



97 Post Road, Danbury, CT 06810

MLS#: **170090358**
Single Family For Sale

DOM: **77** Status: **Closed**
 Neighborhood: **Lake Waubeeka**

Closed Price: **\$131,000**
 List Price: **\$229,500**
 Current \$ Per SqFt: **\$74.47**
Bank Owned: Yes

School Information

Elem: Per Board of Ed	Interm:	Middle:	High: Danbury
Year Built: 1952	New Construction: No	Acres: 0.25	
Estimated heated: above grade 1,759 ; total 1,759			
Property Tax: \$6,320	Assessed Value: \$218,300	Mil Rate: 28.95	

Style: **Ranch** Rooms: **7** Bedrms: **4** Bathrms: **2 Full** Fireplaces: **1**

Potential Short Sale: **Undeclared**

Features

Laundry Location: Main Level	
Appliances Incl.: None	
Attic: Has Attic - Access Via Hatch	Basement Desc.: Partial
Exterior Features: Deck	
Garage & Parking: Off Street Parking	
Lot Description: Water View	In Flood Zone:
Waterfront Feat.: Not Direct Waterfront - Lake, Water Community, Beach Rights, View	Swimming Pool: No Pool

Home Owners Association Information

Home Owner's Association: Yes	Association Fee: \$3,200	Fee Payable: Annually
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Utility Information

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

Public Remarks

Ranch style home in Lake Waubeeka. Close to water with view. House has new roof. In need of rehab. Sold "as is".

Marketing History

Date Listed: 05/31/18	Date Closed: 09/26/18	Possession Available: 30 Days
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27 Paul Street, Danbury, CT 06810

MLS#: **170095011** DOM: **138** Status: **Closed** Closed Price: **\$180,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$189,000**
 Current \$ Per SqFt: **\$155.04**

School Information

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

Year Built: **1952** New Construction: **Completed** Acres: **0.28**
 Estimated heated: above grade **1,161**; total **1,161**
 Property Tax: **\$3,624** Assessed Value: **\$131,300** Mil Rate: **27.6**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15.4 x 19.3	Wall/Wall Carpet
Family Room	Main	15.5 x 19.3	Hardwood Floor
Kitchen	Main	14.6 x 9.1	Skylight, Vinyl Floor
Master Bedroom	Main	14.2 x 11	Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Main	9.4 x 9.2	Wall/Wall Carpet
Laundry Location:	Lower Level		Has In-Law Apart: No Features

Appliances Incl.: **Electric Range, Refrigerator, Dishwasher**
 Attic: **Has Attic - Access Via Hatch** Basement Desc.: **Partial**
 Exterior Features: **Deck, Porch-Screened**
 Garage & Parking: **Paved** Driveway Type: **Paved**
 Lot Description: **Level Lot, Lightly Wooded** In Flood Zone: **No**
 Waterfront Feat.: **Not Direct Waterfront - Lake, Water Community, Beach, Walk to Water** Swimming Pool: **No Pool**
 Assoc. Amenities: **Basketball Court, Playground/Tot Lot, Tennis Courts**

Home Owners Association Information

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

Utility Information

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

Public Remarks

Lake community Ranch on level lot walking distance to beach and community areas. One level living, open floor plan, large family room with walls of windows, hardwood floors and vaulted ceilings opens to the screened porch overlooking the level yard. The country kitchen has plenty of counters and storage space is open to the living room. The master suite has a walk in closet, hardwood floors and a full bath. The second bedroom is off the living room. Situated in a gated lake community with 2 beaches, tennis courts, clubhouse and walking trails, enjoy lake community living.

Marketing History

Date Listed: **06/13/18** Date Closed: **10/30/18** Possession Available: **Nego**

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16 Paul Street, Danbury, CT 06810

MLS#: **170117526** DOM: **23** Status: **Closed** Closed Price: **\$185,000**
 List Price: **\$195,000**
Single Family For Sale Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$173.22**
 Property Information: **Gated Community**

School Information

Elem: **Shelter Rock** Interm: Middle: **Rogers Park** High: **Danbury**

Year Built: **1952** New Construction: **No** Acres: **0.31**

Estimated heated: above grade **1,068**; total **1,068**

Property Tax: **\$4,137** Assessed Value: **\$149,900** Mil Rate: **27.6**

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

Potential Short Sale: **Undeclared**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	19 x 15	9 ft+ Ceilings, Cathedral Ceiling, Hardwood Floor
Dining Room	Main	12 x 11	Hardwood Floor
Kitchen	Main	10 x 9	Breakfast Bar, Tile Floor
Bedroom	Main	12 x 9	LaminateFloor
Bedroom	Main	11 x 9	LaminateFloor
Other	Main	12 x 12	LaminateFloor

Laundry Location: **Lower Level**

Features

Appliances Incl.: **Electric Range, Dishwasher**
 Attic: **No Attic** Basement Desc.: **Partial With Walk-Out**
 Exterior Features: **Patio**
 Garage & Parking: **Unpaved, Off Street Parking** Driveway Type: **Crushed Stone**
 Lot Description: **Corner Lot, Level Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Lake, Water Community, Beach Rights, Walk to Water** Swimming Pool: **No Pool**
 Assoc. Amenities: **Basketball Court, Bocci Court, Tennis Courts**
 Nearby Amenities: **Basketball Court, Lake, Private School(s), Shopping/Mall, Tennis Courts**

Home Owners Association Information

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

Utility Information

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

Public Remarks

Feel like you're on vacation all the time while living in charming Lake Waubeeka. Private ,gated community with private lake,2 beaches,ball field , tennis, basketball courts. Two bedroom home , 1 full bath, 3 season porch (tenant uses as additional bd) . Vaulted living room with hardwood floors, dining room , kitchen w great counter space , and breakfast bar, formal dining set on level .31 acre. Updates include roof, siding ,windows and septic . Walk to ball field and beach . Great commute location , near rt 7 and I-84 , the mall and other shopping. Only 75 minutes from NYC . Perfect for full time or weekend use.

Marketing History

Date Listed: **08/21/18** Date Closed: **10/16/18** Possession Available: **nego**

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34 Carol Street, Danbury, CT 06810

MLS#: **170086102**
Single Family For Sale

DOM: **13** Status: **Closed**
 Neighborhood: **Lake Waubeeka**

Closed Price: **\$187,000**
 List Price: **\$195,500**
 Current \$Per SqFt: **\$202.82**

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 **922**; total **922**

Property Tax: **\$3,487** Assessed Value: **\$121,600** 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		
Eat-In Kitchen	Main		
Bedroom	Main		
Bedroom	Main		
Family Room	Main		Hardwood Floor, Vaulted Ceiling
Full Bath			
Laundry Location:	Basement		

Features

Appliances Incl.:	Oven/Range, Refrigerator	
Energy Features:	Storm Doors	
Attic:	Has Attic - Access Via Hatch	Basement Desc.: Partial, Crawl Space, Unfinished, Walk-out
Exterior Features:	Deck	
Garage & Parking:	Off Street Parking, Other	
Lot Description:	Water View, Level Lot, Sloping Lot, Treed	In Flood Zone:
Waterfront Feat.:	Not Direct Waterfront - Lake, Water Community, Beach, View	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: \$3,200	Fee Payable: Quarterly
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Utility Information

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

Public Remarks

Idyllic Lake Retreat with YEAR ROUND water views of 55 acre lake minus the price tag of direct waterfront! Solid-built ranch sits back from the road. Authentic knotty pine paneling throughout. Sold furnished and equipped, if so desired. Central AC for summer comfort and gracious family room addition with vaulted ceiling. Situated in private gated community that abuts 500 acres of protected land. Well maintained amenities include 2 sandy beaches, tennis/ basketball courts, baseball field, playground and a community house. NOTE: \$3200 Association fee is PER YR and paid quarterly / amounts to \$267 per mos. Perfect weekender or year round home. Just 60 miles from NYC.

Marketing History

Date Listed: **05/20/18** Date Closed: **06/27/18** Possession Available: **Negotiable**

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7 Sage Road, Danbury, CT 06810

MLS#: **99153656** DOM: **564** Status: **Closed** Closed Price: **\$209,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$209,999**
 Current \$Per SqFt: **\$126.67**

School Information

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

Year Built: **1951** New Construction: **No** Acres: **0.24**
 Estimated heated: above grade **880** and below grade **770**; total **1,650**
 Property Tax: **\$4,062** Assessed Value: **\$140,300** Mil Rate: **28.95**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Upper	26 x 11	Fireplace
Kitchen	Upper	12 x 8	
Den	Upper	14 x 9	
Bedroom	Upper	12 x 11	
Bedroom	Main	10 x 11	
Bedroom	Main	12 x 9	
Family Room	Main	12 x 11	Fireplace

Laundry Location: **lower**

Features

Appliances Incl.: **Refrigerator**
 Attic: **No Attic** Basement Desc.: **Fully Finished**
 Exterior Features: **Patio**
 Garage & Parking: **Assigned**
 Lot Description: **Level Lot, Sloping Lot, Water View** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Beach Rights, Lake, View, Walk to Water** 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 Ground**
 Cooling: **None** Radon Mitigation: Air **Unknown**, Water **Unknown**
 Water & Sewer Service: **Private Water System**, Sewage System: **Septic**

Public Remarks

PRICED TO SELL - Exceptional space in this lake community home offers a great room with stone fireplace and walls of windows offering lake views. The family room also offers a stone fireplace and two main level bedrooms and a full bath. Enjoy the open plan, the sun room has vaulted ceilings and access to the side patio ideal for entertaining. Gorgeous gardens off the side deck, Lake views and and short walk to the beach and community areas.

Marketing History

Date Listed: **07/15/16** Date Closed: **05/04/18** Possession Available: **Nego**

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143 Carol Street, Danbury, CT 06810

MLS#: **170058169** DOM: **8** Status: **Closed** Closed Price: **\$255,000**
 List Price: **\$270,000**
Single Family For Sale Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$213.57**
 Property Information: **Gated Community**

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: **\$3,552** Assessed Value: **\$122,700** Mil Rate: **28.95**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Great Room	Main	32 x 11.5	Balcony/Deck, Fireplace, Vaulted Ceiling
Dining Room	Main	11 x 11	
Kitchen	Main	13.3 x 8.3	
Master Bedroom	Main	14.4 x 9.5	Balcony/Deck, Partial Bath
Bedroom	Main	9.2 x 8.5	
Family Room	Lower	21.5 x 8.4	

Additional Rooms: **Laundry Room, Workshop**

Laundry Location:

Has In-Law Apart: **No**

Features

Appliances Incl.: **Cook Top, Refrigerator, Washer, Dryer**

Attic: **No Attic**

Basement Desc.: **Partially Finished, Heated, Walk-out, Liveable Space, Storage**

Exterior Features: **Deck**

Garage & Parking: **Off Street Parking** Driveway Type: **Private, Gravel**

Lot Description: **Level Lot, Lightly Wooded**

In Flood Zone: **No**

Waterfront Feat.: **Not Direct Waterfront - Water Community, Association Required, Beach, Walk to Water**

Swimming Pool: **No Pool**

Assoc. Amenities: **Tennis Courts**

Nearby Amenities: **Basketball Court, Golf Course, Health Club, Lake, Library, Medical Facilities, Playground/Tot Lot, Tennis Courts**

Home Owners Association Information

Home Owner's Association:

Yes

Association Fee: **\$266**

Fee Payable:

Monthly

Utility Information

Hot Water System

Oil

Est. Annual Heating Cost:

Heat Type:

Hot Air, Fueled By: Oil

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

Under the radar country retreat to take you away from all that, just 60 miles from NYC on Lake Waubeeka, a private association of homes with amenities bordering Ridgefield, Redding and Danbury, CT in Fairfield county. Adorable full time and part time community nestled minutes from Route 7 and I84, 684. This perfectly private "tree house" is set back from the street looking out over the treetops. Kitchen offers extensive storage, cooktop, pantry, tile floors and pass through. Open floor plan incorporates LR/DR, Central Air, charming wood stove keeps things cosy. High ceilings and glass sliders open to newly finished wrap around deck (500-sq ft), with plenty of lounging areas. MB with half bath, second BR, high ceilinged hall bath. Downstairs, spacious studio area with welcoming sleeping nook for guests. Flexible space can easily be used for office, gym, workshop, family room, you name it. Terrific lake Waubeeka association services include all of the outdoor amenities, rubbish and recycling pick-up, snow removal, road maintenance, club house, and domestic water. This home has been lovingly treated and maintained. Nothing to do here! Best value in Lake Waubeeka, hands down. See Public Remarks below for Lake Waubeeka Association info.

Marketing History

Date Listed: **03/06/18**

Date Closed: **05/03/18**

Possession Available: **immediate**

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36 Paul Street, Danbury, CT 06810

MLS#: **170120446** DOM: **32** Status: **Closed** Closed Price: **\$270,300**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$269,000**
 Current \$Per SqFt: **\$215.72**

School Information

Elem: Per Board of Ed	Interm:	Middle: Per Board of Ed	High: Per Board of Ed
Year Built: 1900	New Construction: No	Acres: 0.46	
Estimated heated: above grade 1,253 ; total 1,253			
Property Tax: \$4,446	Assessed Value: \$161,100	Mil Rate: 27.6	

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15.6 x 14.7	Fireplace, Hardwood Floor, Vaulted Ceiling
Eat-In Kitchen	Main	11.11 x 8.9	Balcony/Deck, Hardwood Floor, Sliders
Dining Room	Main	12.1 x 10	Full Bath
Master Bedroom	Main	11.6 x 10	Balcony/Deck, Hardwood Floor, Sliders
Bedroom	Main	15.4 x 11	Hardwood Floor
Bedroom	Main	10.1 x 9	Full Bath
Rec/Play Room	Lower	22.2 x 12.1	Full Bath, Sliders
Laundry Location:	Lower Level		Has In-Law Apart: No Features

Appliances Incl.: **Electric Range, Refrigerator, Dishwasher**
 Attic: **Has Attic - Access Via Hatch** Basement Desc.: **Partially Finished, Storage**
 Exterior Features: **Deck**
 Garage & Parking: **Off Street Parking** Driveway Type: **Paved**
 Lot Description: **Level Lot** In Flood Zone: **No**
 Waterfront Feat.: **Direct Waterfront - Lake, Beach Rights, Walk to Water** Swimming Pool: **No Pool**
 Assoc. Amenities: **Basketball Court, Club House, Playground/Tot Lot**

Home Owners Association Information

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

Utility Information

Hot Water System: **Other** 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

Lake Waubeeka Ranch with open floor plan, living room has fireplace and soaring ceilings, open to the kitchen and dining area. Master bedroom has access to the rear deck, 2 additional bedrooms has ample closets. The lower level has a recreation room with sliders to rear yard, full bath and plenty of storage. Relax in the large screened porch or open deck. Level lot close to Paul Street beach. Community offers tennis and 2 beaches, clubhouse and playground and hiking trails. Close by all conveniences, Interstate 84 and Train station in West Redding.

Marketing History

Date Listed: **08/30/18** Date Closed: **10/15/18** Possession Available: **Nego**

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134 Carol Street, Danbury, CT 06810
 MLS#: **170088974** DOM: **70** Status: **Closed** Closed Price: **\$288,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$299,900**
 Current \$Per SqFt: **\$193.68**

School Information

Elem: Per Board of Ed	Interm:	Middle:	High: Per Board of Ed
Year Built: 1974	New Construction: No	Acres: 0.29	
Estimated heated: above grade 1,487 ; total 1,487			
Property Tax: \$4,949	Assessed Value: \$179,300	Mil Rate: 27.6	

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

Potential Short Sale: **Undeclared**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	25 x 14	Fireplace, Sliders, Vaulted Ceiling, Wall/Wall Carpet
Eat-In Kitchen	Main	17 x 12	Hardwood Floor, Sliders, Vaulted Ceiling
Master Bedroom	Main	15 x 14	Full Bath, Wall/Wall Carpet
Bedroom	Main	10 x 12	Wall/Wall Carpet
Bedroom	Main	10 x 12	Wall/Wall Carpet
Den	Lower	12 x 10	Wall/Wall Carpet
Additional Rooms: Laundry Room			
Laundry Location: Lower Level			
Has In-Law Apart: No			
Features			

Appliances Incl.: **Electric Range, Microwave, Refrigerator, Dishwasher**
 Interior Features: **Auto Garage Door Opener**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Partial, Partially Finished**
 Exterior Features: **Porch, Shed, Wrap Around Deck**
 Garage & Parking: **2 Car, Attached Garage, Paved** Driveway Type: **Private, Asphalt**
 Lot Description: **In Subdivision, Sloping Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Lake, Water Community, Beach, Walk to Water** Swimming Pool: **No Pool**
 Assoc. Amenities: **Basketball Court, Bocci Court, Club House, Paddle Tennis, Playground/Tot Lot, Private Rec Facilities, Security Services, Tennis Courts**

Home Owners Association Information

Home Owner's Association:	Yes	Association Fee: \$800	Fee Payable:	Quarterly
Association Fee Provides:	Club House, Tennis, Lake/Beach Access, Security Service, Grounds Maintenance, Water, Property Management, Road Maintenance			
Special Assoc. Assessments:	No			

Utility Information

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

Public Remarks

Very rare find in this gorgeous lake community! Three bedroom home with 2 car attached garage and basement. This Hi-Ranch features a gorgeous open floor plan with vaulted ceilings in the eat-in kitchen to the spacious living room with fireplace. Both rooms also have sliders to the wrap around deck. A few steps up and you will find the Master BR with full bath; and two additional bedrooms served by another full bath in hallway. Lower level features laundry room/bathroom combination and a finished den. Great commuting location just off Rt.7 offers easy access to I-84, I-684 and Metro North Trains. This Amazing Community offers 2 Beaches, Hiking Trails, Basketball Courts, Playground, Tennis Courts, Bocci and so much more. Whether you are using it for a weekend retreat and year-round home, don't miss this opportunity to vacation year round!!

Marketing History

Date Listed: **05/30/18** Date Closed: **10/31/18** Possession Available: **Negotiable**

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18 Marion Street, Danbury, CT 06810

MLS#: **170011651** DOM: **112** Status: **Closed** Closed Price: **\$347,000**
 Single Family For Sale Neighborhood: **Lake Waubeeka** List Price: **\$359,000**
 Current \$Per SqFt: **\$319.52**

School Information

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

Year Built: **1953** New Construction: **No** Acres: **0.25**

Estimated heated: above grade **1,086**; total **1,086**

Property Tax: **\$4,977** Assessed Value: **\$171,900** Mil Rate: **28.95**

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

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	27 x 12	Laminate Floor
Kitchen	Main	12 x 10	
Master Bedroom	Main	17 x 11	Hardwood Floor
Bedroom	Main	12 x 10	Hardwood Floor
Bedroom	Main	17 x 11	

Laundry Location:

Features

Appliances Incl.: **Dishwasher, Refrigerator**
 Attic: **Has Attic - Access Via Hatch** Basement Desc.: **Storage**
 Exterior Features: **Deck, Porch**
 Garage & Parking: **Paved, Off Street Parking**
 Lot Description: **On Cul-De-Sac, Water View, Level Lot** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Direct Waterfront, Frontage, Lake, View** Swimming Pool: **Has Pool**
 Home Owners Association Information

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

Utility Information

Hot Water System
 Heat Type: **Hot Air** 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

A RARE FIND! LEVEL WESTERN EXPOSURE WATERFRONT Ranch, open floor plan large living room opens to kitchen, the large enclosed porch has soaring ceilings and wall of glass overlooking the level lakefront, yard and dock. The lakeside master bedroom has views, 2 updated bathrooms, country kitchen. Relax and enjoy the waterfront living at its best with gorgeous sunsets from your level waterfront property. Located on a cul-de-sac in a gated community minutes to shopping, train station, major commuter routes. Updated septic in 2010. Community offer tennis, clubhouse, hiking trails.

Marketing History

Date Listed: **09/05/17** Date Closed: **03/30/18** Possession Available: **nego**

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6 Paul Street, Danbury, CT 06810

MLS#: **170025012** DOM: **344** Status: **Closed** Closed Price: **\$379,000**
 List Price: **\$389,000**
Single Family For Sale Neighborhood: **Lake Waubeeka** Current \$Per SqFt: **\$215.34**
 Property Information: **Gated Community**

School Information

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

Year Built: **1952** New Construction: **Tom Down & Rebuilt** Acres: **0.31**
 Estimated heated: above grade **1,396** and below grade **364**; total **1,760**
 Property Tax: **\$6,133** Assessed Value: **\$222,200** Mil Rate: **27.6**

Style: **Colonial** Rooms: **5** Bedrms: **3** Bathrms: **1 Full & 1 Half**
 Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Balcony/Deck, Combination Liv/Din Rm, Fireplace, Hardwood Floor, Remodeled, Sliders
Kitchen	Main		Balcony/Deck, Corian Counters, Hardwood Floor, Remodeled, Sliders
Half Bath	Main		Remodeled, Slate Floor
Master Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Full Bath	Upper		Hydro-Tub, Remodeled, Stall Shower, Tile Floor
Bedroom	Lower		Sliders, Tile Floor
Other	Upper		Laundry Hookup

Additional Rooms: **Foyer, Laundry Room**

Laundry Location: **Upper Level**

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

Appliances Incl.: **Gas Range, Microwave, Refrigerator, Dishwasher**
 Interior Features: **Cable - Available, Open Floor Plan**
 Energy Features: **Extra Insulation, Storm Doors, Thermopane Windows**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Partial, Partially Finished, Heated, Walk-out**
 Exterior Features: **Deck, Lighting, Shed**
 Garage & Parking: **Off Street Parking** Driveway Type: **Paved, Gravel**
 Lot Description: **Secluded, Water View, Level Lot, Lightly Wooded, Sloping Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Direct Waterfront - Direct Waterfront, Lake, Water Community, Beach Rights** Swimming Pool: **No Pool**
 Assoc. Amenities: **Basketball Court, Club House, Gardening Area, Playground/Tot Lot, Private Rec Facilities, Tennis Courts**
 Nearby Amenities: **Health Club, Lake, Library, Medical Facilities, Private School(s), Shopping/Mall**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: **\$267** Fee Payable:
 Association Fee Provides: **Tennis, Lake/Beach Access, Security Service, Grounds Maintenance, Trash Pickup, Snow Removal, Water, Road Maintenance, Insurance**
 Special Assoc. Assessments: **No**

Utility Information

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

Public Remarks

Westerly views of the lake and the promise of glorious sunsets. Torn down, expanded and lovingly rebuilt in 2002 with custom finishes and attention to detail throughout. A total of 1760 finished Sq' Ft. From the rich Cherry Wood floors and cabinetry to the rustic stacked stone fireplace, you'll feel right at home in this waterfront colonial. Open and inviting first floor with lots of windows, charm and character. Living rm and kitchen open onto large lake-side deck for easy outdoor entertaining. Wide and graceful staircase connects all 3 levels of the home and each bedroom offers beautiful water views. Convenient upper level laundry room and custom designed bath with corner tub and separate shower. Lower level bedroom can do double duty as a family room if desired. Private and level backyard complete with storage building. Home resides just steps from one of 2 fabulous community beaches. Additional amenities include tennis/basketball courts, playground and hiking trails. Lake Waubeeka is a gated community that is built around a 55 acre spring fed lake. Swimming, boating, kayaking and fishing are not only permitted but encouraged! The community is surrounded by several hundred acres of undeveloped woodlands and beauty yet just minutes from shopping, dining and transit routes. One of a kind home in an exceptional setting! Don't let this one pass you by...

Marketing History

Date Listed: **10/17/17** Date Closed: **12/21/18** Possession Available: **Negotiable**

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