



**128 Carol Street, Danbury, CT 06810**

MLS#: **A10188768** DOM: **39** Status: **Closed** Closed Price: **\$185,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$204,900**  
 Property Information: **Gated Community** Current \$Per SqFt: **\$112.94**

School Information

Elem: **Mill Ridge** Interm: **Rogers Park** Middle: High: **Danbury**

Year Built: **1952** New Construction: Acres: **0.29**

Estimated heated: above grade ; total **1,638**

Property Tax: **\$4,253** Assessed Value: **\$148,300** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

| Room           | Level | Apx. Size | Features                         |
|----------------|-------|-----------|----------------------------------|
| Living Room    | Main  | 16 x 11   | Hardwood Floor                   |
| Kitchen        | Main  | 12 x 12   | Granite Counters, Hardwood Floor |
| Dining Room    | Main  | 15 x 10   | Hardwood Floor                   |
| Great Room     | Main  | 22 x 21   | Ceiling Fan, Hardwood Floor      |
| Master Bedroom | Main  | 15 x 10   | Hardwood Floor                   |
| Bedroom        | Main  | 11 x 9    | Hardwood Floor                   |
| Bedroom        | Main  | 9 x 9     | Hardwood Floor                   |

Additional Rooms: **Breezeway, Mud Room**

Laundry Location: **First Floor**

Has In-Law Apart: **No**  
Features

Appliances Incl.: **Dishwasher, Dryer, Gas Range, Refrigerator, Washer**

Interior Features: **Cable - Available, Open Floor Plan**

Attic: **Has Attic - Pull-Down Stairs**

Basement Desc.: **Crawl Space, Hatchway Access, Sump Pump**

Exterior Features: **Breezeway**

Garage & Parking: **1 Car, Attached Garage** Driveway Type: **Asphalt**

Lot Description: **Level Lot, Treed**

In Flood Zone:

Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, Walk to Water**

Swimming Pool: **No Pool**

Assoc. Amenities: **Putting Green, Health Club, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**

Nearby Amenities: **Golf Course, Health Club, Lake, Library, Medical Facilities, Park, Playground/Tot Lot, Shopping/Mall, Tennis Courts**  
Home Owners Association Information

Home Owner's Association:

**No**

Association Fee: **\$3,200**

Fee Payable:

**Annually**

Utility Information

Hot Water System: **Electric, 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

**Best deal in this price range! One level living in Lake Waubeeka private lake community. Generous sized updated kitchen featuring granite counters, maple cabinets, under-mount sink and new appliances. Cozy living room, spacious dining room with built-in cabinet and giant family room with views of the private backyard. Hardwood floors throughout are in great condition. Two full baths, laundry on main level and large mudroom/storage room. One car garage is a rare find in Lake Waubeeka. Brand new oil tank. Amenities include tennis courts, dog park, baseball field, lake with two beaches and playground. Commuter friendly location with quick access to I-84 and not far from the Danbury Mall. Association dues of \$775/quarter.**

Marketing History

Date Listed: **01/01/17**

Date Closed: **03/27/17**

Possession Available: **Immediate**

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**97 Carol Street, Danbury, CT 06810**

MLS#: **99088940** DOM: **854** Status: **Closed** Closed Price: **\$189,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$249,000**  
 Current \$Per SqFt: **\$93.75**

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 **2,016**; total **2,016**

Property Tax: **\$4,801** Assessed Value: **\$167,400** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

| Room           | Level | Apx. Size | Features                |
|----------------|-------|-----------|-------------------------|
| Living Room    | Main  | 22 x 18   | Fireplace               |
| Kitchen        | Main  | 12 x 10   |                         |
| Family Room    | Main  | 22 x 10   | Full Bath, Fireplace    |
| Master Bedroom | Main  | 16 x 15   | Full Bath, French Doors |
| Bedroom        | Main  | 12 x 9    |                         |
| Bedroom        | Upper | 22 x 15   | Partial Bath            |
| Den            | Main  | 9 x 9     |                         |

Laundry Location: **main level**

Features

Appliances Incl.: **Oven/Range, Refrigerator**  
 Attic: **No Attic** Basement Desc.: **Crawl Space**  
 Exterior Features: **Deck, Patio**  
 Garage & Parking: **Unpaved**  
 Lot Description: **Level Lot, Water View**  
 Waterfront Feat.: **Not Direct Waterfront - Beach, Lake, View, Walk to Water**

In Flood Zone:  
Swimming Pool:

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$267** Fee Payable:

Utility Information

Hot Water System  
 Heat Type: **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

**Owner says make an offer. House has plenty of space, large living room with 2 fireplace and skylight open to the updated kitchen and dining area. The large family room offers a fireplace and full bath, relax on the large screen porch. The main level has a den and a master suite with access to porch. The upper level has a large guest room/ play room. the yard is private and is within walking distance to the beach and common areas.**

Marketing History

Date Listed: **01/02/15** Date Closed: **06/22/17** Possession Available: **immed**

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**111 Carol Street, Danbury, CT 06810**

MLS#: **170009673** DOM: **17** Status: **Closed** Closed Price: **\$215,000**  
 List Price: **\$239,900**  
**Single Family For Sale** Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$267.41**  
 Property Information: **Gated Community**

School Information

|   |                                  |                        |                      |
|---|----------------------------------|------------------------|----------------------|
| Elem: <b>Per Board of Ed</b>                                | Interm:                          | Middle:                | High: <b>Danbury</b> |
| Year Built: <b>1953</b>                                     | New Construction: <b>No</b>      | Acres: <b>0.33</b>     |                      |
| Estimated heated: above grade <b>804</b> ; total <b>804</b> |                                  |                        |                      |
| Property Tax: <b>\$3,158</b>                                | Assessed Value: <b>\$109,100</b> | Mil Rate: <b>28.95</b> |                      |

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

Potential Short Sale: **No**

Room Descriptions

| Room                  | Level       | Apx. Size         | Features              |
|-----------------------|-------------|-------------------|-----------------------|
| <b>Living Room</b>    | <b>Main</b> | <b>16 x 11.5</b>  | <b>Hardwood Floor</b> |
| <b>Eat-In Kitchen</b> | <b>Main</b> | <b>11.5 x 10</b>  | <b>Tile Floor</b>     |
| <b>Sun Room</b>       | <b>Main</b> | <b>17.5 x 9.5</b> | <b>Hardwood Floor</b> |
| <b>Bedroom</b>        | <b>Main</b> | <b>11.5 x 9.5</b> | <b>Hardwood Floor</b> |
| <b>Bedroom</b>        | <b>Main</b> | <b>9 x 9.5</b>    | <b>Hardwood Floor</b> |

Laundry Location:

Features

Appliances Incl.: **Gas Range, Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer**  
 Interior Features: **Cable - Pre-wired, Open Floor Plan**  
 Attic: **Has Attic - Access Via Hatch** Basement Desc.: **Full**  
 Exterior Features: **Deck, Patio**  
 Garage & Parking: **Off Street Parking, Security** Driveway Type: **Paved**  
 Lot Description: **Dry, Level Lot, Sloping Lot** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Access, Water Community, Association Required, Beach Rights** Swimming Pool: **No Pool**  
 Assoc. Amenities: **Basketball Court, Gardening Area, Guest Parking, Park, Playground/Tot Lot, Tennis Courts**  
 Nearby Amenities: **Basketball Court, Golf Course, Lake, Library, Paddle Tennis, Playground/Tot Lot, Public Rec Facilities, Tennis Courts**  
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: Fee Payable:  
 Association Fee Provides: **Club House, Tennis, Lake/Beach Access, Grounds Maintenance, Trash Pickup, Water, Road Maintenance**  
 Special Assoc. Assessments: **No**

Utility Information

Hot Water System: **40 Gallon Tank** Est. Annual Heating Cost:  
 Heat Type: **Hot Air, Zoned**, Fueled By: **Oil** Fuel Tank Location: **Above Ground**  
 Cooling: **Central Air**  
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

**Come to Rest and Relax by the Lake or Play tennis and Pickle Ball on the courts of Lake Waubeeka. This completely renovated 2 Bedroom home offers hardwood floors, Granite Counters in the kitchen and Stainless Steel appliances. Also has a washer/dryer. Comes furnished or unfurnished. From the bucolic setting of Lake Waubeeka, with all the activities to enjoy, this lovely home will inspire you. Only 75 minutes outside of New York City and 15 Minutes from Metro North.**

Marketing History

Date Listed: **08/29/17** Date Closed: **10/16/17** Possession Available: **Negotiable**

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**127 Carol Street, Danbury, CT 06810**  
 MLS#: **99189830** DOM: **41** Status: **Closed** Closed Price: **\$227,500**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$239,900**  
 Current \$Per SqFt: **\$236.98**

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>1964</b>                                     | New Construction: <b>No</b>      | Acres: <b>0.35</b>             |                              |
| Estimated heated: above grade <b>960</b> ; total <b>960</b> |                                  |                                |                              |
| Property Tax: <b>\$3,393</b>                                | Assessed Value: <b>\$117,200</b> | Mil Rate: <b>28.95</b>         |                              |

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

Potential Short Sale: **No**

Room Descriptions

| Room                  | Level             | Apx. Size      | Features  |
|-----------------------|-------------------|----------------|---|
| <b>Living Room</b>    | <b>Main</b>       | <b>18 x 12</b> | <b>Concrete Floor, Fireplace, Hardwood Floor, Vaulted Ceiling</b> |
| <b>Eat-In Kitchen</b> | <b>Main</b>       | <b>10 x 19</b> | <b>Tile Floor</b>   |
| <b>Bedroom</b>        | <b>Main</b>       | <b>12 x 10</b> | <b>Hardwood Floor</b>   |
| <b>Bedroom</b>        | <b>Main</b>       | <b>9 x 8</b>   | <b>Hardwood Floor</b>   |
| <b>Master Bedroom</b> | <b>Main</b>       | <b>14 x 11</b> | <b>Full Bath, Hardwood Floor</b>                                  |
| Laundry Location:     | <b>Main Level</b> |                |   |

Features

Appliances Incl.: **Dishwasher, Microwave, Oven/Range, Refrigerator**  
 Attic: **No Attic** Basement Desc.: **Crawl Space**  
 Exterior Features: **Deck, Patio, Shed**  
 Garage & Parking: **Off Street Parking, Paved**  
 Lot Description: **Level Lot, Sloping Lot, Treed** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Beach, Beach Rights, Walk to Water, Water Community** 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: Est. Annual Heating Cost:  
 Heat Type: **Hot Air, Fueled By: Oil** Fuel Tank Location: **In Basement**  
 Cooling: **Central Air**  
 Water & Sewer Service: **Private Water System, Sewage System: Septic**

Public Remarks

**Charming ranch style cottage in good condition! Gleaming hwd floors in LR & All Bedrooms; Living Room w/vaulted ceiling & large brick fireplace.; Spacious eat in kitchen leads to large deck w/gorgeous views throughout the year. Situated in a private gated lake community that features 2 beaches, tennis/basketball courts, playground, dog park, baseball field, track, community house and gorgeous walking trails. New septic system installed in 2016!! Convenient location offers great down county & NY commute.**

Marketing History

Date Listed: **06/20/17** Date Closed: **10/04/17** Possession Available: **Negotiable**

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**15 Paul Street, Danbury, CT 06810**

MLS#: **99176973** DOM: **117** Status: **Closed** Closed Price: **\$241,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$259,900**  
 Current \$Per SqFt: **\$160.67**

School Information

|   |                                 |                        |                                    |
|---|---------------------------------|------------------------|------------------------------------|
| Elem: <b>Park Ave</b>   | Interm:                         | Middle:                | High: <b>Danbury</b>               |
| Year Built: <b>1953</b>   | New Construction: <b>No</b>     | Acres: <b>0.32</b>     |                                    |
| Estimated heated: above grade <b>1,500</b> ; total <b>1,500</b> |                                 |                        |                                    |
| Property Tax: <b>\$2,707</b>                                    | Assessed Value: <b>\$94,400</b> | Mil Rate: <b>28.68</b> |                                    |
| Style: <b>Colonial</b>  | Rooms: <b>3</b>                 | Bedrms: <b>2</b>       | Bathrms: <b>2 Full</b> Fireplaces: |

Potential Short Sale: **No**

Room Descriptions

| Room                      | Level  | Apx. Size                     | Features                      |
|---------------------------|--|-------------------------------|-------------------------------|
| <b>Kitchen</b>            |  | <b>7 x 7</b>                  |                               |
| Laundry Location:         |  |                               |                               |
| Features                  |  |                               |                               |
| Appliances Incl.:         | <b>Cook Top, Oven/Range, Refrigerator</b>              |                               |                               |
| Attic:                    | <b>Has Attic - Heated, Partially Finished, Walk-up</b> |                               |                               |
| Exterior Features:        | <b>Deck, French Doors</b>                              |                               |                               |
| Garage & Parking:         | <b>Driveway</b>  |                               |                               |
| Lot Description:          | <b>Treed</b>   |                               |                               |
| Waterfront Feat.:         | <b>Not Direct Waterfront - Walk to Water</b>           |                               |                               |
|                           | Home Owners Association Information                    |                               | In Flood Zone:                |
| Home Owner's Association: | <b>Yes</b>   | Association Fee: <b>\$275</b> | Swimming Pool: <b>No Pool</b> |
|                           |  | Fee Payable:                  |                               |

Utility Information

|                        |   |   |
|------------------------|---|---|
| Hot Water System       |   | Est. Annual Heating Cost:                 |
| Heat Type:             | <b>Baseboard, Wood/Coal Stove</b>         | Fuel Tank Location: <b>Non Applicable</b> |
| Cooling:               | <b>None</b>                               |   |
| Water & Sewer Service: | <b>Private Well, Private Water System</b> | Sewage System: <b>Septic</b>              |
|                        | Public Remarks                            |   |

**Located in sought after Lake Waubeeka gated Community. Newly constructed & insulated 2015. All electrical & plumbing updated. New siding, windows, roof, updated bathes, recess lighting throughout, high ceilings, crowning molding, new hardwood floors, open floor plan, master bedroom with loft and vaulting ceiling, second bedroom and a office or even a possible 3rd bedroom. Just a short walk to the beach, tennis court and basketball court. Enjoy lake living at its finest.**

Marketing History

|                              |                              |   |
|------------------------------|------------------------------|---|
| Date Listed: <b>03/09/17</b> | Date Closed: <b>07/24/17</b> | Possession Available: <b>call owner</b> |
|------------------------------|------------------------------|---|

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**28 Paul Street, Danbury, CT 06810**

MLS#: **99154456** DOM: **283** Status: **Closed** Closed Price: **\$245,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$259,000**  
 Current \$Per SqFt: **\$122.01**

School Information

| Elem:             | Per Board of Ed          | Interm:           | Per Board of Ed  | Middle:   | Per Board of Ed | High: | Per Board of Ed |
|-------------------|--------------------------|-------------------|------------------|-----------|-----------------|-------|-----------------|
| Year Built:       | <b>1952</b>              | New Construction: | <b>No</b>        | Acres:    | <b>0.53</b>     |       |                 |
| Estimated heated: | above grade <b>1,488</b> | and below grade   | <b>520</b>       | total     | <b>2,008</b>    |       |                 |
| Property Tax:     | <b>\$4,465</b>           | Assessed Value:   | <b>\$155,700</b> | Mil Rate: | <b>28.68</b>    |       |                 |

Style: **Ranch** Rooms: **7** Bedrms: **3** Bathrms: **2 Full** Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

| Room               | Level        | Apx. Size      | Features   |
|--------------------|--------------|----------------|--|
| <b>Great Room</b>  | <b>Main</b>  | <b>24 x 20</b> | <b>Balcony/Deck, Hardwood Floor, Vaulted Ceiling, Wood Stove</b> |
| <b>Kitchen</b>     | <b>Main</b>  | <b>18 x 10</b> | <b>Wall/Wall Carpet</b>  |
| <b>Bedroom</b>     | <b>Main</b>  | <b>21 x 13</b> | <b>Full Bath, Wall/Wall Carpet</b>                               |
| <b>Bedroom</b>     | <b>Main</b>  | <b>11 x 11</b> | <b>Wall/Wall Carpet</b>  |
| <b>Den</b>         | <b>Main</b>  | <b>9 x 9</b>   | <b>Wall/Wall Carpet</b>  |
| <b>Family Room</b> | <b>Lower</b> | <b>26 x 20</b> |  |

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

Features

Appliances Incl.: **Dryer, Oven/Range, Refrigerator, Washer**  
 Attic: **Has Attic - Storage Space** Basement Desc.: **Fully Finished, Garage Access, Heated, Interior Access, Liveable Space, Walk-out**  
 Exterior Features: **Deck**  
 Garage & Parking: **1 Car, Under House Garage**  
 Lot Description: **Level 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: **\$267** Fee Payable:

Utility Information

Hot Water System  
 Heat Type: **Oil** Est. Annual Heating Cost:  
 Cooling: **None** 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 with loads of space on level, .52 acre lot, great room has soaring ceilings and wood stove, large closets, and access to large deck overlooking the private level yard. The kitchen has a large breakfast area. The main level has sprawling master bedroom and large additional bedroom and den. The walk out lower level has a huge family room, work shop, storage area and access to the 1 CAR GARAGE ( A rare find). Walk to the beach from this lake community charmer.**

Marketing History

Date Listed: **07/22/16** Date Closed: **05/10/17** Possession Available: **immed**

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**31-33 Alan Road, Danbury, CT 06810**

MLS#: **99135917**  
**Single Family For Sale**

DOM: **414** Status: **Closed**

Neighborhood: **Lake Waubeeka**

Closed Price: **\$248,000**

List Price: **\$264,500**

Current \$ Per SqFt: **\$92.81**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.70**

Estimated heated: above grade **1,372** and below grade **1,300**; total **2,672**

Property Tax: **\$5,334** Assessed Value: **\$186,000** Mil Rate: **28.68**

Style: **Ranch** Rooms: **8** Bedrms: **3** Bathrms: **3 Full** Fireplaces: **2**

Potential Short Sale: **No**

Room Descriptions

| Room           | Level | Apx. Size | Features                                |
|----------------|-------|-----------|---|
| Great Room     | Main  | 23 x 17   | Balcony/Deck, Fireplace, Hardwood Floor |
| Kitchen        | Main  | 14 x 10   | Balcony/Deck, Tile Floor                |
| Dining Room    | Main  | 17 x 10   | Balcony/Deck, Hardwood Floor            |
| Master Bedroom | Main  | 18 x 13   | Full Bath, Wall/Wall Carpet             |
| Bedroom        | Main  | 14 x 10   | Full Bath, Wall/Wall Carpet             |
| Family Room    | Lower | 25 x 15   | Fireplace, Hardwood Floor               |
| Media Room     | Lower | 18 x 15   | Full Bath                               |
| Sun Room       | Lower | 14 x 10   |   |

Laundry Location: **lower**

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**  
 Attic: **Has Attic** Basement Desc.: **Fully Finished, Full, Heated, Storage, Walk-out**  
 Exterior Features: **Deck**  
 Garage & Parking: **Assigned, Off Street Parking**  
 Lot Description: **Level Lot, Sloping Lot** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Beach, Lake, Walk to Water, Water Community** Swimming Pool:  
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$267** 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** Radon Mitigation: Air **Unknown**, Water **Unknown**  
 Water & Sewer Service: **Private Water System, Sewage System: Septic**  
 Public Remarks

**Expansive lake community house a short walk to the beach. Open floor plan with oversized great room with soaring ceilings and handsome fireplace, opens to the large dining room and country kitchen. The new maintenance free deck overlooking the level, private rear yard. The large master suite has built-ins and a full bath. The lower level offer a large family room with fireplace, media room, den and sunroom and full bath. 33 Alan is a extra building lot (.35 of an acre with taxes of \$769+- year). The house is 31 Alan is on.35 of an acre with taxes of \$4,488+- a year) Total taxes on house lot is \$5,257 ( listed in MLS), and the assess has the lot added. Lot had had no testing done.**

Marketing History

Date Listed: **03/05/16** Date Closed: **05/26/17** Possession Available: **nego**

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**126 Carol Street, Danbury, CT 06810**

MLS#: **99161483** DOM: **231** Status: **Closed** Closed Price: **\$275,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$279,000**  
 Current \$Per SqFt: **\$204.31**

School Information

|   |                                  |                        |                              |
|---|----------------------------------|------------------------|------------------------------|
| Elem: <b>Per Board of Ed</b>                                    | Interm:                          | Middle:                | High: <b>Per Board of Ed</b> |
| Year Built: <b>1951</b>   | New Construction: <b>No</b>      | Acres: <b>0.30</b>     |                              |
| Estimated heated: above grade <b>1,346</b> ; total <b>1,346</b> |                                  |                        |                              |
| Property Tax: <b>\$3,978</b>                                    | Assessed Value: <b>\$138,700</b> | Mil Rate: <b>28.68</b> |                              |

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

Potential Short Sale: **No**

Room Descriptions

| Room           | Level | Apx. Size | Features                               |
|----------------|-------|-----------|--|
| Living Room    | Main  | 12 x 14   | Hardwood Floor                         |
| Kitchen        | Main  | 10 x 12   | Tile Floor                             |
| Dining Room    | Main  | 11 x 14   | Hardwood Floor                         |
| Family Room    | Main  | 10 x 17   | Ceiling Fan, Sliders, Wall/Wall Carpet |
| Master Bedroom | Main  | 12 x 14   | Ceiling Fan, Hardwood Floor            |
| Bedroom        | Main  | 10 x 12   | Ceiling Fan, Hardwood Floor            |
| Bedroom        | Main  | 10 x 9    | Ceiling Fan, Hardwood Floor            |

Additional Rooms: **Mud Room**  
 Laundry Location: **Main/Mudroom**

Features

Appliances Incl.: **Dishwasher, Dryer, Oven/Range, Refrigerator, Washer**  
 Energy Features: **Thermopane Windows**  
 Attic: **Has Attic** Basement Desc.: **Crawl Space, Dirt Floor, Unfinished**  
 Exterior Features: **Deck, Patio**  
 Garage & Parking: **1 Car, Attached Garage, 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**  
 The following Items are not included in this sale: **See Addendum**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$267** Fee Payable:

Utility Information

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

Public Remarks

**Lake Waubeeka Charmer! Come view this sunny one level 3 BDRM home. The white and bright kitchen features granite counters and stainless steel appliances. The updated bath has porcelain tile and a jetted tub. This home is freshly painted and truly turn key condition, with a formal dining room and extra bonus space in the family room. Enjoy evenings on the deck while overlooking your private and level backyard. Updates also include a new roof, and a new boiler! Short walk to the beach. This gated lake community offers a clubhouse, tennis courts, playground, two beaches and a basketball court and is surrounded by approximately 550 acres of undeveloped woodlands and is great for hiking and exploring. Move right in! Assoc. Dues \$800/qtly.**

Marketing History

Date Listed: **10/14/16** Date Closed: **06/16/17** Possession Available: **Negotiable**

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**13 Jeffrey Street, Danbury, CT 06810**

MLS#: **99184774** DOM: **37** Status: **Closed** Closed Price: **\$316,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$359,000**  
 Current \$Per SqFt: **\$189.90**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.24**  
 Estimated heated: above grade **1,064** and below grade **600**; total **1,664**  
 Property Tax: **\$5,598** Assessed Value: **\$195,200** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

| Room               | Level        | Apx. Size      | Features                                  |
|--------------------|--------------|----------------|---|
| <b>Kitchen</b>     | <b>Main</b>  | <b>12 x 10</b> | <b>Balcony/Deck, Pantry</b>               |
| <b>Dining Room</b> | <b>Main</b>  | <b>13 x 11</b> | <b>Fireplace, Vinyl Floor</b>             |
| <b>Living Room</b> | <b>Main</b>  | <b>21 x 15</b> | <b>Fireplace, Hardwood Floor, Sliders</b> |
| <b>Bedroom</b>     | <b>Main</b>  | <b>9 x 9</b>   | <b>Wall/Wall Carpet</b>                   |
| <b>Bedroom</b>     | <b>Main</b>  | <b>11 x 9</b>  | <b>Wall/Wall Carpet</b>                   |
| <b>Family Room</b> | <b>Lower</b> | <b>20 x 13</b> | <b>Sliders, Wall/Wall Carpet</b>          |
| <b>Bedroom</b>     | <b>Lower</b> | <b>10 x 9</b>  | <b>Wall/Wall Carpet</b>                   |

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

Features

Appliances Incl.: **Dishwasher, Oven/Range, Refrigerator**  
 Attic: **No Attic** Basement Desc.: **Partially Finished, Storage, Walk-out**  
 Exterior Features: **Deck, Gutters, Porch**  
 Garage & Parking: **Off Street Parking, Unpaved**  
 Lot Description: **Level Lot, Treed, Water View** 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: **\$267** Fee Payable:

Utility Information

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

Public Remarks

**LEVEL WATERFRONT WITH PRIVATE SETTING, everything on one level, large great room with brick fireplace and hardwood floors has access to the deck overlooking the level waterfront, relax in the lakeside 16 x 12 screen porch with vaulted ceilings opens to deck overlooking the lake. The country kitchen opens to the dining room, the main level bedrooms share a full bath. The walk out lake level has a family room, laundry room and third bedroom with a full bath and plenty of storage. There is an additional 600+- SF in the finished lower level. Located in a gated community close to all conveniences and ideal commute to NY.**

Marketing History

Date Listed: **05/08/17** Date Closed: **06/19/17** Possession Available: **Immediate**

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**155 Carol Street, Danbury, CT 06810**

MLS#: **99186799** DOM: **31** Status: **Closed** Closed Price: **\$329,000**  
 List Price: **\$329,000**  
**Single Family For Sale** Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$142.80**  
 Property Information: **Adult Community 55**

School Information

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

Year Built: **1973** New Construction: **No** Acres: **0.34**  
 Estimated heated: above grade **1,754** and below grade **550**; total **2,304**  
 Property Tax: **\$6,204** Assessed Value: **\$214,300** Mil Rate: **28.95**

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

Potential Short Sale: **No**

Room Descriptions

| Room            | Level | Apx. Size | Features                                     |
|-----------------|-------|-----------|--|
| Great Room      | Main  | 18 x 13   | Fireplace, Vaulted Ceiling, Wall/Wall Carpet |
| Formal Din. Rm. | Main  | 12 x 13   | Wall/Wall Carpet                             |
| Eat-In Kitchen  | Main  | 14 x 12   | Pantry                                       |
| Master Bedroom  | Main  | 14 x 12   | Full Bath, Wall/Wall Carpet, Walk-In Closet  |
| Bedroom         | Upper | 12 x 10   | Wall/Wall Carpet                             |
| Bedroom         | Upper | 14 x 12   | Wall/Wall Carpet, Walk-In Closet             |
| Bedroom         | Upper | 12 x 10   | Wall/Wall Carpet                             |
| Family Room     | Lower | 28 x 12   | Wall/Wall Carpet                             |
| Full Bath       | Lower | 12 x 12   | Tile Floor                                   |

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

Features

Appliances Incl.: **Dishwasher, Dryer, Refrigerator, Washer**  
 Energy Features: **Storm Doors, Storm Windows**  
 Attic: **Has Attic** Basement Desc.: **Full, Heated, Partially Finished, Storage**  
 Exterior Features: **Porch**  
 Garage & Parking: **1 Car, Carport**  
 Lot Description: **Level Lot, Treed** In Flood Zone:  
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, View, Water Community** Swimming Pool: **No Pool**  
 Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$267** 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** Radon Mitigation: Air **Unknown**, Water  
 Water & Sewer Service: **Private Water System, Sewage System: Septic**  
 Public Remarks

Public Remarks

**One of a kind setting with complete privacy – Immaculately maintained Cape home, 4 bedrooms includes a main level master suite. The great room has soaring ceilings, floor to ceiling windows and a gorgeous raised hearth fireplace, open to the large dining room and oversized eat-in kitchen with a large walk in pantry. Relax in the large screen porch with vaulted ceilings (28x12) and beautiful views of woods. The upper level has three spacious bedrooms and a full bath with sauna, also a private room with complete dark room set up. The finished walk out lower level offers a large game room with pool and ping pong table. Home also offers central AC. Enjoy lake community amenities & a lake life style with 2 beaches, tennis, clubhouse.**

Marketing History

Date Listed: **05/23/17** Date Closed: **07/31/17** Possession Available: **Nego**

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**66 Carol Street, Danbury, CT 06810**

MLS#: **99183909** DOM: **164** Status: **Closed** Closed Price: **\$357,000**  
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$365,000**  
 Current \$Per SqFt: **\$294.07**

School Information

|  |                                  |                            |   |
|--|----------------------------------|----------------------------|---|
| Elem: <b>Mill Ridge</b>  | Interm:                          | Middle: <b>Rogers Park</b> | High: <b>Danbury</b>                        |
| Year Built: <b>1964</b>  | New Construction: <b>No</b>      | Acres: <b>0.28</b>         |   |
| Estimated heated: above grade <b>880</b> and below grade <b>334</b> ; total <b>1,214</b> |                                  |                            |   |
| Property Tax: <b>\$5,037</b>   | Assessed Value: <b>\$174,000</b> | Mil Rate: <b>28.95</b>     |   |
| Style: <b>Ranch</b>  | Rooms: <b>6</b>                  | Bedrms: <b>2</b>           | Bathrms: <b>2 Full</b> Fireplaces: <b>1</b> |

Potential Short Sale: **No**

Room Descriptions

| Room              | Level | Apx. Size | Features                 |
|-------------------|-------|-----------|--------------------------|
| Great Room        | Main  |           | Balcony/Deck, Tile Floor |
| Kitchen           | Main  |           | Tile Floor               |
| Den               | Main  |           | Laminate Floor           |
| Bedroom           | Main  |           | Hardwood Floor           |
| Bedroom           | Main  |           | Hardwood Floor           |
| Laundry Location: | lower |           |                          |

Features

|                    |   |
|--------------------|---|
| Appliances Incl.:  | <b>Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer</b> |
| Attic:             | <b>No Attic</b>   |
| Exterior Features: | <b>Deck</b>   |
| Garage & Parking:  | <b>Driveway</b>   |
| Lot Description:   | <b>Treed, Water View</b>  |
| Waterfront Feat.:  | <b>Direct Waterfront - Frontage, Lake, View, Water Community</b>      |
|                    | Home Owners Association Information                                   |
|                    | In Flood Zone:  |
|                    | Swimming Pool: <b>No Pool</b>   |

|                           |            |                               |              |
|---------------------------|------------|-------------------------------|--------------|
| Home Owner's Association: | <b>Yes</b> | Association Fee: <b>\$259</b> | Fee Payable: |
|---------------------------|------------|-------------------------------|--------------|

Utility Information

|                        |  |   |
|------------------------|--|---|
| Hot Water System       |  | Est. Annual Heating Cost:                         |
| Heat Type:             | <b>Hot Air, Fueled By: Oil</b>           | Fuel Tank Location:                               |
| Cooling:               | <b>Window Unit</b>                       | Radon Mitigation: Air <b>No</b> , Water <b>No</b> |
| Water & Sewer Service: | <b>Private Water System, Shared Well</b> | Sewage System: <b>Septic</b>                      |
|                        | Public Remarks                           |   |

Welcome to your get-away an hour from NYC, but a world apart. Enjoy year-round beauty on quiet, tranquil Lake Waubeeka with easy access from I-84 and Hwy 7. This mid-century modern gem is right on the water w/ private dock yards from the spacious deck. This house is perfect for entertaining and/or a private escape. Lake views from the living room, office, kitchen and master bedroom. Stunning floor-to-ceiling, 2-sided fireplace, with silicon-sealed damper, keeps you warm in winter, shuts tightly to reduce energy loss when not in use. In warmer months, relax on the large screened in front patio. Newly painted throughout, new wood floors in bedrooms and office; semi-finished basement with another full bath. This house is ready to enjoy.

Marketing History

|                              |                              |  |
|------------------------------|------------------------------|--|
| Date Listed: <b>05/01/17</b> | Date Closed: <b>11/17/17</b> | Possession Available: <b>mid-September</b> |
|------------------------------|------------------------------|--|

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**6 Carol Street, Danbury, CT 06810**

MLS#: **99179439**

DOM: **114**

Status: **Closed**

Closed Price: **\$437,000**

List Price: **\$449,000**

**Single Family For Sale**

Neighborhood: **Lake Waubeeka**

Current \$Per SqFt: **\$370.34**

School Information

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

Year Built: **1952** New Construction: **No** Acres: **0.23**

Estimated heated: above grade **1,180**; total **1,180**

Property Tax: **\$6,467** Assessed Value: **\$225,500** Mil Rate: **28.68**

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

Potential Short Sale: **No**

Room Descriptions

| Room                                  | Level | Apx. Size | Features  |
|---------------------------------------|-------|-----------|---|
| Living Room                           | Main  |           | 9 ft+ Ceilings, Balcony/Deck, Ceiling Fan, Dining Area, Laminate Floor, Sliders |
| Kitchen                               | Main  |           | 9 ft+ Ceilings, Breakfast Bar, Laminate Floor, Skylight                         |
| MBR Suite                             | Main  |           | Stall Shower, Wall/Wall Carpet  |
| Bedroom                               | Main  |           | Wall/Wall Carpet  |
| Full Bath                             | Main  |           | Tile Floor, Tub w/Shower  |
| Bedroom                               | Lower |           | Wall/Wall Carpet  |
| Full Bath                             | Lower |           | Stall Shower, Tile Floor  |
| Family Room                           | Lower |           | Sliders, Wall/Wall Carpet   |
| Additional Rooms: <b>Laundry Room</b> |       |           |   |
| Laundry Location: <b>Lower Level</b>  |       |           |   |

Features

|                                     |   |                                 |  |
|-------------------------------------|---|---------------------------------|--|
| Appliances Incl.:                   | <b>Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer</b>                       |                                 |  |
| Energy Features:                    | <b>Thermopane Windows</b>   |                                 |  |
| Attic:                              | <b>Has Attic</b>  | Basement Desc.:                 | <b>Fully Finished, Garage Access, Heated, Interior Access, Storage, Walk-out</b> |
| Exterior Features:                  | <b>Deck, Gutters, Lighting</b>  |                                 |  |
| Garage & Parking:                   | <b>1 Car, Attached Garage, Carport</b>  |                                 |  |
| Lot Description:                    | <b>Level Lot, Treed, Water View</b>   |                                 | In Flood Zone:   |
| Waterfront Feat.:                   | <b>Direct Waterfront - Beach Rights, Frontage, Lake, Water Community, Direct Waterfront</b> |                                 | Swimming Pool: <b>No Pool</b>  |
| Assoc. Amenities:                   | <b>Health Club, Medical Facilities, Playground/Tot Lot, Tennis Courts</b>                   |                                 |  |
| Nearby Amenities:                   | <b>Health Club, Medical Facilities, Playground/Tot Lot, Shopping/Mall, Tennis Courts</b>    |                                 |  |
| Home Owners Association Information |   |                                 |  |
| Home Owner's Association:           | <b>Yes</b>  | Association Fee: <b>\$3,300</b> | Fee Payable:   |

Utility Information

|                        |  |                           |
|------------------------|--|---------------------------|
| Hot Water System       |  | Est. Annual Heating Cost: |
| Heat Type:             | <b>Hot Air, Fueled By: Oil</b>                     | Fuel Tank Location:       |
| Cooling:               | <b>Ceiling Fans, Window Unit</b>                   |                           |
| Water & Sewer Service: | <b>Private Water System, Sewage System: Septic</b> |                           |
| Public Remarks         |  |                           |

**Just What The Doctor Ordered. Idyllic waterfront retreat overlooking 55 acre lake. Abuts 500 acres of preserve land and nature trails. Stylish Chef's kitchen features quartz counters, stainless steel appliances and shaker-style cabinetry. Contemporary open floor plan conveys water views via wall of windows. Serene and spacious Master Bedroom Suite. 3 beautifully updated full baths. Large screened-in porch for 3 season entertaining. Additional finished sq. footage on LL. Premium level lot features low maintenance mature plantings. Amenities include 2 community beaches, tennis/basketball, playground and more. Lake Waubeeka is a gated community that resides 65 miles from NYC. Assn' fees are per yr and are paid quarterly. Co-List related to owner**

Marketing History

Date Listed: **03/30/17** Date Closed: **07/21/17** Possession Available: **Negotiable**

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