fuel Tank Location: **Non Applicable**
 Water & Sewer Service: **Private Water System, Sewage System: Septic** Radon Mitigation: Air **No**, Water **No**

Public Remarks

This home feels brand new almost everything is new. New hot water heater, New Roof, New siding, New windows, New propane hot air furnace, New plumbing and electrical, New 1000 gallon septic tank, New deck, New kitchen with granite counters and stainless steel appliances. Beautiful hardwood floors. The rooms offer a lot of natural light. Level private backyard with shed. Plus close walk to beach, hiking trails and community baseball field, basketball and tennis courts. Great location for both Southern Fairfield County and NY commuters.

Marketing History

Date Listed: **11/01/13** Date Closed: **01/24/14** Possession Available: **neg**

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140 Old Boston Post Road, Danbury, CT 06810

MLS#: **99068888** DOM: **31** Status: **Closed** Closed Price: **\$199,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$209,900**
 Current \$ Per SqFt: **\$72.95** Bank Owned: **Yes**

School Information

| | | | |
|---|----------------------------------|-----------------------|------------------------------|
| Elem: Per Board of Ed | Interm: | Middle: | High: Per Board of Ed |
| Year Built: 1986 | New Construction: No | Acres: 1.00 | |
| Estimated heated: above grade 2,728 ; total 2,728 | | | |
| Property Tax: \$5,917 | Assessed Value: \$220,800 | Mil Rate: 26.8 | |

Style: **Cape Cod** Rooms: **8** Bedrms: **4** Bathrms: **2 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|------|-------|-----------|----------|
|------|-------|-----------|----------|

Living Room

Laundry Location:

Features

Appliances Incl.: **None**
 Attic: **No Attic** Basement Desc.: **Full, Unfinished, Walk-out**
 Garage & Parking: **2 Car, Attached Garage**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool:

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: Fee Payable:

Utility Information

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

Public Remarks

Property to be sold as is and will not qualify for financing due to property condition. Proof of funds required with all offers.

Marketing History

Date Listed: **06/07/14** Date Closed: **07/28/14** Possession Available: **neg**

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10 Arthur Street, Danbury, CT 06810

MLS#: **99079110**
Single Family For Sale

DOM: **98** Status: **Closed**

Neighborhood: **Lake Waubeeka**

Closed Price: **\$220,000**
 List Price: **\$239,900**
 Current \$ Per SqFt: **\$98.57**

School Information

| | | | |
|--|----------------------------------|----------------------------|------------------------------------|
| Elem: Mill Ridge | Interm: | Middle: Rogers Park | High: Danbury |
| Year Built: 1966 | New Construction: No | Acres: 0.41 | |
| Estimated heated: above grade 1,116 and below grade 1,116 ; total 2,232 | | | |
| Property Tax: \$3,732 | Assessed Value: \$135,200 | Mil Rate: 27.6 | |
| Style: Ranch | Rooms: 6 | Bedrms: 3 | Bathrms: 2 Full Fireplaces: |

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|----------------|-------|-------------|----------------------------------|
| Bedroom | Main | 13.2 x 10.9 | Hardwood Floor |
| Bedroom | Main | 11.8 x 10 | Hardwood Floor |
| Dining Room | Main | 13.2 x 11 | Sliders, Tile Floor |
| Kitchen | Main | 13.7 x 12.5 | Tile Floor |
| Living Room | Main | 19.7 x 13.2 | Hardwood Floor, Wall/Wall Carpet |
| Master Bedroom | Main | 12.5 x 12.5 | Full Bath, Hardwood Floor |
| Sun Room | Main | 20 x 12 | Vaulted Ceiling |

Additional Rooms: **Roughed-In Bath**
 Laundry Location:

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**
 Energy Features: **Storm Doors**
 Attic: **Has Attic** Basement Desc.: **Full, Unfinished, Walk-out**
 Exterior Features: **Deck, Grill, Porch**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Level Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, Walk to Water, Water Community** Swimming 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: **Yes** Association Fee: **\$3,010** Fee Payable:

Utility Information

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

Public Remarks

Desirable, Gated Lake Waubeeka Ranch With Updated Kitchen & In Law Potential! NEW SEPTIC! Private Level Setting Walk To Beach, Hardwood Floors Through Out. 2 Beaches, Tennis, Racket Ball, Baseball, Basketball, Clubhouse, Playground, Dog Park And More! Large Screen Porch and Deck. Level Property. Home Is Sided With Redwood. Full, Dry, Walkout Basement, Plumbed for Full Bath, Ready to Finish! Easy Commute! Motivated Sellers!

Marketing History

Date Listed: **09/04/14** Date Closed: **12/12/14** Possession Available: **Immed**

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16 Sage Road, Danbury, CT 06810

MLS#: **99073766** DOM: **108** Status: **Closed** Closed Price: **\$230,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$259,900**
 Current \$Per SqFt: **\$179.97**

School Information

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

Year Built: **1955** New Construction: **No** Acres: **0.22**
 Estimated heated: above grade **1,278**; total **1,278**
 Property Tax: **\$4,100** Assessed Value: **\$153,000** Mil Rate: **26.8**

Style: **Ranch** Rooms: **5** Bedrms: **2** Bathrms: **1 Full & 1 Half**
 Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|----------------|-------|-----------|---|
| Great Room | Main | 31 x 12 | 9 ft+ Ceilings, Balcony/Deck, Beams, Ceiling Fan, Fireplace, Hardwood Floor |
| Dining Room | Main | 12 x 11 | Balcony/Deck, Beams, Hardwood Floor, Sliders |
| Kitchen | Main | 14 x 10 | Beams, Breakfast Bar, Granite Counters, Hardwood Floor, Pantry |
| Master Bedroom | Main | 16 x 11 | Balcony/Deck, Partial Bath, Sliders, Wall/Wall Carpet |
| Bedroom | Main | 15 x 10 | Wall/Wall Carpet |

Additional Rooms: **Foyer, Laundry Room**
 Laundry Location: **MAIN FLOOR**

Features

Appliances Incl.: **Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
 Energy Features: **Extra Insulation, Storm Windows, Thermopane Windows**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Full, Storage, Unfinished**
 Exterior Features: **Deck, Gutters, Lighting, Porch**
 Garage & Parking: **Off Street Parking, Paved**
 Lot Description: **Water View** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Beach Rights, Frontage, Lake, Water Community, Direct Waterfront** Swimming Pool: **No Pool**
 Assoc. Amenities: **Golf Course, Health Club, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Golf Course, Health Club, Library, Medical Facilities, Park, Playground/Tot Lot, Shopping/Mall, Tennis Courts**

Home Owners Association Information

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

Utility Information

Hot Water System Est. Annual Heating Cost:
 Heat Type: **Hot Air, Fueled By: Oil** Fuel Tank Location: **In Basement**
 Cooling: **Ceiling Fans, None** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Water System, Sewage System: Septic**

Public Remarks

Motivated Sellers. Direct waterfront in gated community, sunny S-W exposure, located steps to one of two private white-sand beaches on fresh-water lake. Open, flowing floor plan perfect for the carefree lake lifestyle. Tastefully updated: kitchen with granite, glass back-splash, white cabinetry, large island, appliances; hardwood flooring throughout main living areas; nicely updated bath; new Anderson sliders to Lg deck w/views; custom interior doors. Floor-to-ceiling fireplace. Freshly painted. Insulated for year-round enjoyment. New walkway and retaining wall. New 2BR septic in 2005. Easy down-county and NY commute. Community has Club House, tennis courts, basketball court, ballfield, walking trails & dog park. Move-in ready.

Marketing History

Date Listed: **07/13/14** Date Closed: **11/06/14** Possession Available: **IMMED.**

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36 Alan Road, Danbury, CT 06810

MLS#: **99035756** DOM: **297** Status: **Closed** Closed Price: **\$230,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$249,000**
 Current \$Per SqFt: **\$140.85**

School Information

Elem: **Per Board of Ed** Interm: Middle: **Per Board of Ed** High: **Per Board of Ed**
 Year Built: **1958** New Construction: **No** Acres: **0.71**
 Estimated heated: above grade **1,633**; total **1,633**
 Property Tax: **\$4,256** Assessed Value: **\$158,800** Mil Rate: **26.8**

Style: **Contemporary, Ranch** Rooms: **6** Bedrms: **3** Bathrms: **2 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|-------------|-------|-------------|------------------------------------|
| Great Room | Main | 21.2 x 17.6 | Fireplace, Hardwood Floor, Sliders |
| Dining Room | Main | 16 x 13.2 | |
| MBR Suite | Main | 17 x 16 | Full Bath |
| Bedroom | Main | 10 x 9.6 | |
| Bedroom | | 10 x 9.1 | |

Additional Rooms: **Foyer, Laundry Room**
 Laundry Location:

Features

Appliances Incl.: **Oven/Range**
 Attic: **Has Attic** Basement Desc.: **Storage**
 Exterior Features: **Deck, Patio**
 Garage & Parking: **Paved**
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, Walk to Water, Water Community** Swimming Pool:
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$3,085** Fee Payable:

Utility Information

Hot Water System
 Heat Type: **Hot Air**, Fueled By: **Oil** Est. Annual Heating Cost:
 Cooling: **Central Air** Fuel Tank Location: **In Garage**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic** Radon Mitigation: Air **No**, Water **No**

Public Remarks

Custom home, sprawling Ranch with soaring ceilings in great room with massive stone fireplace, walls of windows and built-ins. the dining room opens to the kitchen and great room. the large master suite offers a full bath, 2 additional bedrooms complete the floor plan with everything on one level. Relax on the screen porch or front deck. Walk to the beach. Double ,71 acre lot, with privacy

Marketing History

Date Listed: **07/23/13** Date Closed: **07/21/14** Possession Available: **nego**

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22 Alan Road, Danbury, CT 06810

MLS#: **99042007** DOM: **223** Status: **Closed** Closed Price: **\$312,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$325,000**
 Current \$Per SqFt: **\$124.80**

School Information

| | | | |
|---|----------------------------------|----------------------------|---|
| Elem: Mill Ridge | Interm: | Middle: Rogers Park | High: Danbury |
| Year Built: 1975 | New Construction: No | Acres: 0.28 | |
| Estimated heated: above grade 2,500 ; total 2,500 | | | |
| Property Tax: \$6,057 | Assessed Value: \$226,000 | Mil Rate: 26.8 | |
| Style: Split Level | Rooms: 9 | Bedrms: 4 | Bathrms: 3 Full Fireplaces: 2 |

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|----------------|-------|-----------|---|
| Bedroom | Main | | Hardwood Floor |
| Bedroom | Main | | Hardwood Floor |
| Master Bedroom | Main | | Full Bath, Hardwood Floor |
| Master Bedroom | Upper | | Full Bath, Hydro-Tub, Skylight, Wall/Wall Carpet |
| Dining Room | Main | | Hardwood Floor, Sliders |
| Kitchen | Main | | Breakfast Bar, Granite Counters, Pantry, Tile Floor |
| Living Room | Lower | | Fireplace, Sliders, Wall/Wall Carpet |
| Family Room | Lower | | Slate Floor, Wood Stove |
| Office | Main | | Hardwood Floor |

Laundry Location:

Features

Appliances Incl.: **Counter Grill, Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Fully Finished**
 Exterior Features: **Deck**
 Garage & Parking: **2 Car, Parking Garage, Under House Garage**
 Lot Description: **Corner Lot, Level Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Lake, 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: **Yes** Association Fee: **\$3,095** Fee Payable:

Utility Information

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

Public Remarks

This Lovely Home Has It All! Custom Open Gracious Floor Plan Set On A Large, Level, Corner Lot. This home features a living room with a custom fireplace wall and opens to a beautiful shady deck. The unique family room features a warm Franklin Stove. Four good size bedrooms include two master suites! All 3 baths in this home are updated. The custom granite kitchen features a breakfast bar, generous pantry and opens to the dining room, which opens to yet another deck! Privacy abounds with a wooded view in the back of this home. The community features a lake with two beaches, playground, dog park, community house, tennis courts and ball field. This desirable home is located in a gated community in an easy commute area! Community dues \$3095/yr

Marketing History

Date Listed: **09/20/13** Date Closed: **05/09/14** Possession Available: **Nego**

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12 Sage Road, Danbury, CT 06810

MLS#: **99059983** DOM: **150** Status: **Closed** Closed Price: **\$345,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$375,000**
 Current \$Per SqFt: **\$101.56**

School Information

| | | | |
|--|----------------------------------|----------------------------|---|
| Elem: Mill Ridge | Interm: | Middle: Rogers Park | High: Danbury |
| Year Built: 1975 | New Construction: No | Acres: 0.25 | |
| Estimated heated: above grade 2,448 and below grade 949 ; total 3,397 | | | |
| Property Tax: \$6,679 | Assessed Value: \$242,000 | Mil Rate: 27.6 | |
| Style: Contemporary | Rooms: 10 | Bedrms: 4 | Bathrms: 3 Full Fireplaces: 1 |

Potential Short Sale: **No**

Room Descriptions

| Room | Level | Apx. Size | Features |
|--|--------------|------------------|------------------|
| Great Room | Main | 19 x 18 | |
| Kitchen | Main | 15 x 15 | |
| Den | Main | 17 x 11.5 | |
| Bedroom | Upper | 14 x 10.1 | |
| Bedroom | Upper | 10.4 x 13 | |
| Bedroom | Upper | 14 x 11.4 | |
| Family Room | Lower | 25 x 19 | Full Bath |
| Additional Rooms: Foyer, Laundry Room | | | |
| Laundry Location: lower | | | |

Features

| | |
|--|--|
| Appliances Incl.: Refrigerator | Basement Desc.: Full, Liveable Space, Storage |
| Attic: No Attic | |
| Exterior Features: Deck | |
| Garage & Parking: Paved | |
| Lot Description: Sloping Lot, Water View, Treed | In Flood Zone: |
| Waterfront Feat.: Direct Waterfront - Beach Rights, Frontage, Lake, View, Direct Waterfront | Swimming Pool: No Pool |

Home Owners Association Information

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

Utility Information

| | |
|---|---|
| Hot Water System | Est. Annual Heating Cost: |
| Heat Type: Baseboard, Fueled By: Electric | Fuel Tank Location: In Basement |
| Cooling: None | Radon Mitigation: Air No , Water No |
| Water & Sewer Service: Private Water System, Sewage System: Septic | |

Public Remarks

Direct waterfront with gorgeous views, open floor plan, soaring ceilings and walls of windows bring nature inside, the main level has a large deck eat-in kitchen and great room access to large screen porch with views. the lower level offers a large family room full bath and access to the deck, tiered. The upper level has 3 large bedrooms, the perfect retreat,

Marketing History

| | | |
|------------------------------|------------------------------|-----------------------------------|
| Date Listed: 04/05/14 | Date Closed: 09/30/14 | Possession Available: nego |
|------------------------------|------------------------------|-----------------------------------|

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