



9 Carol Street, Danbury, CT 06810

MLS#: **99080046** DOM: **144** Status: **Closed** Closed Price: **\$127,500**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$140,000**
 Current \$Per SqFt: **\$130.64**

School Information

Elem:	Per Board of Ed	Interm:	Per Board of Ed	Middle:	Per Board of Ed	High:	Per Board of Ed
Year Built:	1953	New Construction:	No	Acres:	0.28		
Estimated heated:	above grade 976 ; total 976						
Property Tax:	\$3,034	Assessed Value:	\$113,200	Mil Rate:	26.8		
Style:	Ranch	Rooms:	5	Bedrms:	2	Bathrms:	1 Full
				Fireplaces:			

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	16 x 15	
Eat-In Kitchen	Main		
Bedroom	Main	12 x 10	
Bedroom	Main	11 x 12	
Family Room	Main	18 x 12	

Laundry Location:

Features

Appliances Incl.:	Oven/Range, Refrigerator	Basement Desc.:	Crawl Space, Full
Attic:	No Attic		
Exterior Features:	Deck		
Garage & Parking:	Off Street Parking, Parking Lot, Unpaved		
Lot Description:	Sloping Lot, Treed	In Flood Zone:	
Waterfront Feat.:	Not Direct Waterfront - Beach Rights, Lake, Walk to Water, Water Community	Swimming Pool:	No Pool

Home Owners Association Information

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

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

Public Remarks

House to be sold as is- great opportunity for the lifestyle at lake waubeeka- private gated community- two sandy beaches- community tennis court- basketball court- playground- walking trails- easy down county commute- house needs TLC- bring your ideas- deck- basement- oil heat- off street parking- call list agent for gate code and I will let you in.

Marketing History

Date Listed:	09/07/14	Date Closed:	01/30/15	Possession Available:	asap
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111 Carol Street, Danbury, CT 06810

MLS#: **99108793** DOM: **132** Status: **Closed** Closed Price: **\$153,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$169,000**
 Current \$Per SqFt: **\$190.30**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.33**

Estimated heated: above grade **804**; total **804**

Property Tax: **\$2,925** Assessed Value: **\$103,500** Mil Rate: **28.26**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	16 x 11.5	Wall/Wall Carpet
Kitchen	Main	11.5 x 10	Tile Floor
Sun Room	Main	17.5 x 9.5	Vinyl Floor
Bedroom	Main	11.5 x 9.5	Wall/Wall Carpet
Bedroom	Main	9.5 x 9	Wall/Wall Carpet

Laundry Location: **Main**

Features

Appliances Incl.: **Microwave, Oven/Range, Refrigerator, Washer**
 Attic: **Has Attic - Storage Space** Basement Desc.: **Crawl Space**
 Exterior Features: **Patio, Porch**
 Garage & Parking: **Off Street Parking, Paved**
 Lot Description: **Level Lot, Treed, Fence - Wood** 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**
 The following Items are not included in this sale: **Curtains and rod in living room**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$259** 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 **No**, Water **No**

Public Remarks

Charming cottage in gated lake community with level private yard with patio. Now's the time to buy this charming home in Lake Waubeeka. Come enjoy the Lake with its two white sandy beaches. Many updates including furnace replaced in 2004, central air added in 2007, thermopane windows throughout, new appliances in 2009 plus new oil tank, new hot water heater. Community amenities include lake with two beaches, tennis courts, playground, basketball court, community house, Dog Park and much more. Walk to the beach. Close to RT 7 for easy commute. Perfect Condo Alternative

Marketing History

Date Listed: **06/10/15** Date Closed: **12/16/15** Possession Available: **Negotiable**

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20 Paul Street, Danbury, CT 06810
 MLS#: [99084215](#) DOM: **94** Status: **Closed** Closed Price: **\$230,000**
Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$259,000**
 Current \$Per SqFt: **\$144.75**

School Information

Elem: **Per Board of Ed** Interm: Middle: **Per Board of Ed** High: **Per Board of Ed**
 Year Built: **1964** New Construction: **No** Acres: **0.31**
 Estimated heated: above grade **1,589**; total **1,589**
 Property Tax: **\$4,017** Assessed Value: **\$149,900** Mil Rate: **26.8**

Style: **Contemporary, Ranch** Rooms: **5** Bedrms: **2** Bathrms: **2 Full** Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Family Room	Main	20 x 15	Balcony/Deck, Vaulted Ceiling, Wall/Wall Carpet
Living Room	Main	24 x 11	Hardwood Floor, Vaulted Ceiling
Eat-In Kitchen	Main	17 x 11	
Bedroom	Main	16 x 11	
Bedroom	Main	14 x 11	
Study	Main	13 x 10	Balcony/Deck, Tile Floor, Vaulted Ceiling

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

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Energy Features: **Storm Doors, Storm Windows**
 Attic: **No Attic** Basement Desc.: **Storage**
 Exterior Features: **Deck, Porch**
 Garage & Parking: **Paved**
 Lot Description: **Level Lot, Treed**
 Waterfront Feat.: **Not Direct Waterfront - Beach, Beach Rights, Lake, Walk to Water** In Flood Zone:
 Swimming Pool:

Home Owners Association Information

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

Utility Information

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

Living is easy with everything on one level! Short walk to the beach. Open floor plan, soaring ceilings in den, family room and living room, updated eat-in kitchen, large windows bring in loads of natural lighting in. Large bedrooms, 2 full baths, large deck and screen porch, home offers a contemporary flair, enjoy 2 beaches, hiking trails, clubhouse, playground and tennis courts. Level front and rear yards.

Marketing History

Date Listed: **10/23/14** Date Closed: **02/20/15** Possession Available: **immed**

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83 Carol Street, Danbury, CT 06810

MLS#: **99050335** DOM: **483** Status: **Closed** Closed Price: **\$230,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$244,500**
 Current \$Per SqFt: **\$156.25**



School Information

Elem: Mill Ridge	Interm:	Middle: Per Board of Ed	High: Danbury
Year Built: 1955	New Construction: No	Acres: 0.66	
Estimated heated: above grade 1,472 ; total 1,472			
Property Tax: \$4,115	Assessed Value: \$145,600	Mil Rate: 28.26	
Style: Contemporary, Ranch Rooms: 7 Bedrms: 3 Bathrms: 2 Full Fireplaces: 1			

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Bedroom	Main	11.11 x 8.7	Hardwood Floor, Vaulted Ceiling
Bedroom	Main	9.11 x 12	Hardwood Floor, Vaulted Ceiling
Kitchen	Main	17.7 x 11.9	Skylight, Sliders, Vaulted Ceiling, Vinyl Floor
Living Room	Main	20.3 x 11.9	Fireplace, Vaulted Ceiling, Wall/Wall Carpet
Master Bedroom	Main	15 x 11.6	Full Bath, Hardwood Floor, Vaulted Ceiling
Sun Room	Main	15.2 x 19.7	Ceiling Fan, Sliders, Vaulted Ceiling, Wall/Wall Carpet

Additional Rooms: **Foyer, Workshop**
 Laundry Location: **Basement**

Features

Appliances Incl.: **Dishwasher, Dryer, Microwave, Oven/Range**
 Energy Features: **Storm Doors**
 Attic: **No Attic** Basement Desc.: **Full, Walk-out**
 Exterior Features: **Deck**
 Garage & Parking: **Off Street Parking, Paved**
 Lot Description: **Level Lot, Sloping Lot, Water View, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach, View, Walk to Water, Water Community** Swimming Pool: **No Pool**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$3,095** 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 Basement**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic** Radon Mitigation: Air **No**, Water **No**

Public Remarks

Custom built with open floor plan and soaring ceilings and warmth of wood and large windows ideal for entertaining, complete privacy with seasonal lake views and additional lot included in price. This lake community home has soaring ceilings & open floor plan. Living room offers a handsome fireplace, relax in the screened porch or sprawling sun room or on the open deck overlooking the private rear yard. The large kitchen is the center of this home. The master suite has full bath bedrooms offer built-ins and vaulted ceilings Walk to the beach, lake living at it's very best, just move in and enjoy! Assessment and Tax are for both properties.

Marketing History

Date Listed: **01/06/14** Date Closed: **08/22/15** Possession Available: **Nego**

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70 Carol Street, Danbury, CT 06810

MLS#: **99108493** DOM: **62** Status: **Closed** Closed Price: **\$235,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$244,900**
 Current \$Per SqFt: **\$222.54**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.20**

Estimated heated: above grade **1,056**; total **1,056**

Property Tax: **\$4,505** Assessed Value: **\$159,400** Mil Rate: **28.26**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Fireplace, Hardwood Floor
Kitchen	Main		French Doors
Bedroom	Main		Hardwood Floor
Bedroom	Main		Hardwood Floor
Family Room	Main		Hardwood Floor

Other

Laundry Location:

Features

Appliances Incl.: **Microwave, Oven/Range, Refrigerator**

Energy Features: **Storm Doors, Storm Windows**

Attic: **Has Attic - Access Via Hatch**

Basement Desc.: **Partial, Unfinished**

Exterior Features: **Deck, Porch**

Garage & Parking: **Off Street Parking, Unpaved**

Lot Description: **Level Lot, Sloping Lot, Treed**

In Flood Zone:

Waterfront Feat.: **Direct Waterfront - Beach Rights, Frontage, View, Water Community, Direct Waterfront**

Swimming Pool: **No 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: **\$3,100**

Fee Payable:

Utility Information

Hot Water System

Heat Type: **Oil**

Est. Annual Heating Cost:

Cooling: **None**

Fuel Tank Location: **Above Ground**

Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

Charming Cottage on a secluded waterfront property on Lake Waubeeka. Wooded lot, mature oaks and maples. High elevation, no flood risk. Floor-to-ceiling fireplace in 30 ft living room. Glass-walled sun room with panoramic lake views. Protected land abuts. Authentic knotty pine panelling throughout. Hardwood floors. Two bedrooms. Quarry tile bath. Screened Porch overlooks 55-acre lake. Conveys substantially furnished and equipped. Situated in a private gated community that features two beaches, tennis and basketball courts, baseball field, and community house, surrounded by 500 acres of preserve land, nature trails and beaver pond. Move in today, go kayaking tomorrow.-----BRAND NEW SEPTIC TO BE INSTALLED-----

Marketing History

Date Listed: **06/16/15**

Date Closed: **09/18/15**

Possession Available: **Negotiable**

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19 Carol Street, Danbury, CT 06810

MLS#: **99102430** DOM: **88** Status: **Closed** Closed Price: **\$235,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$249,000**
 Current \$Per SqFt: **\$150.26**

School Information

Elem: **Shelter Rock** Interm: **Per Board of Ed** Middle: **Rogers Park** High: **Danbury**

Year Built: **1953** New Construction: **No** Acres: **0.43**

Estimated heated: above grade **1,564**; total **1,564**

Property Tax: **\$3,942** Assessed Value: **\$139,500** Mil Rate: **28.26**

Style: **Ranch** Rooms: **7** Bedrms: **3** Bathrms: **1 Full** Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	13 x 12	Hardwood Floor
Dining Room	Main	13 x 12	Hardwood Floor
Kitchen	Main	11 x 8	Tile Floor
Master Bedroom	Main	14 x 12	French Doors, Hardwood Floor, Vaulted Ceiling
Bedroom	Main	14 x 11	Wall/Wall Carpet
Bedroom	Main	12 x 9.5	Wall/Wall Carpet
Full Bath	Main		Wall/Wall Carpet

Additional Rooms: **Foyer, Laundry Room**

Laundry Location: **Off Kitchen**

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Energy Features: **Thermopane Windows**
 Attic: **Has Attic - Walk-up** Basement Desc.: **Crawl Space, Partial, Walk-out**
 Exterior Features: **Deck, Gutters, Patio, Porch**
 Garage & Parking: **Off Street Parking, Unpaved**
 Lot Description: **Level Lot, Sloping Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, Walk to Water, Water Community** 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: **\$3,100** Fee Payable:

Utility Information

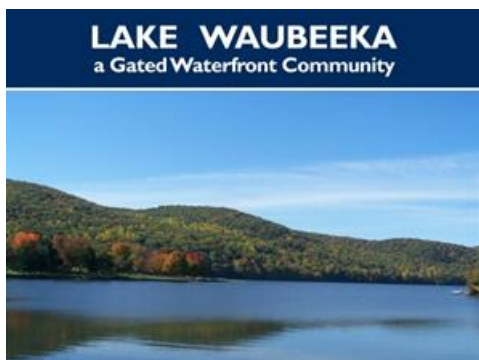
Hot Water System
 Heat Type: **Hot Air**, Fueled By: **Oil** Est. Annual Heating Cost:
 Cooling: **Window Unit** Fuel Tank Location: **In Basement**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**
 Public Remarks

Priced to sell and loaded with charm, style and updates galore. Deceptively large lake community home with flexible open floor plan and 3 spacious bedrooms. Light and bright country kitchen offers large pantry/laundry room. Family room features new cherry flooring, vaulted ceiling and a wall of windows that overlooks paved patio and backyard. Recent updates include new roof, septic, paint, carpeting, drainage, hardwoods, electrical outlets and foam insulation. Simply nothing to do but move in! Spacious yard features lush landscaping and mature shrubs and the beach is within walking distance. Private gated lake community features 2 beaches, tennis/basketball courts, dog park and playground. Easy down county commuter location, 80 mins from NYC

Marketing History

Date Listed: **04/30/15** Date Closed: **07/31/15** Possession Available: **July**

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LAKE WAUBEKA
a Gated Waterfront Community

20 Danfred Street, Danbury, CT 06810

MLS#: **99098295**

DOM: **78**

Status: **Closed**

Closed Price: **\$245,000**

List Price: **\$265,000**

Single Family For Sale

Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$251.54**

School Information

Elem: **Mill Ridge** Interm: **Per Board of Ed** Middle: **Rogers Park** High: **Danbury**

Year Built: **1952** New Construction: **No** Acres: **0.35**

Estimated heated: above grade **974**; total **974**

Property Tax: **\$3,185** Assessed Value: **\$112,700** Mil Rate: **28.26**

Style: **Cottage, Ranch** Rooms: **5** Bedrms: **2** Bathrms: **1 Full** Fireplaces: **1**

Potential Short Sale: **No**

Features

Laundry Location:

Appliances Incl.: **Dishwasher, Microwave, Oven/Range**

Attic: **Has Attic**

Basement Desc.: **Partial, Unfinished, Walk-out**

Garage & Parking: **1 Car, Off Street Parking**

Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Brook, Frontage, View**

Swimming Pool:

Home Owners Association Information

Home Owner's Association:

Yes

Association Fee:

Fee Payable:

Utility Information

Hot Water System

Heat Type: **Hot Air, Fueled By: Oil**

Cooling: **None**

Water & Sewer Service:

Est. Annual Heating Cost:

Fuel Tank Location: **In Basement**

Public Remarks

Lake Waubeeka, a Gated Waterfront Community, just 75 mins from Midtown Manhattan, with easy access to Route 7 and I-84, shopping and fine restaurants. Two beaches, swimming docks, boating, fishing, tennis, basketball, baseball, shuffleboard, bocce, walking/running track, clubhouse, playground, hiking trails. Community has about 250 homes, from cozy cottages to remodeled and expanded Mid Century homes. Approximately 550 acres of undeveloped woodlands preserved/protected. "Move-in Ready." Enjoy ranch-style living all on one level, with a Great Room with soaring ceilings and fireplace, access to a large deck overlooking the babbling brook, seasonal lake views and privacy.

Marketing History

Date Listed: **04/06/15**

Date Closed: **07/10/15**

Possession Available: **NEGO**

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9 Jeffrey Street, Danbury, CT 06810

MLS#: **99074440** DOM: **184** Status: **Closed** Closed Price: **\$245,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$249,000**
 Current \$Per SqFt: **\$241.14**

School Information

Elem: **Per Board of Ed** Interm: Middle: **Per Board of Ed** High: **Danbury**
 Year Built: **1953** New Construction: **No** Acres: **0.27**
 Estimated heated: above grade **1,016**; total **1,016**
 Property Tax: **\$4,935** Assessed Value: **\$178,800** Mil Rate: **27.6**

Style: **Ranch** Rooms: **5** Bedrms: **3** Bathrms: **1 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Family Room	Main	23 x 16	Fireplace
Eat-In Kitchen	Main	14.5 x 10.5	
Bedroom	Main	9 x 10	
Bedroom	Main	10 x 11.5	
Den	Main	9.5 x 8	

Additional Rooms: **Foyer**
 Laundry Location: **none**

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Attic: **Has Attic** Basement Desc.: **Crawl Space, Walk-out**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Level Lot, Sloping Lot, Water View** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Dock or Mooring, Frontage, Lake, View, Direct Waterfront** Swimming Pool: **No Pool**
 Assoc. Amenities: **Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **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: Est. Annual Heating Cost:
 Heat Type: **Baseboard** Fuel Tank Location: **Non Applicable**
 Cooling: **None** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Water System, Sewage System: Septic**

Public Remarks

Waterfront Ranch with open floor plan, great room with fireplace, sliders to expansive deck with lake views, private setting, tiered waterfront with mature trees sweeping views, 100+- Ft of frontage, updated septic in 2006 House needs updating but great bones.

Marketing History

Date Listed: **07/25/14** Date Closed: **02/17/15** Possession Available: **nego**

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51 Post Road, Danbury, CT 06810

MLS#: **99106379** DOM: **54** Status: **Closed** Closed Price: **\$265,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$269,900**
 Current \$Per SqFt: **\$216.33**

School Information

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

Year Built: **1956** New Construction: **No** Acres: **0.25**
 Estimated heated: above grade **1,225**; total **1,225**
 Property Tax: **\$4,728** Assessed Value: **\$171,300** Mil Rate: **27.6**

Style: **Cape Cod** Rooms: **5** Bedrms: **2** Bathrms: **2 Full** Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Kitchen	Main		Breakfast Bar, Granite Counters, Hardwood Floor, Sliders
Living Room	Main		Hardwood Floor
Family Room	Main		Ceiling Fan, Hardwood Floor, Vaulted Ceiling
Bedroom	Main		Hardwood Floor
Bedroom	Main		Hardwood Floor

Laundry Location: **main**

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**
 Energy Features: **Generator, Thermopane Windows**
 Attic: **Has Attic - Partially Finished, Walk-up** Basement Desc.: **Unfinished**
 Exterior Features: **Deck, Patio**
 Garage & Parking: **Off Street Parking, Paved**
 Lot Description: **Level Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, 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: **\$3,100** Fee Payable:

Utility Information

Hot Water System: **Hot Air, Fueled By: Natural Gas** Est. Annual Heating Cost:
 Heat Type: **Ceiling Fans, Central Air** Fuel Tank Location: **Non Applicable**
 Cooling: **Private Water System, Sewage System: Septic** Radon Mitigation: Air **Unknown**, Water **Unknown**

Public Remarks

Enjoy Lake living at its finest in sought after Lake Waubeeka Community. This bright sunny home has been completely remodeled and is better than new! Open floor plan with hardwood floors, spacious kitchen with granite countertops, breakfast bar and sliders to serene outdoor patio. Both bathrooms have new tile and granite. Walk to the beach and enjoy all that Lake Waubeeka has to offer, 2 beaches, swimming, non motorized boating, tennis courts, basketball, community events, and more! Added potential with partially finished walk up attic space to add approx 800 SQFT family room/bonus room. New roof, siding, windows, generator, energy efficient gas heat and central air. Ready to call home today!

Marketing History

Date Listed: **05/27/15** Date Closed: **07/24/15** Possession Available: **Immediate**

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86 Carol Street, Danbury, CT 06810

MLS#: **99108490** DOM: **87** Status: **Closed**
 Neighborhood: **Lake Waubeeka**

Closed Price: **\$310,000**
 List Price: **\$325,000**
 Current \$ Per SqFt: **\$177.04**

Single Family For Sale

School Information

Elem: **King Street** Interm: Middle: **Rogers Park** High: **Danbury**

Year Built: **1953** New Construction: **No** Acres: **0.23**
 Estimated heated: above grade **1,751**; total **1,751**
 Property Tax: **\$5,010** Assessed Value: **\$177,300** Mil Rate: **28.26**

Style: **Contemporary, Split Level** Rooms: **6** Bedrms: **2** Bathrms: **2 Full** Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	25.7 x 19.5	Hardwood Floor, Sliders
Kitchen	Main	11.6 x 10.8	Breakfast Bar, Granite Counters, Hardwood Floor, Pantry
Bedroom	Upper	9.1 x 8.8	Hardwood Floor
Master Bedroom	Upper	15.4 x 9.2	Balcony/Deck, Hardwood Floor, Interior Balcony
Den	Upper	10.4 x 8.8	Hardwood Floor
Other	Main	19.6 x 13.9	

Additional Rooms: **Workshop**
 Laundry Location: **2nd floor**

Features

Appliances Incl.: **Counter Grill, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
 Energy Features: **Extra Insulation, Storm Windows, Thermopane Windows**
 Attic: **Has Attic - Storage Space** Basement Desc.: **Dirt Floor, Partial, Partially Finished, Walk-out**
 Exterior Features: **Deck, Porch, Shed**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Sloping Lot, Treed, Water View** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Beach Rights, Frontage, View, Water Community, Direct Waterfront** Swimming Pool: **No 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: **\$3,100** Fee Payable:

Utility Information

Hot Water System: **Hot Air, Fueled By: Oil** Est. Annual Heating Cost:
 Heat Type: **Hot Air, Fueled By: Oil** Fuel Tank Location: **Above Ground**
 Cooling: **Ceiling Fans, Window Unit** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Water System, Sewage System: Septic**

Public Remarks

Direct Waterfront home on Desirable Lake Waubeeka. Lovely open floor plan, 2-3 bedrooms, 2 full baths and large screened in porch. Hardwood floors throughout and gorgeous new kitchen and baths. Interior has been completely remodeled and is sure to please. Wall of windows overlooks the lake. Multiple decks and dock. Amenities - clubhouse, beaches, tennis, handball, playground, basketball, baseball and dog park. Easy down-county commute and 60 mins to NYC.

Marketing History

Date Listed: **06/10/15** Date Closed: **09/04/15** Possession Available: **Negotiable**

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