



50 Old Boston Post Road, Danbury, CT 06810

MLS#: **99151463** DOM: **177** Status: **Closed**
Single Family For Sale Neighborhood: **Lake Waubeeka**

Closed Price: **\$155,000**
 List Price: **\$159,900**
 Current \$Per SqFt: **\$181.07**

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: **0.36**
 Estimated heated: above grade **856**; total **856**
 Property Tax: **\$3,146** Assessed Value: **\$109,700** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	14.2 x 12	Hardwood Floor, Wood Stove
Dining Room	Main	12 x 10	Hardwood Floor, Sliders, Vaulted Ceiling
Family Room	Main	12.3 x 12	Hardwood Floor, Vaulted Ceiling
Kitchen	Main	11.6 x 11.6	Bay/Bow Window, Breakfast Bar, Granite Counters, Tile Floor
Master Bedroom	Main	10 x 10	Hardwood Floor
Bedroom	Main	10 x 9	Hardwood Floor
Full Bath	Main		Granite Counters, Tile Floor
Laundry Location:	Basement		

Features

Appliances Incl.: **Dishwasher, Oven/Range, Refrigerator**
 Energy Features: **Thermopane Windows**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Crawl Space, Full, Storage, Walk-out**
 Exterior Features: **Gutters, Lighting**
 Garage & Parking: **Off Street Parking, Unpaved**
 Lot Description: **Sloping Lot, Water View, Treed, Fence - Stone, Fence - Wood** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach, Beach Rights, View, Walk to Water** Swimming Pool: **No Pool**
 Assoc. Amenities: **Golf Course, Health Club, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Golf Course, Health Club, Medical Facilities, Park, Playground/Tot Lot, Shopping/Mall, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$3,200** Fee Payable:

Utility Information

Hot Water System: **Wood/Coal Stove**, Fueled By: **Oil** Est. Annual Heating Cost:
 Heat Type: **Wood/Coal Stove**, Fueled By: **Oil** Fuel Tank Location: **In Basement**
 Cooling: **Window Unit** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

NEW PRICE! PERFECT VACATION OR YEAR ROUND HOME! Charming, Stylish, Sunny! Cottage w/open floor plan & all the right updates. Kitchen has granite, breakfast bar, tile & lots of cabinets. Full Bath w/tile, soaking tub, custom mirrors & cabinets w/granite. Formal LR/FR w/dining area has vaulted ceiling, seasonal Lake Views, hardwood floors & slider to private treed yard w/newer stone walls. BRs have hardwood floors. Whole house ducted for Central A/C. Add'l storage in pull-down Attic & walk-in Bsmt. Brand new furnace April 2016. Parking for 4-5 cars in driveway. Low CC's gets you a Gated waterfront community offering private beaches, tennis, boating, clubhouse, dog run, bball court & more! Close to 84 & trains only 1.25hr from NY

Marketing History

Date Listed: **06/28/16** Date Closed: **12/22/16** Possession Available: **Negotiable**

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43 Alan Road, Danbury, CT 06810

MLS#: **99118835** DOM: **160** Status: **Closed** Closed Price: **\$178,200**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$184,500**
 Current \$Per SqFt: **\$225.00**

School Information

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

Year Built: **1966** New Construction: **No** Acres: **0.35**

Estimated heated: above grade **792**; total **792**

Property Tax: **\$3,126** Assessed Value: **\$110,600** Mil Rate: **28.26**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		French Doors, Hardwood Floor, Skylight
Living Room	Main		Fireplace, Hardwood Floor
Bedroom	Main		Hardwood Floor
Bedroom	Main		French Doors, Hardwood Floor
Bedroom	Main		Hardwood Floor

Laundry Location:

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Handicap Feat.: **Ramps**
 Energy Features: **Storm Doors, Storm Windows**
 Attic: **Has Attic - Access Via Hatch** Basement Desc.: **Crawl Space**
 Exterior Features: **Deck, French Doors, Lighting, Porch, Shed**
 Garage & Parking: **Off Street Parking**
 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:
 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: **Oil** Est. Annual Heating Cost:
 Cooling: **None** Fuel Tank Location: **Above Ground**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

First time on the market...This lovely cottage is loaded with charm and curb appeal. The interior offers hardwood floors throughout, large fireplace and an open floor plan. Generous sized Eat-in-Kitchen features a skylight and french doors that open onto a homely screened in porch. Home can be sold furnished or unfurnished. Situated in a private gated community that features 2 beaches (1 is a short walk away), tennis and basketball courts, baseball field and a community house. There's even a dog park for Fido. Lake Waubeeka is a 55 acre lake surrounded by 500 acres of preserve land, forest and nature trails. A hidden gem of a community that is removed from the hustle of every day life...yet close to all area amenities. HOA fee is per year.

Marketing History

Date Listed: **09/07/15** Date Closed: **03/01/16** Possession Available: **Immediate**

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3 Paul Street, Danbury, CT 06810

MLS#: **99130696** DOM: **72** Status: **Closed** Closed Price: **\$190,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$199,000**
 Current \$ Per SqFt: **\$199.79** Bank Owned: **Yes**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.22**
 Estimated heated: above grade **951**; total **951**
 Property Tax: **\$4,086** Assessed Value: **\$144,600** Mil Rate: **28.26**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	20 x 12	Sliders, Walk-In Closet
Eat-In Kitchen	Main	12 x 12	Dining Area, Pantry, Sliders, Tile Floor
Bedroom	Main	11 x 11	Wall/Wall Carpet
Bedroom	Main	11 x 9	Wall/Wall Carpet
Den	Lower	20 x 9.6	Wall/Wall Carpet

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

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Energy Features: **Thermopane Windows**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Interior Access, Partially Finished, Storage, Walk-out**
 Exterior Features: **Patio**
 Garage & Parking: **Off Street Parking**
 Lot Description: **On Cul-De-Sac, Sloping Lot, Treed, Water View, Fence - Stone** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach, Lake, View, Walk to Water** 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: **Oil** Est. Annual Heating Cost:
 Heat Type: **Central Air** Fuel Tank Location: **In Basement**
 Cooling: **Central Air** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Water System, Sewage System: Septic**

Public Remarks

Beautiful Lake Waubeeka, Gated Community, 2 bedrooms 1 bath in good condition. 13x10 screened porch, plus private deck overlooking the water. Almost waterfront, walk to the beach. House being sold "as is"

Marketing History

Date Listed: **01/15/16** Date Closed: **04/15/16** Possession Available: **Immediate**

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109 Carol Street, Danbury, CT 06810

MLS#: **99138688** DOM: **93** Status: **Closed** Closed Price: **\$209,500**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$219,000**
 Current \$Per SqFt: **\$139.30**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.40**
 Estimated heated: above grade **1,504**; total **1,504**
 Property Tax: **\$3,883** Assessed Value: **\$135,400** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Family Room	Main	18 x 16	Vaulted Ceiling, Walk-In Closet
Living Room	Main	10 x 10	Hardwood Floor
Dining Room	Main	11.5 x 12	Hardwood Floor
Kitchen	Main	11.5 x 10	Vinyl Floor
Bedroom	Main	15.2 x 14	Full Bath, Wall/Wall Carpet, Walk-In Closet
Bedroom	Main	14.5 x 12	Full Bath, Wall/Wall Carpet

Laundry Location: **FR closet**

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**
 Attic: **Has Attic - Storage Space** Basement Desc.: **Crawl Space**
 Garage & Parking: **1 Car, Detached Garage, Paved**
 Lot Description: **Level Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach, Beach Rights, Lake, Walk to Water** Swimming Pool: **No Pool**
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$275** Fee Payable:

Utility Information

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

Public Remarks

ONE LEVEL RANCH, open flowing floor plan, large family room with vaulted ceilings, country kitchen opens to the dining room and living room. Large master bedroom with walk in closet and large full bath. The second oversized bedroom has ample closets. Enjoy the level yard with built-in BBQ and 1 car garage, paved driveway. Walk to the beach and community amenities. Close to NY line.

Marketing History

Date Listed: **03/23/16** Date Closed: **07/21/16** Possession Available: **nego**

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23 Alan Road, Danbury, CT 06810

MLS#: **99140825** DOM: **136** Status: **Closed** Closed Price: **\$210,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$224,500**
 Current \$Per SqFt: **\$156.25**

School Information

Elem: Per Board of Ed	Interm:	Middle: Per Board of Ed	High: Per Board of Ed
Year Built: 1979	New Construction: No	Acres: 0.35	
Estimated heated: above grade 1,344 ; total 1,344			
Property Tax: \$4,987	Assessed Value: \$173,900	Mil Rate: 28.68	
Style: Ranch	Rooms: 6	Bedrms: 3	Bathrms: 2 Full Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	12 x 27	Hardwood Floor
Kitchen	Main	13 x 12	
Bedroom	Main	13 x 11	Wall/Wall Carpet
Bedroom	Main	13 x 11	Hardwood Floor, Wall/Wall Carpet
Master Bedroom	Main	14 x 14	Full Bath, Hardwood Floor

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

Features

Appliances Incl.: **Oven/Range, Refrigerator**
 Attic: **Has Attic** Basement Desc.: **Interior Access, Storage, Unfinished, Walk-out**
 Garage & Parking: **Paved**
 Lot Description: **Level Lot, Sloping Lot** 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: **\$275** 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 **Unknown**, Water **Unknown**

Public Remarks

LAKE COMMUNITY RANCH. Everything is on one level, open floor plan, hardwood floors and large country kitchen opens to the dining room. The spacious bedrooms have hardwood. Master bedroom with full bath, lower level is walk out to the rear yard and just waiting to be finished. Large deck and enclosed screen porch overlooking the level private yard. Walk to the beach, enjoy all the lake community amenities. Fees for association are \$3,300 a year

Marketing History

Date Listed: **04/13/16** Date Closed: **09/17/16** Possession Available: **immed**

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121 Carol Street, Danbury, CT 06810

MLS#: **99141417** DOM: **187** Status: **Closed** Closed Price: **\$220,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$229,000**
 Current \$Per SqFt: **\$219.12**

School Information

Elem: Mill Ridge	Interm:	Middle: Rogers Park	High: Danbury
Year Built: 1953	New Construction: No	Acres: 0.33	
Estimated heated: above grade 1,004 ; total 1,004			
Property Tax: \$3,258	Assessed Value: \$113,600	Mil Rate: 28.68	

Style: **Ranch** Rooms: **5** Bedrms: **3** Bathrms: **2 Full** Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Family Room	Main	15.5 x 12	Vaulted Ceiling, Wall/Wall Carpet
Eat-In Kitchen	Main	11.6 x 10.3	Balcony/Deck, Skylight, Sliders, Vinyl Floor
Master Bedroom	Main	19.3 x 11.5	Full Bath, Vaulted Ceiling, Wall/Wall Carpet
Bedroom	Main	11 x 9.4	Wall/Wall Carpet
Bedroom	Main	13.1 x 9.5	Wall/Wall Carpet

Laundry Location: **Main Level**

Features

Appliances Incl.: **Dryer, Microwave, Oven/Range, Refrigerator, Washer**
 Attic: **Has Attic - Access Via Hatch, Storage Space** Basement Desc.: **Crawl Space, Unfinished**
 Exterior Features: **Awnings, Deck, Gutters, Porch**
 Garage & Parking: **Paved**
 Lot Description: **Level Lot, Sloping Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, 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: **Yes** Association Fee: **\$258** Fee Payable:

Utility Information

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

Public Remarks

Great new price! Motivated seller! Light & bright updated ranch home-just move in & enjoy the spectacular mountain & seasonal lake views. Spacious 260 ft screened in porch & adjoining deck w/retractable awning provide expansive additional living space. Master suite with vaulted ceilings, gorgeous en-suite bath, and fantastic views. Two additional bedroom and a full bath complete this charming home. Numerous recent updates including water heater, washer & dryer. Enjoy a wonderful lifestyle in a gated lake community with two beaches, tennis courts, hiking trails and much more! Total annual ass dues \$3100. Great location convenient to shopping, schools, and excellent commuting options to down county commute & NYC. Enjoy summer at the lake!

Marketing History

Date Listed: **04/21/16** Date Closed: **12/07/16** Possession Available: **Negotiatble**

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143 Carol Street, Danbury, CT 06810

MLS#: **99102079** DOM: **291** Status: **Closed** Closed Price: **\$230,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$257,500**
 Current \$Per SqFt: **\$192.63**

School Information

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

Year Built: **1965** New Construction: **No** Acres: **0.33**
 Estimated heated: above grade **894** and below grade **300**; total **1,194**
 Property Tax: **\$3,451** Assessed Value: **\$122,100** Mil Rate: **28.26**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Great Room	Main	21 x 11.5	Balcony/Deck, Fireplace, Hardwood Floor, Sliders, Vaulted Ceiling, Wall/Wall Carpet
Dining Room	Main	11.6 x 11.6	Tile Floor
Kitchen	Main	13.3 x 8.3	Tile Floor
Bedroom	Main	14.4 x 9.5	Balcony/Deck, Partial Bath, Wall/Wall Carpet
Bedroom	Main	9.2 x 8.5	Wall/Wall Carpet
Family Room	Lower	21.5 x 8.4	Wall/Wall Carpet

Additional Rooms: **Laundry Room, Workshop**
 Laundry Location: **lower level**

Features

Appliances Incl.: **Cook Top, Dryer, Wall Oven, Washer**
 Attic: **Has Attic** Basement Desc.: **Heated, Liveable Space, Partially Finished, Storage, Walk-out**
 Exterior Features: **Deck**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Level Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach, Dock or Mooring, Lake, View** Swimming Pool:

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

Public Remarks

Gated lake community with private level wooded yard with seasonal mountain views. This Ranch home has a Contemporary flair and open floor plan with vaulted maintenance free pine ceilings throughout, floor to ceiling brick corner fireplace in great room, walls of windows to the new expansive wrap around deck (470 SF, 36x10 rear, 12x10 side), large dining area, updated kitchen with large pantry. The master bedroom has half bath and access to new deck. Lower level walk in from side yard has workshop, laundry area, plenty of storage and walk-in cedar closet. Finished area has family and den with built-ins and spiral stairs access to upper level. Heat and central air throughout.

Marketing History

Date Listed: **04/29/15** Date Closed: **02/25/16** Possession Available: **immed**

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16 Carol Street, Danbury, CT 06810

MLS#: **99142332** DOM: **66** Status: **Closed** Closed Price: **\$240,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$259,000**
 Current \$Per SqFt: **\$221.40**

School Information

Elem: Per Board of Ed	Interm:	Middle:	High: Per Board of Ed
Year Built: 1953	New Construction: No	Acres: 0.37	
Estimated heated: above grade 1,084 ; total 1,084			
Property Tax: \$5,266	Assessed Value: \$183,600	Mil Rate: 28.68	

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Bedroom	Main	11 x 9	Wall/Wall Carpet
Bedroom	Main	10 x 9	Wall/Wall Carpet
Dining Room	Main	16 x 8	Ceiling Fan, Wall/Wall Carpet
Kitchen	Main	12 x 10	Ceiling Fan, Tile Floor
Living Room	Main	19 x 15	Hardwood Floor, Wood Stove
Master Bedroom	Main	12 x 10	Wall/Wall Carpet
Additional Rooms: Laundry Room			
Laundry Location: Lower			

Features

Appliances Incl.: **Oven/Range**
 Energy Features: **Storm Doors**
 Attic: **Has Attic** Basement Desc.: **Full, Walk-out**
 Exterior Features: **Deck**
 Garage & Parking: **Off Street Parking, Paved**
 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**
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$275** Fee Payable:

Utility Information

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

Public Remarks

Gorgeous waterfront setting with long lake views, relax on the sprawling deck with views, updated windows, perfect getaway home offers open floor plan, update kitchen, large dining area, bedroom with sleeping loft, great room offers wood burning stove and wall of windows bringing outside in! Lakefront has lite access (for night fishing) and nice dock. Owner says make an offer, priced to sell.

Marketing History

Date Listed: **04/19/16** Date Closed: **07/11/16** Possession Available: **Nego**

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6 Jeffrey Street, Danbury, CT 06810

MLS#: **99139229** DOM: **80** Status: **Closed** Closed Price: **\$262,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$269,000**
 Current \$Per SqFt: **\$212.15**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.31**
 Estimated heated: above grade **1,235**; total **1,235**
 Property Tax: **\$3,826** Assessed Value: **\$133,400** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Kitchen	Main	7.33 x 5	
Dining Room	Main	15.5 x 10.75	Wood Stove
Living Room	Main	18.8 x 17	Vaulted Ceiling
Master Bedroom	Main	14 x 13.25	Ceiling Fan, Full Bath, Wall/Wall Carpet
Bedroom	Main	11.25 x 9.33	

Laundry Location:

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**
 Attic: **No Attic** Basement Desc.: **Unfinished, Walk-out**
 Garage & Parking: **Off Street Parking**
 Lot Description: **Corner Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Walk to Water** 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: **\$259** Fee Payable:

Utility Information

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

Public Remarks

Great Lake Waubeeka Community! Gated lake community with clubhouse, tennis courts, playground, beaches, basketball court. Beautiful, light & bright Ranch home with 2 Bedrooms and 2 full Bath, vaulted ceilings and master Bedroom suite. Short walk to the beach. Enjoy the fun in this wonderful home.

Marketing History

Date Listed: **03/28/16** Date Closed: **06/30/16** Possession Available: **immediate**

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67 Old Boston Post Road, Danbury, CT 06810
 MLS#: **99135716** DOM: **177** Status: **Closed**
Single Family For Sale Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$196.01**
 Closed Price: **\$265,000**
 List Price: **\$299,000**

School Information

Elem: Mill Ridge	Interm:	Middle: Per Board of Ed	High: Per Board of Ed
Year Built: 1953	New Construction: No	Acres: 0.27	
Estimated heated: above grade 988 and below grade 364 ; total 1,352			
Property Tax: \$5,188	Assessed Value: \$180,900	Mil Rate: 28.68	
Style: Ranch	Rooms: 6	Bedrms: 3	Bathrms: 2 Full Fireplaces:

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15 x 11	Hardwood Floor
Kitchen	Main	11 x 10	
Family Room	Main	24 x 12	
Bedroom	Main	9 x 9	Hardwood Floor
Bedroom	Main	11 x 9	Hardwood Floor
Bedroom	Lower	20 x 12	
Additional Rooms: Laundry Room			
Laundry Location: lower			

Features

Appliances Incl.: **Dryer, Oven/Range, Refrigerator, Washer**
 Attic: **Has Attic** Basement Desc.: **Fully Finished, Interior Access, Liveable Space, Partially Finished, Storage, Walk-out**
 Exterior Features: **Deck, Patio**
 Garage & Parking: **Assigned, Off Street Parking**
 Lot Description: **Level Lot, Sloping Lot, Water View** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Beach, Frontage, Lake, View, Direct Waterfront** Swimming Pool:

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$275** Fee Payable:

Utility Information

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

Public Remarks

Gorgeous setting and views from the waterfront Ranch with level rear yard with concrete swim dock. Home has open floor plan, large great room on lake side with an expansive deck overlooking the waterfront and level rear yard. Lower level has a family room and full bath, plenty of storage. House needs updating, lots sits on center of lake, walk to the tennis courts, basketball and ball field, clubhouse and 2 beaches complete this community. Gated access. Close to all conveniences, shopping, mall, and NY line.

Marketing History

Date Listed: **03/03/16** Date Closed: **09/17/16** Possession Available: **immed**

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