

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LEWIS CARLA TRUSTEE		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
18 PINE RIDGE RD			6 Septic			RES LAND	1-1	415,800	291,060
WILTON, CT 06897						DWELLING	1-3	1,039,500	727,650
Additional Owners:									
<b>SUPPLEMENTAL DATA</b>									
Other ID: 1111 A		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 840					Total			1,455,300	1,018,710

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LEWIS CARLA TRUSTEE		2496/0876	05/08/2019	U	I	0	PO	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LEWIS CARLA & GIOFFRE KATHLEEN M		2496/0826	05/07/2019	Q	I	1,025,000	00	2018	1-1	291,060	2018	1-1	291,060	2018	1-1	291,060
CHAPIN MARK S & TERRY A		1955/0273	07/23/2007	Q	I	2,150,000	WD	2018	1-3	727,650	2018	1-3	727,650	2018	1-3	727,650
SCHNEIDER, GEOFFREY L + LISA G		1301/0188	08/07/2001	Q	I	1,742,000	SW									
SCHNEIDER, GEOFFREY L + LISA G		1245/0254	10/20/2000	U	I	0	QC									
		1213/0064	03/01/2000	Q	I	1,395,000	00									
Total:										1,018,710	Total:		1,018,710	Total:		1,018,710

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,039,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	415,800
Special Land Value	0
Total Appraised Parcel Value	1,455,300
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,455,300</b>

NOTES									
1 - 5 FIX BTH									
WET BAR									
W/O BSMT									

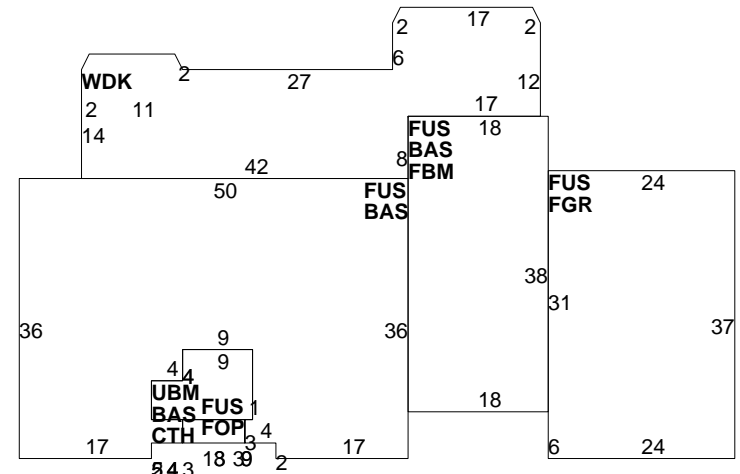
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
016332	11/05/1999		FINISH BSMT	4,880	07/25/2000	100	02/16/2000	CO#06187	09/10/2018			SCS	54	Data Correction	
016164	07/14/1999			391,560	07/25/2000	100	02/16/2000	CO#06186	10/02/2017			WG	23	Field Review Change	
									09/15/2017			MM	61	Data Mailer No Change	
									08/03/2017			MG	60	Data Mailer Change	
									10/04/2007			KM	00	Measur+Listed	

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				82,764	SF	5.02	1.0000	5	1.0000	1.00	05	1.00				1.00		415,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	08		Excellent ++				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:	179.15		
Interior Wall 1	05		Drywall	Replace Cost	1,222,908		
Interior Wall 2				AYB	2000		
Interior Flr 1	12		Hardwood	EYB	2002		
Interior Flr 2				Dep Code	A		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %	15		
Total Bedrooms	05		5 Bedrooms	Functional Obslnc	0		
Total Bthrms	4			External Obslnc	0		
Total Half Baths	3			Cost Trend Factor	1		
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	02		Average	Overall % Cond	85		
Kitchen Style	02		Average	Apprais Val	1,039,500		
Elevator				Dep % Ovr	0		
Fireplaces	4			Dep Ovr Comment			
Sauna				Misc Imp Ovr	0		
Spa/Jet Tub	1			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr	0		
Cath. Ceil	101			Cost to Cure Ovr Comment			

FBM[980]  
UBM[612]  
UAT[320]



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	2,428	2,428			434,987	
CTH	Cathedral	0	101			0	
FBM	Basement, Finished	0	1,664			104,268	
FGR	Garage	0	888			55,717	
FOP	Open Porch	0	24			896	
FUS	Upper Story, Finished	3,239	3,239			580,281	
UAT	Attic, Unfinished	0	320			5,733	
UBM	Basement, Unfinished	0	713			25,619	
WDK	Wood Deck	0	864			15,407	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>5,667</b>	<b>10,241</b>			<b>1,222,908</b>	



# WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

## REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111,  
BAA applications must be **RECEIVED** by the  
Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

### Owner's Information:

Property Owner(s): Carla Lewis Trustee

Property Owner will be represented by: Carla Lewis

**NOTE: If agent is used a signed authorization form from the property owner is required.**

### Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name: Carla Lewis

Address: 18 Pine Ridge Rd

Wilton, CT 06897

Phone: 310-272-6659

### Description of Property Being Appealed:

**NOTE: One application per property being appealed**

Map: 18-57

Lot: \_\_\_\_\_

Account #: 000550

Property Location: 18 Pine Ridge Road, Wilton, CT 06897

Property Type:

Residential:

Commercial:

### Reason for Appeal:

Describe your reason for appeal: *(Attach additional pages if necessary)*

The appraised value of \$1,455,300 does not reflect the condition of the subject property in comparison to the two

houses that sold in the \$1,400,000s which had both been updated. Pine Ridge had original builder bathrooms and kitchen. The exterior had deferred maintenance. On 4/4/2017 the property was reduced to \$1,350,000 and failed to sell at that price.

How could the value be \$100,000 greater on 10/1/2017? The house rented on 8/1/2017 for 6k.

Appellant's estimate of Market Value as of October 1, 2017: \$1,175,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$822,500

(70% of market value)

### Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

Signature

RECEIVED

Date Signed

3-18-20

Carla Lewis

MAR 18 2020

Trustee

Printed Name of Signer

ASSESSOR'S OFFICE

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020

**FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.**

	Sale	Appraised	Improvements	Age	Living	Basement	Beds	Baths	
18 Pine Ridge	1,455,300	1,039,500	415,800	2000'	5,667	1,664	5	4	
385 Nod	1,210,000	1,274,500	842,500	1999'	6162	unfin	5	5	
27 Wolfpi	1,385,000	1,331,200	987600	343,600	2012	5,391	2,086	5	5
159 Drum	1,400,000	1,438,300	1,020,700	417,600	1998'	5,287	1,306	5	5

1/2 Baths	Style	Grade	Comment
3	Average	Excellent	Why exce
2	Remodele	Excellent+	
1	Average?	Excellent +	
2	Average	Excellent+	Check tow

**Listing**

**18 Pine Ridge Road, Wilton, CT 06897**

County: **Fairfield**

MLS#: **99158462**

**Single Family For Sale**

Property Information: **Adult Community 55**

Status: **Expired**

Expired: **07/31/2017**

List Price: **\$1,350,000**

Orig. List Price: **\$1,595,000**

Days On Market: **288**



Walkscore is: - - 6

Car-Dependent - Almost all errands require a car.

**Residential Property Information**

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **11** Bedrooms: **5** Bathrooms: **4 Full & 2 Partial**  
 Home Warranty Offered: **No**  
 Square Footage: Estimated heated: above grade **5,667** and below grade **1,815**; total Fireplaces: **4**  
 7,482  
 Public records lists total living area as **5,667** Sq.Ft.  
 New Construction: **No** Year Built: **2000 (Public Records)** Color: **cream**  
 Dir. Waterfront: **No** Acres: **1.90 (Public Records)** Zoning: **R-2**  
 Property Tax: **\$30,725** Mil Rate: **27.77** Assessed Value: **\$1,106,420** Tax Year: **July 2017-June 2018**

**Room Descriptions**

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Balcony/Deck, Granite Counters, Hardwood Floor, Pantry, Sliders, Wet Bar
Formal Din. Rm.	Main		9 ft+ Ceilings, French Doors, Hardwood Floor, Palladian Window(s)
Living Room	Main		9 ft+ Ceilings, Fireplace, French Doors, Hardwood Floor
Family Room	Main		9 ft+ Ceilings, Balcony/Deck, French Doors, Gas Log Fireplace, Hardwood Floor
Library	Main		9 ft+ Ceilings, Built-Ins, French Doors, Hardwood Floor
MBR Suite	Upper		Ceiling Fan, Fireplace, Hardwood Floor, Hydro-Tub, Stall Shower, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor, Tub w/Shower, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor, Tub w/Shower, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor, Tub w/Shower, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor, Tub w/Shower, Vaulted Ceiling, Walk-In Closet
Rec/Play Room	Lower		Wall/Wall Carpet, Wet Bar
Family Room	Lower		Fireplace, Wall/Wall Carpet
Additional Rooms: Bonus Room, Exercise Room, Foyer, Laundry Room, Mud Room			

Laundry Location: **main**

**Features**

Appliances Incl.: **Cook Top, Dishwasher, Dryer, Microwave, Refrigerator, Wall Oven, Washer**  
 Energy Features: **Generator, Storm Doors**  
 Home Automation:  
 Attic: **Has Attic - Floored, Storage Space, Walk-up**  
 Basement Desc.: **Cooled, Fully Finished, Full, Heated, Liveable Space, Walk-out**  
 Exterior Siding: **Clapboard, Wood** Color: **cream**  
 Exterior Features: **Deck, Lighting**  
 Construction Info.: **Block** Foundation: **Concrete, Block** Roof: **Asphalt Shingle**  
 Garage & Parking: **3 Car, Attached Garage**  
 Swimming Pool: **No Pool**  
 Lot Description: **Level Lot, Fence - Stone**  
 Assoc. Amenities: **Health Club, Park, Playground/Tot Lot, Tennis Courts**  
 Nearby Amenities: **Health Club, Library, Park, Playground/Tot Lot, Public Transportation, Tennis Courts**

**Home Owners Association Information**

Home Owner's Association: **No** Association Fee:  
 Association Fee Provides:  
 Special Assoc. Assessments:

Utility Information

Hot Water System		Est. Annual Heating Cost:	
Heat Type:	<b>Hot Air, Zoned, Fueled By: Oil</b>	Fuel Tank Location:	<b>In Basement</b>
Cooling:	<b>Ceiling Fans, Central Air, Zoned</b>	Radon Mitigation:	<b>Air Unknown, Water Yes</b>
Water & Sewer Service:	<b>Private Well, Sewage System: Septic</b>		

School Information

Elem: <b>Miller-Driscoll</b>	Interm: <b>Cider Mill</b>	Middle: <b>Middlebrook</b>	High: <b>Wilton</b>
Public Remarks			

**SELLER OFFERS ARUBA VACATION (WINTER 2018) FOR 6 IN OCEAN FRONT RESORT ACCOMMODATION, PLUS \$1000 AIRLINE VOUCHER FOR CONTRACT SIGNED BY LABOR DAY. Beautiful Colonial in a premier Wilton neighborhood. Gracious layout, large open rooms & wonderful flow. Expansive kitchen to great room, traditional living & dining rooms, large deck overlooking park like property with putting green & possible pool site. Fabulous finished walkout LL lower level great for entertaining; luxurious master suite with fireplace & spa bath; four additional en suite bedrooms, 2nd floor bonus room. Located on a beautiful tree-lined street perfect for strolling, and very convenient to schools, Town & trains. A wonderful place to call home! Seller is Motivated!**

Marketing History

Current List Price: <b>\$1,350,000</b>	Last Updated: <b>08/01/17</b>	Off Market Date: <b>07/28/17</b>	DOM: <b>288</b>
Previous List Price: <b>\$1,449,000</b>	Entered in MLS: <b>09/08/16</b>	Bank Owned: <b>No</b>	CDOM: <b>288</b>
Original List Price: <b>\$1,595,000</b>	Listing Date: <b>09/08/16</b>		

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Photos

Home Saved

Share



Sold: \$1,025,000 (5 beds, 7 baths, 7,331 sqft)



Photos

Home Saved

Share



Sold: \$1,025,000 (5 beds, 7 baths, 7,331 sqft)



Sold: \$1,025,000 (5 beds, 7 baths, 7,331 sqft)



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## 159 Drum Hill Road

Wilton, Connecticut 06897-2416

Single Family For Sale

\$1,400,0

00

Closed

MLS

#: 9915065

1

DOM: 87

**5 Beds, 10 Rooms, 8.0 Total Baths, 6,487 SqFt,  
1.97 Acres, Built 1998**

Impeccably renovated south Wilton col set down private drive. Stately quintessential CT home w/picturesque setting. Welcoming foyer leads to dramatic living rm & dining rm w/butler's pantry. Library/OFC w/exquisite built ins & view of prof landscaped yard & specimen plantings. Gourmet Elkitchen including oversized island (limestone & marble, Viking & sub zero appliances)opens into family rm w/1 of 4 beautiful FPIs. It's detailed molding, French drs to deck & custom bar exemplify the intricate design features. Hardwd & 9ft ceiling. Upstairs 5 ensuite bdrms w/custom closets including welcoming mstr w/his&hers closets, FPL & spa bath. Exercise area, full BTH, game rm w/natural light in walkout lwr LVL. Whole house generator, 2 min to train...

All information courtesy of Marion Filley

© SmartMLS 2020

**159 Drum Hill Road, Wilton, CT 06897**

County: **Fairfield**  
 MLS#: **99150651**  
**Single Family For Sale**

Status: **Closed** Closed Price: **\$1,400,000**  
 Closed: **10/07/2016** List Price: **\$1,525,000**  
 Days On Market: **87**



Walkscore is: **- - 5**

Car-Dependent - Almost all errands require a car.  
 Residential Property Information

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **10** Bedrooms: **5** Bathrooms: **6 Full & 2 Partial**  
 Home Warranty Offered: **No**  
 Square Footage: Estimated heated: above grade **5,287** and below grade **1,200**; total **6,487** Fireplaces: **4**  
 Public records lists total living area as **5,287** Sq.Ft.  
 New Construction: **No** Year Built: **1998 (Public Records)** Color: **White**  
 Dir. Waterfront: **No** Acres: **1.97 (Public Records)** Zoning: **R-2**  
 Property Tax: **\$30,045** Mill Rate: **27.34** Assessed Value: **\$1,099,070** Tax Year: **July 2016-June 2017**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		9 ft+ Ceilings, Breakfast Bar, Dining Area, French Doors, Hardwood Floor
Living Room	Main		9 ft+ Ceilings, Fireplace, Hardwood Floor
Formal Din. Rm.	Main		9 ft+ Ceilings, Fireplace, French Doors, Hardwood Floor
Family Room	Main		9 ft+ Ceilings, Hardwood Floor, Wet Bar
Office	Main		9 ft+ Ceilings, Hardwood Floor
MBR Suite	Upper		Full Bath, Fireplace, Hardwood Floor, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Rec/Play Room	Lower		9 ft+ Ceilings, Wall/Wall Carpet

Additional Rooms: **Exercise Room, Foyer, Laundry Room, Mud Room**

Laundry Location: **2nd flr**

Features

Appliances Incl.: **Cook Top, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven/Range, Refrigerator, Wall Oven, Washer**  
 Interior Features: **Central Vacuum, Security System**  
 Energy Features: **Generator**  
 Home Automation:  
 Attic: **Has Attic - Walk-up**  
 Basement Desc.: **Fully Finished, Full, Walk-out**  
 Exterior Siding: **Clapboard, Wood** Color: **White**  
 Exterior Features: **Deck, French Doors, Gutters, Lighting, Underground Sprinkler**  
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**  
 Garage & Parking: **3 Car, Attached Garage**  
 Swimming Pool: **No Pool**  
 Waterfront Feat.: **Access**  
 Lot Description: **Some Wetlands, Fence - Wood**  
 Assoc. Amenities: **Golf Course, Park, Playground/Tot Lot, Tennis Courts**  
 Nearby Amenities: **Golf Course, Library, Park, Playground/Tot Lot, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **No** Association Fee:  
 Association Fee Provides:  
 Special Assoc. Assessments:

Utility Information

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

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**  
 Public Remarks

**Impeccably renovated south Wilton col set down private drive. Stately quintessential CT home w/picturesque setting. Welcoming foyer leads to dramatic living rm & dining rm w/butler's pantry. Library/OFC w/exquisite built ins & view of prof landscaped yard & specimen plantings. Gourmet EIkitchen including oversized island (limestone & marble, Viking & sub zero appliances)opens into family rm w/1 of 4 beautiful FPLs. It's detailed molding, French drs to deck & custom bar exemplify the intricate design features. Hardwd & 9ft ceiling. Upstairs 5 ensuite bdrms w/custom closets including welcoming mstr w/his&hers closets, FPL & spa bath. Exercise area, full BTH, game rm w/natural light in walkout lwr LVL. Whole house generator, 2 min to train**

Marketing History

Current List Price: <b>\$1,525,000</b>	Last Updated: <b>10/07/16</b>	Off Market Date: <b>09/15/16</b>	DOM: <b>87</b>
Previous List Price: <b>\$1,595,000</b>	Entered in MLS: <b>06/20/16</b>	Bank Owned: <b>No</b>	CDOM: <b>470</b>
Original List Price: <b>\$1,595,000</b>	Listing Date: <b>06/19/16</b>	Proposed Closing Date: <b>10/08/16</b>	
Sold Price: <b>\$1,400,000</b>	Closed Date: <b>10/07/16</b>		

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## 27 Wolfpit Lane

Wilton, Connecticut 06897-3407

Single Family For Sale

\$1,385,0

00

Closed

MLS

#: 9917965

0

DOM: 61

**5 Beds, 14 Rooms, 6.0 Total Baths, 7,391 SqFt,  
1.06 Acres, Built 2012**

This exquisite 2012 construction is finished with high quality craftsmanship and attention detail. With over 7000 square feet of finished living space, this 5 bed 5.5 bath home, has all of today's modern luxuries. The four finished floors of living space, is highlighted with detailed millwork, gourmet kitchen, luxury baths and generous room sizes. Located at the end of a quiet lane and close to schools, this south Wilton home is convenient for today's busy lifestyle. Features include, full gym, media room and large custom designed walk in closet...

**Listing**

**27 Wolfpit Lane, Wilton, CT 06897**

County: **Fairfield**  
 MLS#: **99179650**  
**Single Family For Sale**

Status: **Closed**      Closed Price: **\$1,385,000**  
 Closed: **06/26/2017**      List Price: **\$1,499,000**  
 Days On Market: **61**



Walkscore is: - - 8

Car-Dependent - Almost all errands require a car.

**Residential Property Information**

Potential Short Sale: **No**

Style: **Colonial**      Total Rooms: **14** Bedrooms: **5** Bathrooms: **5 Full & 1 Partial**  
 Home Warranty Offered: **No**  
 Square Footage: Estimated heated: above grade **7,391**; total **7,391**      Fireplaces: **5**  
 Public records lists total living area as **5,391** Sq.Ft.  
 New Construction: **No**      Year Built: **2012 (Public Records)**      Color: **white**  
 Dir. Waterfront: **No**      Acres: **1.06 (Public Records)**      Zoning: **R-1**  
 Property Tax: **\$30,895**      Mil Rate: **27.33**      Assessed Value: **\$1,130,150**      Tax Year: **July 2016-June 2017**

**Room Descriptions**

Room	Level	Apx. Size	Features
Living Room	Main	15 x 16	Gas Log Fireplace, Hardwood Floor
Office	Main	15 x 14	Gas Log Fireplace, Hardwood Floor
Dining Room	Main	15 x 18	Hardwood Floor
Family Room	Main	17 x 19	Fireplace, Hardwood Floor
Kitchen	Main	29 x 17	Granite Counters, Hardwood Floor, Wet Bar
Master Bedroom	Upper	18 x 19	Fireplace, Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	15 x 12	Hardwood Floor
Bedroom	Upper	12 x 17	Hardwood Floor
Other	Upper		Hardwood Floor
Rec/Play Room	Lower	18 x 19	Fireplace, Hardwood Floor
Media Room	Lower	28 x 17	Hardwood Floor

Additional Rooms: **Exercise Room, Foyer, Laundry Room, Mud Room**

Laundry Location: **upper**

**Features**

Appliances Incl.: **Dishwasher, Microwave, Oven/Range, Refrigerator**  
 Interior Features: **Security System**  
 Energy Features: **Thermopane Windows**  
 Home Automation:  
 Attic: **No Attic**  
 Basement Desc.: **Fully Finished, Full, Walk-out**  
 Exterior Siding: **Stone, Wood**      Color: **white**  
 Exterior Features: **Deck, Patio**  
 Construction Info.: **Frame**      Foundation: **Concrete**      Roof: **Asphalt Shingle**  
 Garage & Parking: **3 Car, Attached Garage**  
 Swimming Pool: **No Pool**  
 Lot Description: **On Cul-De-Sac, Sloping Lot**  
 Assoc. Amenities: **Golf Course, Health Club**  
 Nearby Amenities: **Golf Course, Health Club, Library**  
 The following Items are not included in this sale: **Washer, dryer, living room chandler and dining room chandler.**

**Home Owners Association Information**

Home Owner's Association: **No**      Association Fee:  
 Association Fee Provides:

Special Assoc. Assessments:

Utility Information

Hot Water System  
Heat Type: **Hot Air, Zoned, Fueled By: Propane** Est. Annual Heating Cost:  
Cooling: **Central Air, Zoned** Fuel Tank Location: **Non Applicable**  
Water & Sewer Service: **Public Water Connected, Sewage System: Septic** Radon Mitigation: **Air No, Water No**

School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Public Remarks

**This exquisite 2012 construction is finished with high quality craftsmanship and attention detail. With over 7000 square feet of finished living space, this 5 bed 5.5 bath home, has all of today's modern luxuries. The four finished floors of living space, is highlighted with detailed millwork, gourmet kitchen, luxury baths and generous room sizes. Located at the end of a quiet lane and close to schools, this south Wilton home is convenient for today's busy lifestyle. Features include, full gym, media room and large custom designed walk in closet.**

Marketing History

Current List Price: <b>\$1,499,000</b>	Last Updated: <b>06/27/17</b>	Off Market Date: <b>06/01/17</b>	DOM: <b>61</b>
Previous List Price: <b>\$1,499,000</b>	Entered in MLS: <b>03/31/17</b>	Bank Owned: <b>No</b>	CDOM: <b>322</b>
Original List Price: <b>\$1,499,000</b>	Listing Date: <b>03/31/17</b>	Proposed Closing Date: <b>06/30/17</b>	
Sold Price: <b>\$1,385,000</b>	Closed Date: <b>06/26/17</b>		

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- Listing
- Att. Docs-download only
- Photos
- Public Records
- Maps
- Flood
- Prop. History
- Tour/Open House

[27 Wolfpit Lane, Wilton, CT 06897](#)

County: **Fairfield**  
MLS#: **99179650**  
Single Family For Sale

Status: **Closed**  
Closed: **06/26/2017**

Tax Parcel#: **1926839**  
Closed Price: **\$1,385,000**  
List Price: **\$1,499,000**  
Days On Market: **61**



1 / 25

Walkscore is: -- 8



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Potential Short Sale: **No**

Style: **Colonial**  
Square Footage: **Estimated heated: above**  
New Construction: **No**  
Dir. Waterfront: **No**  
Property Tax: **\$30,895**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15 x 16	Gas Log Fireplace, Hardwood Floor
Office	Main	15 x 14	Gas Log Fireplace, Hardwood Floor
Dining Room	Main	15 x 18	Hardwood Floor
Family Room	Main	17 x 19	Fireplace, Hardwood Floor
Kitchen	Main	29 x 17	Granite Counters, Hardwood Floor, Wet Bar
Master Bedroom	Upper	18 x 19	Fireplace, Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	15 x 12	Hardwood Floor
Bedroom	Upper	12 x 17	Hardwood Floor
Other	Upper		Hardwood Floor
Rec/Play Room	Lower	18 x 19	Fireplace, Hardwood Floor
Media Room	Lower	28 x 17	Hardwood Floor
Additional Rooms:			Exercise Room, Foyer, Laundry Room, Mud Room

Laundry Location: **upper**

Features

Appliances Incl.: **Dishwasher, Microwave, Oven/Range, Refrigerator**  
 Interior Features: **Security System**  
 Energy Features: **Thermopane Windows**  
 Home Automation:  
 Attic: **No Attic**  
 Basement Desc.: **Fully Finished, Full, Walk-out**  
 Exterior Siding: **Stone, Wood**  
 Exterior Features: **Deck, Patio** Color: **white**  
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**  
 Garage & Parking: **3 Car, Attached Garage**  
 Swimming Pool: **No Pool**  
 Lot Description: **On Cul-De-Sac, Sloping Lot**  
 Assoc. Amenities: **Golf Course, Health Club**  
 Nearby Amenities: **Golf Course, Health Club, Library**  
 The following items are not included in this sale: **Washer, dryer, living room chandler and dining room chandler.**

## Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:  
 Special Assoc. Assessments:

## Utility Information

Hot Water System  
 Heat Type: **Hot Air, Zoned, Fueled By: Propane** Est. Annual Heating Cost:  
 Cooling: **Central Air, Zoned** Fuel Tank Location: **Non Applicable**  
 Water & Sewer Service: **Public Water Connected, Sewage System: Septic** Radon Mitigation: **Air No, Water No**

## School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

## Public Remarks

This exquisite 2012 construction is finished with high quality craftsmanship and attention detail. With over 7000 square feet of finished living space, this 5 bed 5.5 bath home, has all of today's modern luxuries. The four finished floors of living space, is highlighted with detailed millwork, gourmet kitchen, luxury baths and generous room sizes. Located at the end of a quiet lane and close to schools, this south Wilton home is convenient for today's busy lifestyle. Features include, full gym, media room and large custom designed walk in closet.

## Confidential Agent Remarks

Please ask agent about Walk in Closet. The 7391 SF includes the walk out lower level and finished 3rd floor. Washer, dryer, living and dining room chandeliers excluded.

## Marketing History

Current List Price: <b>\$1,499,000</b>	Last Updated: <b>06/27/17</b>	Deposit Date:	DOM: <b>61</b>
Previous List Price: <b>\$1,499,000</b>	Entered in MLS: <b>03/31/17</b>	Contract Date: <b>04/16/17</b>	CDOM: <b>322</b>
Original List Price: <b>\$1,499,000</b>	Listing Date: <b>03/31/17</b>	Proposed Closing Date: <b>06/30/17</b>	Expiration Date:
Sold Price: <b>\$1,385,000</b>	Closed Date: <b>06/26/17</b>		

List Price as % of Assessed Value	Closed Price as % of Assessed Value	Closed Price as % of Last List Price
<b>133%</b>	<b>123%</b>	<b>92.40%</b>

## Showing &amp; Contact Information

Showing Inst: **Text/call LB for Conf appt. 24 hours notice appreciated.**  
 Lockbox: **SMLS Compatible Elec./Front door** Date Available: **flexible** Bank Owned: **No**  
 Owner: **Christopher J Pietersen** Owners Phone: Occupied By:  
 Directions: **Wolfpit road to Wolfpit lane**

## Listing &amp; Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**  
 Buyer's Agent Comp.: **2.50 % of sale price**

## Listing Distribution Authorizations

The List Office has authorized distribution to: [Homes.com](#), [Homesnap](#), [IDX Sites](#), [Realtor.com](#), [Zillow Group](#), [immoviewer](#)  
 The List Agent has authorized distribution to: [Homes.com](#), [IDX Sites](#), [Realtor.com](#), [Homesnap](#), [Zillow Group](#)

\*\* NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. \*\*

## Listing Agent/Broker Information

List Agent: **Ashley Howell (19931)** Lic. #: **RES.0798322** Phone: **(203) 219-9101**  
 Website: <http://ashleypetraska.williamspitt.com> Email: [ashleyhowell@bhhsne.com](mailto:ashleyhowell@bhhsne.com)  
 List Office: **BerkshireHathawayNEProperties (BHHS130)** Phone: **(203) 966-7970**  
 Website:

## Selling Agent/Broker Information

Sale Agent: **Amparito Ulloa (22350)** Lic. #: **RES.0804042** Phone: **(203) 814-8211**  
 Website: <http://amparoulloa.raveis.com> Email: [Amparo.Ulloa@Raveis.com](mailto:Amparo.Ulloa@Raveis.com)  
 Sale Office: **WILLIAM RAVEIS (RAVE101)** Phone: **(203) 227-4343**  
 Website: <http://raveis.com>

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This search was narrowed to a specific set of Listings.  
 Property Type is 'Single Family Sale'  
 Ordered by Property Type descending, Property Sub Type descending, City, Status,  
 Current Price  
 Found 4 results in 0 02 seconds.



**Marion Filley**

Cell: 203 515-1387

marion.filley@compass.com



1 / 23

## 385 Nod Hill Road

Wilton, Connecticut 06897-1504

**Single Family For Sale**

**\$1,210,0**

**00**

Closed

MLS

#: **99172119**

DOM: **71**

**5 Beds, 10 Rooms, 7.0 Total Baths, 6,162 SqFt,  
2.90 Acres, Built 1999**

MOTIVATED SELLER! BEST VALUE in WILTON!  
\$20,000 BUYER BONUS! Elegant, immaculate and updated 5 BR colonial on sought after Nod Hill Rd. Private, peaceful setting on designated scenic road. Top of the line deluxe gourmet kitchen opens to amazing family room w/stone fireplace and vaulted ceiling. Grand two story entrance, high quality millwork throughout. Amazing MBR suite with cathedral ceilings and fireplace and luxurious master bath w/large jacuzzi tub. Four more generous bed rooms w/ensuite bathrooms, large closets & hardwood flooring. Finished third floor. Stone terraces & deck offer great areas for outdoor living and entertaining. This immaculate home has top of the line finishes and exceptional craftsmanship. MAKE AN OFFER!!...

**Listing**

**385 Nod Hill Road, Wilton, CT 06897**  
 County: **Fairfield**  
 MLS#: **99172119**  
**Single Family For Sale**

Status: **Closed** Closed Price: **\$1,210,000**  
 Closed: **04/21/2017** List Price: **\$1,299,000**  
 Days On Market: **71**



Walkscore is: - - 0

Car-Dependent - Almost all errands require a car.

**Residential Property Information**

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **10** Bedrooms: **5** Bathrooms: **5 Full & 2 Partial**  
 Home Warranty Offered: **No**  
 Square Footage: Estimated heated: above grade **6,162**; total **6,162** Fireplaces: **3**  
 Public records lists total living area as **6,162** Sq.Ft.  
 New Construction: **No** Year Built: **1999 (Public Records)** Color: **White**  
 Dir. Waterfront: **No** Acres: **2.90 (Public Records)** Zoning: **R-2**  
 Property Tax: **\$29,806** Mill Rate: **27.34** Assessed Value: **\$1,090,180** Tax Year: **July 2016-June 2017**

**Room Descriptions**

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Breakfast Bar, Granite Counters, Pantry, Wet Bar
Great Room	Main		Fireplace, Vaulted Ceiling
Living Room	Main		Fireplace
Master Bedroom	Upper		9 ft+ Ceilings, Gas Log Fireplace, Hardwood Floor, Walk-In Closet
Family Room	Upper		9 ft+ Ceilings
Office	Main		
Formal Din. Rm.	Lower		

Additional Rooms: **Exercise Room**

Laundry Location: **2nd floor**

**Features**

Appliances Incl.: **Counter Grill, Compactor, Cook Top, Dishwasher, Dryer, Freezer, Icemaker, Microwave, Refrigerator, Wall Oven, Washer**  
 Interior Features: **Audio System, Central Vacuum, Security System**  
 Energy Features: **Generator, Storm Doors, Thermopane Windows**  
 Home Automation:  
 Attic: **Has Attic - Finished, Heated, Walk-up**  
 Basement Desc.: **Full, Heated, Interior Access, Storage, Walk-out**  
 Exterior Siding: **Wood** Color: **White**  
 Exterior Features: **Deck, French Doors, Grill, Gutters, Lighting, Patio, Terrace**  
 Construction Info.: **Concrete** Foundation: **Concrete** Roof: **Asphalt Shingle**  
 Garage & Parking: **3 Car, Attached Garage, Paved**  
 Swimming Pool: **No Pool**  
 Lot Description: **Sloping Lot, Some Wetlands, Treed, Fence - Full, Fence - Stone**  
 Assoc. Amenities: **Park, Playground/Tot Lot**  
 Nearby Amenities: **Library, Park, Playground/Tot Lot, Shopping/Mall**

**Home Owners Association Information**

Home Owner's Association: **No** Association Fee:  
 Association Fee Provides:  
 Special Assoc. Assessments:

**Utility Information**

Hot Water System  
 Heat Type: **Zoned, Fueled By: Oil** Est. Annual Heating Cost:  
 Cooling: **Ceiling Fans, Central Air, Zoned** Fuel Tank Location: **In Basement**  
 Radon Mitigation: **Air No, Water No**

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

School Information

Elem: **Miller-Driscoll**

Interm: **Cider Mill**

Middle: **Middlebrook**

High: **Wilton**

Public Remarks

**MOTIVATED SELLER! BEST VALUE in WILTON! \$20,000 BUYER BONUS! Elegant, immaculate and updated 5 BR colonial on sought after Nod Hill Rd. Private, peaceful setting on designated scenic road. Top of the line deluxe gourmet kitchen opens to amazing family room w/stone fireplace and vaulted ceiling. Grand two story entrance, high quality millwork throughout. Amazing MBR suite with cathedral ceilings and fireplace and luxurious master bath w/large jacuzzi tub. Four more generous bed rooms w/ensuite bathrooms, large closets & hardwood flooring. Finished third floor. Stone terraces & deck offer great areas for outdoor living and entertaining. This immaculate home has top of the line finishes and exceptional craftsmanship. MAKE AN OFFER!!**

Marketing History

Current List Price: <b>\$1,299,000</b>	Last Updated: <b>04/22/17</b>	Off Market Date: <b>04/10/17</b>	DOM: <b>71</b>
Previous List Price: <b>\$1,299,000</b>	Entered in MLS: <b>01/28/17</b>	Bank Owned: <b>No</b>	CDOM: <b>451</b>
Original List Price: <b>\$1,299,000</b>	Listing Date: <b>01/28/17</b>	Proposed Closing Date: <b>04/21/17</b>	
Sold Price: <b>\$1,210,000</b>	Closed Date: <b>04/21/17</b>		

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- Listing
- Att. Docs-download only
- Photos
- Public Records
- Maps
- Flood
- Prop. History
- Tour/Open House

**385 Nod Hill Road, Wilton, CT 06897**

County: **Fairfield**  
MLS#: **99172119**  
Single Family For Sale

Status: **Closed**  
Closed: **04/21/2017**

Tax Parcel#: **1926402**  
Closed Price: **\$1,210,000**  
List Price: **\$1,299,000**  
Days On Market: **71**



1 / 23

Walkscore is: - - 0



6 / 23

Potential Short Sale: **No**

Style:	Colonial	To
Square Footage:	Estimated heated: above	
	Public records lists total li	
New Construction:	No	Ye
Dir. Waterfront:	No	Ac
Property Tax:	\$29,806	M

Room	Level	Apx. Size	Fea
Eat-In Kitchen	Main		Br
Great Room	Main		Fi
Living Room	Main		Fi
Master Bedroom	Upper		9 ft+ Ceilings, Gas Log Fireplace, Hardwood Floor, Walk-In Closet
Family Room	Upper		9 ft+ Ceilings
Office	Main		
Formal Din. Rm.	Lower		
Additional Rooms:	Exercise Room		

Laundry Location: **2nd floor**

Features

Appliances Incl.: **Counter Grill, Compactor, Cook Top, Dishwasher, Dryer, Freezer, Icemaker, Microwave, Refrigerator, Wall Oven, Washer**

Interior Features: **Audio System, Central Vacuum, Security System**

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

Home Automation:

Attic: **Has Attic - Finished, Heated, Walk-up**

Basement Desc.: **Full, Heated, Interior Access, Storage, Walk-out**

Exterior Siding: **Wood** Color: **White**

Exterior Features: **Deck, French Doors, Grill, Gutters, Lighting, Patio, Terrace**

Construction Info.: **Concrete** Foundation: **Concrete** Roof: **Asphalt Shingle**

Garage & Parking: **3 Car, Attached Garage, Paved**

Swimming Pool: **No Pool**

Lot Description: **Sloping Lot, Some Wetlands, Treed, Fence - Full, Fence - Stone**

Assoc. Amenities: **Park, Playground/Tot Lot**

Nearby Amenities: **Library, Park, Playground/Tot Lot, Shopping/Mall**

Home Owners Association Information

Home Owner's Association:	<b>No</b>	Association Fee:	Fee Payable:
Special Assoc. Assessments:			

Utility Information

Hot Water System

Est. Annual Heating Cost:

Heat Type: Zoned, Fueled By: Oil  
Cooling: Ceiling Fans, Central Air, Zoned  
Water & Sewer Service: Private Well, Sewage System: Septic

Fuel Tank Location: In Basement  
Radon Mitigation: Air No, Water No

School Information  
Elem: Miller-Driscoll Interm: Cider Mill Middle: Middlebrook High: Wilton

Public Remarks  
**MOTIVATED SELLER! BEST VALUE in WILTON! \$20,000 BUYER BONUS!** Elegant, immaculate and updated 5 BR colonial on sought after Nod Hill Rd. Private, peaceful setting on designated scenic road. Top of the line deluxe gourmet kitchen opens to amazing family room w/stone fireplace and vaulted ceiling. Grand two story entrance, high quality millwork throughout. Amazing MBR suite with cathedral ceilings and fireplace and luxurious master bath w/large jacuzzi tub. Four more generous bed rooms w/ensuite bathrooms, large closets & hardwood flooring. Finished third floor. Stone terraces & deck offer great areas for outdoor living and entertaining. This immaculate home has top of the line finishes and exceptional craftsmanship. **MAKE AN OFFER!!**

[Click on the arrow to view Additional Public Remarks](#)

Confidential Agent Remarks  
3% Buyers Agent Commission. Please text listing agent, Sarah Fair for showings. Easy to Show. Immaculate, move in condition. Please contact agent before submitting offers, offer paperwork will be sent upon request.

Marketing History  
Current List Price: \$1,299,000 Last Updated: 04/22/17 Deposit Date: DOM: 71  
Previous List Price: \$1,299,000 Entered in MLS: 01/28/17 Contract Date: 02/22/17 CDOM: 451  
Original List Price: \$1,299,000 Listing Date: 01/28/17 Proposed Closing Date: 04/21/17 Expiration Date:  
Sold Price: \$1,210,000 Closed Date: 04/21/17  
List Price as % of Assessed Value: 119% Closed Price as % of Assessed Value: 111% Closed Price as % of Last List Price: 93.15%

Showing & Contact Information  
Showing Inst: Call or text LA (Sarah Fair; 203-858-6301); EKB: front door  
Lockbox: SMLS Compatible Elec./Front Door Date Available: Immediate Bank Owned: No  
Owner: Withheld Owners Phone: Occupied By: Owner  
Directions: Ridgfield Road to Nod Hill Road.

Listing & Compensation Information  
Listing Contract Type: Exclusive Right to Sell/Lease Service Type: Full Service Sign: Yes  
Buyer's Agent Comp.: 3.00 % of sale price

Listing Distribution Authorizations  
The List Office has authorized distribution to: RPR, Homesnap, IDX Sites, Realtor.com, immoviewer  
The List Agent has authorized distribution to: IDX Sites, Realtor.com, Homesnap

\*\* NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. \*\*

List Agent: The Fair Group (17480) Lic. #: Phone: (203) 858-6301  
Website: Email: sarah.fair@raveis.com  
List Office: William Raveis Wilton (K2081) Phone: (203) 762-8300  
Website: www.raveis.com

Selling Agent/Broker Information  
Sale Agent: KMS Partners, LLC (3055) Lic. #: Phone: (203) 613-9200  
Website: http://www.kmspartners.com Email: kmspartners@gmail.com  
Sale Office: Coldwell Banker Residential Brokerage (CBRB102) Phone: (203) 227-8424  
Website: https://www.coldwellbankerhomes.com

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This search was narrowed to a specific set of Listings.  
Property Type is 'Single Family Sale'  
Ordered by Property Type descending, Property Sub Type descending, City, Status,  
Current Price  
Found 4 results in 0.02 seconds.