

Property Location: 50 WICKS END LA

MAP ID:20/ / 4/42 /

Bldg Name:

State Use:1-1

Vision ID: 967

Account #003083

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:05/15/2020 14:31

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT					
KAGER CHRISTOPHER T & KATHLEEN F 50 WICKS END LA WILTON, CT 06897 Additional Owners:		Rolling		5 Well		1 Paved				Description		Code				Appraised Value		Assessed Value	
				6 Septic						RES LAND		1-1				480,900		336,630	
										RES EXCES		1-2				6,400		4,480	
										DWELLING		1-3		716,400		501,480			
SUPPLEMENTAL DATA										VISION									
Other ID: 3742 42				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: 967																			
Total										1,203,700				842,590					

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
KAGER CHRISTOPHER T & KATHLEEN F				0863/0301		09/15/1993		Q		I		729,000		00		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																2018		1-1		336,630		2018		1-1		336,630		2018		1-1		336,630	
																2018		1-2		4,480		2018		1-2		4,480		2018		1-2		4,480	
																2018		1-3		501,480		2018		1-3		501,480		2018		1-3		501,480	
																Total:				842,590		Total:				842,590		Total:				842,590	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Type		Description		Amount		Code		Description										Number		Amount		Comm. Int.	
Total:																									

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

IG 10/07																APPRAISED VALUE SUMMARY			
SHRD DR																			
WOB, PDAS, VLT=880 SF																			
1 BDRM, 1 BTH IN FBM																			
Total Appraised Parcel Value																716,400			
Valuation Method:																C			
Adjustment:																0			
Net Total Appraised Parcel Value																1,203,700			

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	
017984		06/26/2003				REMOD KITCH+101S		198,000		05/17/2004		100		04/26/2004		CO#07839		09/29/2017						WG		22		Field Review No Change	
016525		04/12/2000				ENLRG.DK		8,400		08/09/2000		100		05/25/2000		CO#06298		08/01/2017						GS		61		Data Mailer No Change	
																		10/04/2007						LG		00		Measur+Listed	
																		04/24/1993						JP		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	
1		1-1		Residential		R-2								87,120		4.80		1.0000		5		1.0000		1.00		07		1.15				Spec Use		Spec Calc		1.00			
1		1-2		Res Excess		R-2								0.16		40,000.00		1.0000		0		1.0000		1.00		0.00								1.00		6,400			
Total Card Land Units:										2.16		AC		Parcel Total Land Area:										2.16		AC		Total Land Value:										487,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	03		Colonial	# of Kitchens				
Model	01		Residential					
Grade	07		Excellent +					
Occupancy	1		MIXED USE					
Exterior Wall 1	11		Clapboard	Code	Description		Percentage	
Exterior Wall 2				1-1	Residential	100		
Roof Structure	03			Gable/Hip				
Roof Cover	03		Asphalt Shngl.					
Interior Wall 1	05		Drywall					
Interior Wall 2			COST/MARKET VALUATION					
Interior Flr 1	12	Hardwood	Adj. Base Rate:				178.30	
Interior Flr 2	14	Carpet						
Heat Fuel	02	Oil						
Heat Type	04	Forced Air	Replace Cost				873,650	
AC Type	03	Central	AYB				1985	
Total Bedrooms	05	5 Bedrooms	EYB				1999	
Total Bthrms	4	Average Remodeled	Dep Code				G-	
Total Half Baths	1		Remodel Rating					
Extra Fix			Year Remodeled					
Total Rooms	12		Dep %				18	
Bath Style	02		Functional ObsInc				0	
Kitchen Style	03		External ObsInc				0	
Elevator			Cost Trend Factor				1	
Fireplaces	3		Condition					
Sauna			% Complete					
Spa/Jet Tub	1		Overall % Cond				82	
Whirlpool Tub		Apprais Val				716,400		
Cath. Ceil	90	Dep % Ovr				0		
		Dep Ovr Comment						
		Misc Imp Ovr				0		
		Misc Imp Ovr Comment						
		Cost to Cure Ovr				0		
		Cost to Cure Ovr Comment						

[illegible]

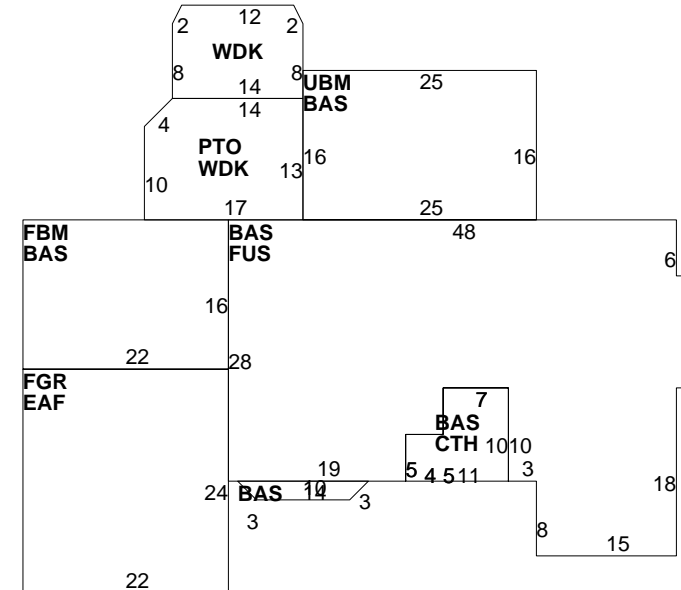
BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	2,294	2,294			409,011
CTH	Cathedral	0	90			0
EAF	Attic, Expansion, Finished	264	528			47,078
FBM	Basement, Finished	0	1,452			90,576
FGR	Garage	0	528			32,988
FUS	Upper Story, Finished	1,428	1,428			254,608
PTO	Patio	0	216			3,926
UBM	Basement, Unfinished	0	821			29,244
WDK	Wood Deck	0	354			6,240

<i>Ttl. Gross Liv/Lease Area:</i>		3,986	7,711			873,651

UBM[421]

FBM[1100]



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): LUCAS TRAUB AND OLGA E. ZARGOS-TRAUB

Property Owner will be represented by: LUCAS TRAUB or OLGA E. ZARGOS TRAUB

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: LUCAS TRAUB

Address: 50 WICKS END LN.
WILTON, CT 06897

Phone: 917-449-1135

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 20 Lot: 4/42 Account #: 003083

Property Location: 50 WICKS END LANE

Property Type:

Residential:

☒

Commercial:

☐

Reason for Appeal:

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

THE OCTOBER, 2017 MARKET VALUE ASSESSMENT IS INCORRECT. IT IS OVERVALUED
AND SIGNIFICANTLY OUT OF ALIGNMENT WITH ACTUAL SALES.

Appellant's estimate of Market Value as of October 1, 2017: \$ 975,000.00

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 682,50000
(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]

Signature

RECEIVED

MAR 18 2020

3/18/2020

Date Signed

LUCAS TRAUB

Printed Name of Signer

ASSESSOR'S OFFICE

HOMEOWNER

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.

**92 Turtlehead Road, Wilton, CT 06897**MLS#: **170056064**DOM: **299**Status: **Closed**Closed Price: **\$875,000**List Price: **\$899,000**

Single Family For Sale

Neighborhood: **N/A**Tax Parcel#: **1925600**

School Information

Elem: **Miller-Driscoll**Interm: **Cider Mill**Middle: **Middlebrook**High: **Wilton**Year Built: **1995**New Construction: **No**Acres: **1.00**Estimated heated: above grade **4,116** and below grade **944**; total **5,060**Property Tax: **\$17,330**Assessed Value: **\$614,810**Mil Rate: **28.19**Style: **Colonial**Rooms: **9**Bedrms: **4**Bathrms: **3 Full & 1 Half**Fireplaces: **1**Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	19 x 16	9 ft+ Ceilings, Hardwood Floor
Formal Din. Rm.	Main	16 x 13	9 ft+ Ceilings, Bay/Bow Window, French Doors, Hardwood Floor
Eat-In Kitchen	Main	28 x 21	9 ft+ Ceilings, Built-Ins, French Doors, Granite Counters, Hardwood Floor, Island
Family Room	Main	22 x 21	9 ft+ Ceilings, Ceiling Fan, Fireplace, Hardwood Floor, Skylight, Wet Bar
Library	Main	20 x 15	9 ft+ Ceilings, Built-Ins, Hardwood Floor
Master Bedroom	Upper	23 x 15	9 ft+ Ceilings, Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper	20 x 14	Full Bath, Hardwood Floor
Bedroom	Upper	16 x 13	Hardwood Floor
Bedroom	Upper	15 x 12	Hardwood Floor
Rec/Play Room	Lower	32 x 21	Wall/Wall Carpet
Office	Lower	17 x 16	French Doors, Wall/Wall Carpet

Additional Rooms: **Foyer, Mud Room**Laundry Location: **Main Level, In Mudroom between kitchen and garage** Has In-Law Apart: **No**

Features

Appliances Incl.: **Electric Cooktop, Wall Oven, Microwave, Refrigerator, Freezer, Dishwasher, Washer, Electric Dryer**Interior Features: **Audio System, Central Vacuum, Security System**Energy Features: **Extra Insulation**Attic: **Has Attic - Pull-Down Stairs, Storage Space**Basement Desc.: **Full With Walk-Out, Partially Finished, Heated, Interior Access**Exterior Features: **Deck, French Doors, Patio, Terrace**Garage & Parking: **3 Car, Attached Garage** Driveway Type: **Private, Asphalt**Lot Description: **On Cul-De-Sac**In Flood Zone: **No**Waterfront Feat.: **Not Direct Waterfront - Not Applicable**Swimming Pool: **No Pool**Nearby Amenities: **Library, Medical Facilities, Public Transportation, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **Yes**Association Fee: **\$150**

Fee Payable:

MonthlyAssociation Fee Provides: **Grounds Maintenance, Snow Removal, Road Maintenance, Insurance**Special Assoc. Assessments: **No - Assoc. Fee: 4 mo @ \$245, 8 months @ \$102**

Utility Information

Hot Water System

Oil

Heat Type:

Hot Air, Fueled By: Oil

Cooling:

Attic Fan, Central Air

Water & Sewer Service:

Private Well, Sewage System: Septic

Est. Annual Heating Cost:

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

Public Remarks

Spacious and updated, this classically proportioned colonial home is privately set on a cul-de-sac in the historic and beautiful Nod Hill area, convenient to Wilton and Ridgefield. Relax and enjoy this sunny and bright home boasting numerous windows, a recently updated sparkling kitchen with adjacent family room, and a perfect floor plan for entertaining with 5060 SF finished living space and sensible flow. Lovingly maintained by original owner, this custom built home has an impressive two story entry with beautiful hardwood floors and millwork throughout. The second floor features a large MBR with tray ceiling and walk-in closets, 2nd bedroom with en-suite bath, and 2 additional bedrooms, all including generous closet space. Additionally, this home has thoughtfully planned extra closets throughout the home, recently updated bathrooms, new garage doors and newly paved driveway, plus the necessary mud-room between the three-car garage and kitchen. Lower level features a finished recreation room, an office with walk-out to private patio, and a large unfinished area perfect for projects, a workshop, or future wine cellar, all adding to the enjoyment of this spectacular home. Part of a 12 home association abutting the Weir Preserve and trails of the Weir Farm National Historic Site, with easily accessible Preserve walking trails just down the street. Homeowner's Association covers snow plowing, yard maintenance and road maintenance.

Confidential Agent to Agent Remarks

Lower level square footage is approximate.

Listing Contract, Showing \$ Compensation Information

Listing Date: **03/21/18**Closed Date: **02/15/19**

Expiration Date:

Date Available: **Negotiable**Listing Contract Type: **Exclusive Right to Sell/Lease**Buyer's Agent Comp.: **2.50 % of sale price**Showing Inst: **TEXT Laura for appointment 203-984-9837 DO NOT LET CATS OUT**Directions: **Whipstick to Turtleback to Turtlehead**Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Laura Dijs (19824) Lic.#: RES.0798007****(203) 984-9837****laura.dijs@raveis.com**List Office: **William Raveis Real Estate (D52)****(203) 966-3555**Sale Agent: **Dianne deWitt (16145) Lic.#: RES.0789281****(203) 762-4211****diannedewitt@bhhsne.com**Sale Office: **Berkshire Hathaway NE Prop. (BHHS101)****(203) 762-8331**

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26 Pipers Hill Road, Wilton, CT 06897

MLS#: **170061010**

DOM: **53**

Status: **Closed**
Single Family For Sale

Neighborhood: **N/A**

Tax Parcel #: **1925484**

Closed Price:

\$875,000

List Price:

\$949,000
School Information

Elem: **Miller-Driscoll**

Interm: **Cider Mill**

Middle: **Middlebrook**

High: **Wilton**

Year Built: **1971**

New Construction: **No**

Acres:

2.00

Estimated heated: above grade **4,497** and below grade **616**; total **5,113**

Property Tax: **\$18,434**

Assessed Value: **\$663,810**

Mil Rate:

27.77

Style: **Colonial**

Rooms: **12**

Bedrms: **5**

Bathrms: **3 Full & 2 Half**

Fireplaces: **2**

Potential Short Sale: **No**
Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	25 x 15	Built-Ins, Fireplace, Hardwood Floor
Dining Room	Main	14 x 12	Hardwood Floor
Kitchen	Main	18 x 12	Dining Area, Granite Counters, Hardwood Floor, Wet Bar
Family Room	Main	23 x 23	Built-Ins, Fireplace, Vaulted Ceiling
Office	Main	17 x 14	Hardwood Floor
Master Bedroom	Upper	16 x 17	Full Bath, Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor, Walk-In Closet
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	10 x 12	Hardwood Floor
Bedroom	Upper	10 x 12	Hardwood Floor
Rec/Play Room	Upper	28 x 27	Full Bath, Hardwood Floor, Vaulted Ceiling, Wall/Wall Carpet
Rec/Play Room	Lower	42 x 12	Wall/Wall Carpet
Eat-In Kitchen	Main	12 x 15	Breakfast Bar, French Doors, Wet Bar
Additional Rooms:	Foyer, Laundry Room, Mud Room, Workshop		
Laundry Location:	Main Level, main floor		

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

Appliances Incl.: **Gas Cooktop, Electric Range, Microwave, Range Hood, Subzero, Dishwasher, Washer, Dryer, Wine Chiller**
Interior Features: **Auto Garage Door Opener, Cable - Available, Security System**
Energy Features: **Generator, Programmable Thermostat, Storm Windows**

Attic: **Has Attic - Walk-up**

Basement Desc.: **Full With Walk-Out, Partially Finished, Heated, Interior Access, Walk-out, Storage**

Exterior Features: **Deck, Lighting, Patio, Porch-Screened**

Garage & Parking: **2 Car, Attached Garage** Driveway Type: **Circular, Paved, Asphalt**

Lot Description: **Sloping Lot, Treed**

In Flood Zone: **No**

Waterfront Feat.: **Not Direct Waterfront - Not Applicable**

Swimming Pool: **No Pool**

Nearby Amenities: **Library, Medical Facilities, Park, Playground/Tot Lot, Public Rec Facilities, Public Transportation, Shopping/Mall**
Home Owners Association Information

Home Owner's Association: **No**

Association Fee:

Fee Payable:

Utility Information

Hot Water System:

Oil

Heat Type:

Hot Water, Zoned, Fueled By: Oil

Cooling:

Central Air, Whole House Fan

Water & Sewer Service:

Private Well, Sewage System: Septic

Est. Annual Heating Cost:

Fuel Tank Location:

In Basement

Radon Mitigation: Air **No**, Water **No**
Public Remarks

Pristine 5 bedroom Colonial located on one of the most sought-after streets in Wilton because of its friendly, social, natural and peaceful atmosphere situated near the Town Forest. Up a circular driveway to this turn key home with improvements including an eat-in gourmet kitchen, large family room with a stone fireplace, bonus room with full bath, finished basement, a mud room and an oversized 2-car garage. Additional features of the home include central air, updated bathrooms, and a whole house generator. Perfect for entertaining with large rooms connected to spectacular outdoor entertaining space including 2 decks, a stone patio and a screened-in porch. This house has room for everyone - a large family room with stone fireplace, an office, the bonus room above the garage is perfect for the pool table, a finished basement, and a large workshop.

Listing Contract, Showing \$ Compensation Information

Listing Date: **04/09/18**

Closed Date: **06/26/18**

Expiration Date:

Date Available: **nego**

Listing Contract Type: **Exclusive Right to Sell/Lease**

Buyer's Agent Comp.: **2.50 % of sale price**

Showing Inst: **Text Debbie for confirmed appt - 1 hour notice please 203-858-4806**

Directions: **Branch Brook or Nod Hill to Pipers Hill #26**

Lockbox: **SMLS Compatible Elec.**

List Agent: **Debbie Fink (8274) Lic. #: RES.0771314**
(203) 858-4806
fink@realtyseven.com

List Office: **Realty Seven, Inc. (PRLTY7)**
(203) 762-5548

Sale Agent: **Amy W Curry (D2526) Lic. #: RES.0715355**
(203) 913-8744
acurry@bhhsne.com

Sale Office: **Berkshire Hathaway NE Prop. (BHHS100)**
(203) 227-5117

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NEW TAX AMOUNT \$ 23,152 EFFECTIVE JULY 1, 20

70 Saint Johns Road, Wilton, CT 06897MLS#: **170180038**
Single Family For SaleDOM: **108**Status: **Closed**
Neighborhood: **N/A**Closed Price: **\$876,000**
List Price: **\$975,000**
Tax Parcel #: **1924748**

School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**Year Built: **1988** New Construction: **No** Acres: **2.23**
Estimated heated: above grade **5,425** and below grade **1,000**; total **6,425**
Property Tax: **\$23,184** Assessed Value: **\$812,350** Mil Rate: **28.54**Style: **Colonial** Rooms: **12** Bedrms: **5** Bathrms: **6 Full & 1 Half** Fireplaces: **3**Potential Short Sale: **No**

Features

Laundry Location: **Cook Top, Wall Oven, Microwave, Refrigerator, Dishwasher, Disposal, Washer, Dryer, Wine Chiller**
 Appliances Incl.: **Auto Garage Door Opener, Cable - Available, Cable - Pre-wired, Central Vacuum; Open Floor Plan**
 Interior Features: **Storm Windows, Thermopane Windows**
 Energy Features: **Has Attic - Pull-Down Stairs** Basement Desc.: **Full With Walk-Out**
 Attic: **Gutters, Hot Tub, Lighting, Underground Utilities, Wrap Around Deck**
 Exterior Features: **3 Car, Attached Garage**
 Garage & Parking: **Cleared, Water View, Sloping Lot, Fence - Partial**
 Lot Description: **Not Direct Waterfront - View, Not Applicable**
 Waterfront Feat.: **None**
 Assoc. Amenities: **None**
 Nearby Amenities: **Golf Course, Health Club, Library, Medical Facilities, Playground/Tot Lot, Private School(s), Public Transportation, Shopping/Mall**

In Flood Zone: **No**Swimming Pool: **Has Pool**Home Owner's Association: **No** Association Fee: **Home Owners Association Information** Fee Payable:

Utility Information

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

Public Remarks

ASSESSMENT REDUCED BY 24% NEW TAX AMOUNT IS \$23,182. Designed to complement the surrounding natural landscape & woodlands this custom Colonial is perfectly sited and professionally landscaped. An expansive entry welcomes you to an open floorplan catering to an elegantly informal lifestyle. The fun and excitement continues with the exquisite outdoor play, offering the best of entertaining for family and friends. A stair step design of CT stone leads you to a free form gunite pool joining nature & lifestyle. Endless in amenities: a walk in pantry for the home chef, his & hers home offices, a hot tub that can be enjoyed year round and an expansive walk out lower level that offers a home theatre, billiard room, gym and an amazing wine cellar. Relish the scenery on the maintenance-free multi-level Azek deck. Panoramic, seasonal reservoir views from all four finished levels. Recent freshening to list with hardwood floors refinished, new kitchen subway tile backsplash and fresh interior painting. ASSESSMENT REDUCED BY 24%- July 2019 tax amount will reflect adjustment, lowered to approx. \$24,000. Minutes to Wilton's Award winning Schools and town center. Great commuter location. You want to see this delightful residence!

Listing Contract, Showing & Compensation Information

Listing Date: **04/13/19** Closed Date: **08/05/19** Expiration Date: **Date Available: Negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Showing Inst: **CALL FOR APPOINTMENT 203-247-2202**
 Directions: **ROUTE 33N TO HOD HILL ROAD-BEAR LEFT ONTO OLMSTEAD HILL ROAD. TURN LEFT ONTO COLLINGSWOOD-FOLLOW TO SAINT JOHNS ROAD, TURN RIGHT- FOLLOW TO #70 ON LEFT.** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Mary Beth Stow (14074) Lic. #: RES.0785320 (203) 247-2202 marybeth.stow@raveis.com**
 List Office: **William Raveis Real Estate (K2081) (203) 762-8300**
 Sale Agent: **The Fair Group (17480) Lic. #: (203) 858-6301 sarah.fair@raveis.com**
 Sale Office: **William Raveis Real Estate (K2081) (203) 762-8300**

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NEW LOWER property taxes of \$22,860 go into effect July 1, 2019!

334 New Canaan Road, Wilton, CT 06897

MLS#: **170175999**
Single Family For Sale

DOM: **63**

Status: **Closed**

Neighborhood: **Silvermine**

Closed Price: **\$855,000**

List Price: **\$919,000**

Tax Parcel #: **1929121**

School Information

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

Year Built: **1979** New Construction: **No** Acres: **2.76**
Estimated heated: above grade **5,095** and below grade **868**; total **5,963**
Property Tax: **\$22,863** Assessed Value: **\$801,080** Mil Rate: **28.54**

Style: **Colonial** Rooms: **13** Bedrms: **5** Bathrms: **4 Full & 2 Half** Fireplaces: **3**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Bay/Bow Window, Hardwood Floor
Formal Din. Rm.	Main		Hardwood Floor
Eat-In Kitchen	Main		Balcony/Deck, Breakfast Bar, Fireplace, French Doors, Granite Counters, Hardwood Floor
Family Room	Main		Fireplace, Hardwood Floor, Skylight
Sun Room	Main		Hardwood Floor, Skylight, Vaulted Ceiling
MBR Suite	Upper		Full Bath, Walk-In Closet, Wall/Wall Carpet
Bedroom	Upper		Built-Ins, Wall/Wall Carpet
Bedroom	Upper		Wall/Wall Carpet
Bedroom	Upper		Wall/Wall Carpet
Great Room	Upper		9 ft+ Ceilings, Balcony/Deck, Built-Ins, Hardwood Floor, Vaulted Ceiling, Wet Bar
Office	Main		Built-Ins, Hardwood Floor
Rec/Play Room	Lower		Concrete Floor, Full Bath, Sliders, Steam/Sauna, Wood Stove
Additional Rooms:	Foyer, Laundry Room, Mud Room, Workshop		
Laundry Location:	Upper Level, 2nd Floor		

Has In-Law Apart: **Yes**

Features

Appliances Incl.:	Cook Top, Wall Oven, Microwave, Refrigerator, Dishwasher, Washer, Dryer
Interior Features:	Central Vacuum, Sauna
Energy Features:	Ridge Vents, Thermopane Windows
Attic:	Has Attic - Pull-Down Stairs, Floored, Storage Space
Exterior Features:	Balcony, French Doors, Gutters, Hot Tub, Lighting, Patio, Shed
Garage & Parking:	4 Car, Attached Garage, Paved
Lot Description:	On Cul-De-Sac, In Flood Zone, Some Wetlands, Level Lot
Waterfront Feat.:	Direct Waterfront - Direct Waterfront, Brook, Pond, River
Assoc. Amenities:	Health Club, Medical Facilities, Park, Playground/Tot Lot, Pool, Tennis Courts
Nearby Amenities:	Health Club, Library, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts

Basement Desc.: **Full, Fully Finished, Heated, Interior Access, Garage Access, Storage**

In Flood Zone:
Swimming Pool: **Has Pool**

Home Owners Association Information

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

Utility Information

Hot Water System	Oil	Est. Annual Heating Cost:
Heat Type:	Baseboard, Hot Air, Zoned, Fueled By: Oil	Fuel Tank Location: In Basement
Cooling:	Attic Fan, Ceiling Fans, Central Air, Zoned	Radon Mitigation: Air No , Water No
Water & Sewer Service:	Private Well, Sewage System: Septic	

Public Remarks

Huge opportunity on the New Canaan border: a waterfront retreat with exceptional property, gunite pool, 4C garage and fabulous in-law suite, priced well below market value, to make into whatever your heart desires. A sanctuary, private but not isolated, with warmth, charm and an abundance of rooms for varied uses. Wonderful storage space, kitchen with two-tiered island and granite countertops, adjacent family room with huge central river rock fireplace and large sunny dining area with a wall of windows overlooking the property and pond to keep you entertained with natural beauty and activity. Formal DR and LR, cozy office, mudroom, and huge walk out LL with full bath, fireplace and rec room. Exceptionally large in-law suite with sunny studio, full bath and views. If you long for a home that has something unique and irreplaceable to offer in a private enclave on the New Canaan border, at an incredible price, this is it. Property sold 'as is'. Don't wait!

Confidential Agent to Agent Remarks

Field card states 6 BR's - actually 5 BR and an art studio. 1250 gallon septic. Field card states 4 FP's; there are 3. Family has never used sauna or wood burning fireplace in basement so cannot attest to function. Home has been well maintained with newer roof and systems. House is in an estate--no disclosures.

Listing Date: **05/08/19** Closed Date: **08/21/19** Expiration Date: Date Available: **negotiable**
Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
Showing Inst: **Please use showing time for confirmed appt. 2-hr notice. Elderly dog "Henry" will be in house, probably sleeping.**
Directions: **Route 106 towards New Canaan, left at "T", right into River Krest, House on left.** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent:	Julie Carney (6004) Lic.#: RES.0766123	(203) 451-9966	Juliecarneyhomes@raveis.com
List Office:	William Raveis Real Estate (K2081)	(203) 762-8300	
Sale Agent:	Julie Carney (6004) Lic.#: RES.0766123	(203) 451-9966	jcarney106@gmail.com
Sale Office:	William Raveis Real Estate (K2081)	(203) 762-8300	

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**81 Glen Hill Road, Wilton, CT 06897**MLS#: **170057114**
Single Family For SaleDOM: **6**Status: **Closed**Neighborhood: **N/A**Closed Price: **\$870,000**
List Price: **\$899,000**
Tax Parcel#: **1927529**

School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**Year Built: **1962** New Construction: **No** Acres: **2.00**
Estimated heated: above grade **3,556** and below grade **1,534**; total **5,090**
Property Tax: **\$15,740** Assessed Value: **\$566,790** Mil Rate: **27.77**Style: **Colonial** Rooms: **9** Bedrms: **4** Bathrms: **3 Full** Fireplaces: **3**Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Fireplace, Hardwood Floor, Vaulted Ceiling
Dining Room	Main		Hardwood Floor
Kitchen	Main		Breakfast Bar, Granite Counters, Hardwood Floor
Family Room	Main		Fireplace, Sliders, Wall/Wall Carpet
Sun Room	Main		Dining Area, French Doors, Hardwood Floor
Office	Main		Built-Ins, Hardwood Floor
Master Bedroom	Upper		9 ft+ Ceilings, Balcony/Deck, Full Bath, Gas Log Fireplace, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Wall/Wall Carpet
Bedroom	Upper		Wall/Wall Carpet
Bedroom	Upper		Wall/Wall Carpet
Rec/Play Room	Lower		Wall/Wall Carpet
Additional Rooms:	Foyer		
Laundry Location:	Main Level, Main level		

Has In-Law Apart: **No**

Features

Appliances Incl.:	Electric Cooktop, Wall Oven, Microwave, Refrigerator, Freezer, Dishwasher, Washer, Dryer, Wine Chiller
Interior Features:	Auto Garage Door Opener, Cable - Available
Energy Features:	Generator
Attic:	Has Attic - Pull-Down Stairs
Exterior Features:	Deck, Gutters, Lighting, Patio
Garage & Parking:	3 Car, Attached Garage, Paved
Lot Description:	On Cul-De-Sac, Corner Lot, Level Lot
Waterfront Feat.:	Not Direct Waterfront - Not Applicable
Assoc. Amenities:	None
Nearby Amenities:	Library, Park, Playground/Tot Lot, Public Rec Facilities, Public Transportation, Shopping/Mall, Tennis Courts

Basement Desc.: **Partially Finished, Interior Access, Walk-out**In Flood Zone: **No**
Swimming Pool: **No Pool**

Home Owners Association Information

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

Utility Information

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

Public Remarks

This spacious, updated and appealing colonial is beautifully situated in one of Wilton's finest neighborhoods. Multiple living spaces ensure room for everyone; all freshly painted, updated, and with newly refinished hardwood floors. The main level offers an open floor plan, creating wonderful space for small or large gatherings. Gourmet eat in kitchen with granite counters and stainless appliances is open to the sun room with French doors to the patio. Formal living room with fireplace and formal dining room. Inviting family room with fireplace also features French doors to the patio. Handsome office with custom built in shelves. The sumptuous master suite is a peaceful retreat, with amenities rarely found in this price range. It features a gas fireplace, vaulted ceiling, private deck, and spa bath. It also offers a sitting room, as well as TWO luxurious walk in closets. Three other spacious bedrooms upstairs, and an updated hall bath. Walk out lower level offers even more space to play or exercise. Outdoor entertaining is a breeze on the large patio. Three car garage with work room and full house generator. Sited on a manicured lot with mature plantings on a sought after South Wilton cul de sac. Nothing to do but move in and enjoy!

Confidential Agent to Agent Remarks

This spacious, updated and appealing colonial is beautifully situated in one of Wilton's finest neighborhoods. Sparkling eik w/ granite & ss appliances open to sun room. Formal living room with fireplace and formal dining room. Inviting family room with fireplace also features French doors to the patio. The sumptuous master suite features a gas fireplace, vaulted ceiling, private deck, and spa bath. It also offers a sitting room, as well as 2 luxurious w/i closets. 3 car garage, generator.

Listing Contract, Showing & Compensation Information

Listing Date: **03/01/18** Closed Date: **05/11/18** Expiration Date: Date Available: **Negotiable**
Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
Showing Inst: **Call or text LA to show, 203-247-2198.**
Directions: **Drum Hill to Glen Hill Road. 81 is on corner of Glen Hill Rd. Glen Hill Lane, faces Glen Hill Lane.** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Lorraine Winsor (9305)** Lic.#: **RES.0776489** (203) 247-2198 winsor@realtyseven.com
List Office: **Realty Seven, Inc. (PRLTY7)** (203) 762-5548
Sale Agent: **Mary Bozzuti Higgins (mbhig)** Lic.#: **RES.0758534** (203) 216-7999 mhiggins@wpsir.com
Sale Office: **William Pitt Sotheby's Int'l (K2082)** (203) 762-0103

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16 Thunder Lake Road, Wilton, CT 06897

MLS#: **170167784**

DOM: **65**

Status: **Closed**

Single Family For Sale

Neighborhood: **N/A**

Tax Parcel#: **1924177**

Closed Price: **\$842,000**

List Price: **\$869,000**

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

Year Built: 1987	New Construction: No	Acres: 1.86
Estimated heated: above grade 3,628 and below grade 1,041 ; total 4,669		
Property Tax: \$16,923	Assessed Value: \$600,320	Mil Rate: 28.19

Style: **Colonial** Rooms: **9** Bedrms: **4** Bathrms: **3 Full & 1 Half** Fireplaces: **4**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Bay/Bow Window, Fireplace, Hardwood Floor
Dining Room	Main		Bay/Bow Window, Hardwood Floor
Office	Main		Bay/Bow Window, Built-Ins, Hardwood Floor, Wet Bar
Kitchen	Main		Bay/Bow Window, Dining Area, Hardwood Floor, Island
Family Room	Main		9 ft+ Ceilings, Bay/Bow Window, Beams, Built-Ins, Fireplace, Hardwood Floor
MBR Suite	Upper		Full Bath, Gas Log Fireplace, Hardwood Floor, Skylight, Vaulted Ceiling, Walk-In Closet
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Rec/Play Room	Lower		Fireplace, Full Bath, Sliders
Den	Lower		
Additional Rooms:	Foyer, Laundry Room		
Laundry Location:	Upper Level, Laundry Room		

Features

Appliances Incl.:	Gas Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer
Interior Features:	Auto Garage Door Opener, Central Vacuum
Energy Features:	Generator
Attic:	Has Attic - Pull-Down Stairs, Storage Space
Exterior Features:	Deck, Gutters, Lighting, Patio, Shed, Stone Wall
Garage & Parking:	2 Car, Under House Garage, Paved
Lot Description:	Rear Lot, Some Wetlands, Treed, Professionally Landscaped
Waterfront Feat.:	Not Direct Waterfront - Not Applicable
Nearby Amenities:	Commuter Bus, Library, Medical Facilities, Park, Playground/Tot Lot, Private Rec Facilities, Shopping/Mall, Tennis Courts

In Flood Zone: **No**

Swimming Pool: **No Pool**

Home Owners Association Information

Home Owner's Association:	No	Association Fee:		Fee Payable:	
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Utility Information

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

Public Remarks

Move right into this beautifully appointed 4 bedroom colonial situated on almost 2 acres of professionally landscaped property. This home offers an open floor plan that meets all the needs of today's modern family. The two story foyer opens to the formal living and dining rooms both with bay windows offering an abundance of light. The gourmet eat-in kitchen is a cooks delight with a center island, professional gas range, subzero refrigerator, dishwasher, microwave and plenty of granite counter space. Step down into the oversized family room with 9ft ceilings, wood beams, a beautiful stone fireplace and custom built-ins, perfect for gatherings and entertaining. The master bedroom suite offers a walk-in closet, master bath with whirlpool tub, separate shower and bedroom with gas fireplace, sitting area and vaulted ceiling. Don't miss the finished lower level (add'l 1000+sq ft) with a mudroom, den/5th bedroom, full bath and rec room that includes a fireplace with sliders out to the patio and backyard. Additional features of the home include an office with built-ins and wet bar, 2nd floor laundry room, central air, updated bathrooms, central vacuum and generator. Perfect for outdoor entertaining with rooms connected to the deck, patio and backyard. Don't miss this opportunity...a must see!!

Confidential Agent to Agent Remarks

Homeowner has 3 dogs that must be removed for showings. At least 1 hour notice! Must have a confirmed appointment.

Listing Contract, Showing & Compensation Information

Listing Date: 03/27/19	Closed Date: 07/03/19	Expiration Date:	Date Available: Negotiable
Listing Contract Type: Exclusive Right to Sell/Lease	Buyer's Agent Comp.: 2.50 % of sale price		
Showing Inst: DO NOT SHOW B4 OPEN HOUSE 3/29!!! 1 Hour notice. 3 Dogs that need to be removed for showings. Call agent for confirmed appt.			
Directions: Mountain Road to Indian Hill Road to Thunder Lake Road			Lockbox: SMLS Compatible Elec.

Listing & Selling Agent/Broker Information

List Agent: Tracy J Armstrong (4132)	Lic.#: RES.0762156	(203) 984-2459	tracyarmstrong@bhhsne.com
List Office: Berkshire Hathaway NE Prop. (BHHS101)		(203) 762-8331	
Sale Agent: Dagney Eason (13451)	Lic.#: REB.0789208	(203) 858-4853	dagneyeason@gmail.com
Sale Office: Dagney's Real Estate (4392)		(203) 858-4853	

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**136 Saint Johns Road, Wilton, CT 06897**MLS#: **170178564**
Single Family For SaleDOM: **95**Status: **Closed**Neighborhood: **N/A**Closed Price: **\$825,000**List Price: **\$849,000**Tax Parcel#: **1925458**

School Information

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

Year Built: **1964** New Construction: **No** Acres: **2.50**
 Estimated heated: above grade **3,744** and below grade **1,179**; total **4,923**
 Property Tax: **\$16,648** Assessed Value: **\$583,310** Mil Rate: **28.54**

Style: **Colonial** Rooms: **9** Bedrms: **5** Bathrms: **3 Full & 2 Half** Fireplaces: **3**Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Built-Ins, Fireplace, French Doors, Hardwood Floor
Dining Room	Main		Hardwood Floor
Family Room	Main		Cathedral Ceiling, Dry Bar, Fireplace, French Doors, Hardwood Floor
Kitchen	Main		Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace, Granite Counters, Hardwood Floor
Bedroom	Main		Bay/Bow Window, Full Bath, Hardwood Floor
Office	Main		Bay/Bow Window, Fireplace, Hardwood Floor
MBR Suite	Upper		Full Bath, Hardwood Floor, Tile Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Half Bath	Main		Tile Floor
Full Bath	Upper		Tile Floor, Whirlpool Tub
Rec/Play Room	Lower		French Doors, Tile Floor, Wall/Wall Carpet, Wet Bar
Full Bath	Main		Tile Floor
Additional Rooms:	Exercise Room		
Laundry Location:	Main Level		

Has In-Law Apart: **Possible/First Floor**

Features

Appliances Incl.: **Electric Cooktop, Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer**
 Interior Features: **Auto Garage Door Opener, Open Floor Plan, Security System**
 Energy Features: **Storm Doors, Storm Windows, Thermopane Windows**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Fully Finished, Walk-out**
 Exterior Features: **Deck, Patio, Porch-Screened**
 Garage & Parking: **2 Car, Detached Garage, Paved** Driveway Type: **Paved, Gravel**
 Lot Description: **Water View, Level Lot**
 Waterfront Feat.: **Direct Waterfront - Direct Waterfront, Frontage, Pond, View**
 Nearby Amenities: **Golf Course, Health Club, Library, Playground/Tot Lot, Public Rec Facilities, Shopping/Mall, Stables/Riding, Tennis Courts**
 The following Items are not included in this sale: **Curtains, draperies & rods, gas grill, outside deck benches**

In Flood Zone: **No**Swimming Pool: **No Pool**

Home Owners Association Information

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

Utility Information

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

Public Remarks

Come see this **NEWLY REDUCED**, charming, quintessential updated colonial home gracefully set on a private drive between Pope's Pond Reservoir and Black Farm. Peaceful, serene nature surrounds this lovely 5 bedroom, 5 bath home that features a coveted open floor plan, with a first floor in-law/au-pair, home office, or first floor master suite. Enjoy true open floor living from the bright, sunny, oversized eat-in kitchen and family room combo, with vaulted ceilings, lovely views of the reservoir, and a gorgeous dual fieldstone fireplace. The screened in porch off the family room continues the easy flow for indoor/outdoor entertaining. Descend the stairs from the porch to the blue stone patio below, and enjoy the spacious back yard and breath-taking reservoir just below. On the second floor of the home, you will find a spacious master with walk-in closet and ensuite bathroom, 3 guest bedrooms and an updated hall bath. The finished lower level offers loads of additional space, including a kitchenette, open living area/playroom, a bathroom, home gym, and more, with French doors leading outside to another stone patio sitting area. Plenty of room to stay organized with ample storage space, 2 attics, first floor laundry, and a spacious 2 car garage. Come visit and fall in love with this perfect, peaceful retreat that offers the best of both worlds - a private, secluded location that is also only minutes to schools, trains, and Wilton Town Center!

Home has been updated since sale in July of 2018. Please stop by!

Listing Contract, Showing & Compensation Information

Listing Date: **04/11/19** Closed Date: **08/01/19** Expiration Date: Date Available: **negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Showing Inst: **Please use Showing Time. ALARM is on - MUST have confirmed appointment.**
 Directions: **Olmstead Rd to Collinswood/St Johns Rd, Go to end of Collinswood & then make sharp left past 5 mailboxes; 136 is on the right** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Cynde Koritzinsky (19977)** Lic.#: **RES.0798878** (203) 247-2155 ckoritzinsky@wpsir.com
 List Office: **William Pitt Sotheby's Int'l (K2082)** (203) 762-0103
 Sale Agent: **Faifman Real Estate Group (21456)** Lic.#: **RES.** (646) 455-7997 mikhail@faifmangroup.com
 Sale Office: **William Raveis Real Estate (RAVE101)** (203) 227-4343

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**50 Wicks End Lane, Wilton, CT 06897**MLS#: **170236095**DOM: **81**Status: **Closed**

Single Family For Sale

Neighborhood: **Cannondale**Closed Price: **\$860,000**List Price: **\$899,000**Tax Parcel#: **1923203**

School Information

Elem: **Miller-Driscoll**Interm: **Cider Mill**Middle: **Middlebrook**High: **Wilton**Year Built: **1985**New Construction: **No**Acres: **2.16**Estimated heated: above grade **4,000** and below grade **1,100**; total **5,100**Property Tax: **\$24,048**Assessed Value: **\$842,590**Mil Rate: **28.54**Style: **Colonial**Rooms: **12**Bedrms: **4**Bathrms: **4 Full & 1 Half**Fireplaces: **3**Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		9 ft+ Ceilings, Dining Area, Granite Counters, Hardwood Floor, Island, Remodeled
Family Room	Main		9 ft+ Ceilings, Balcony/Deck, Entertainment Center, Fireplace, Hardwood Floor, Remodeled
Living Room	Main		9 ft+ Ceilings, Fireplace, French Doors, Hardwood Floor
Formal Din. Rm.			9 ft+ Ceilings, Hardwood Floor
Office	Main		9 ft+ Ceilings, Built-Ins, French Doors, Hardwood Floor
Great Room	Main		Fireplace, Vaulted Ceiling, Wall/Wall Carpet
Half Bath	Main		9 ft+ Ceilings
MBR Suite	Upper		Double-sink, Full Bath, Hardwood Floor, Hydro-Tub, Stall Shower, Walk-In Closet
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Full Bath, Remodeled, Tub w/Shower, Wall/Wall Carpet
Bedroom	Upper		Hardwood Floor
Loft	Upper		Built-Ins, Hardwood Floor, Vaulted Ceiling
Additional Rooms:	Foyer, Laundry Room		
Laundry Location:	Main Level, First Floor Laundry Room		
			Has In-Law Apart: Possible/Possible
Features			
Appliances Incl.:	Gas Cooktop, Wall Oven, Range Hood, Refrigerator, Subzero, Dishwasher, Washer, Dryer		
Interior Features:	Auto Garage Door Opener, Cable - Available		
Energy Features:	Thermopane Windows		
Attic:	Has Attic - Pull-Down Stairs		
Exterior Features:	Deck, Gutters		
Garage & Parking:	2 Car, Attached Garage, Paved		
Lot Description:	On Cul-De-Sac, In Subdivision, Cleared, Level Lot, Rolling		
Waterfront Feat.:	Not Direct Waterfront - Not Applicable		
Assoc. Amenities:	None		
Nearby Amenities:	Golf Course, Library, Medical Facilities, Private Rec Facilities, Public Rec Facilities, Public Transportation, Shopping/Mall, Tennis Courts		
			In Flood Zone: No
			Swimming Pool: No Pool

Home Owners Association Information

Home Owner's Association: **No**

Association Fee:

Fee Payable:

Utility Information

Hot Water System: **Domestic**
 Heat Type: **Hydro Air, Fueled By: Oil**
 Cooling: **Central Air, Zoned**
 Water & Sewer Service: **Private Well, Sewage System: Septic**

Est. Annual Heating Cost:
 Fuel Tank Location: **In Basement**
 Radon Mitigation: Air **No**, Water **No**

Public Remarks

Come see the new updates at a new price! Look no further when seeking location, privacy, curb appeal, great value + more! This wonderful residence is that rare combination and convenient to all of Wilton's fine amenities. Where do you find property on a cul de sac, where the school bus stops at your house & walks/ jogs/bike riding are popular? From the moment you pass through the welcoming stone pillars and meander down the private driveway, you will be captivated by the beauty and charm of this premier home. Fabulous renovations are found throughout. The fashionable living room features a stunning fireplace, neutral pallet and opens to a handsome study, perfect for working at home. If a drop dead, gorgeous kitchen/family room, open floor plan is a priority on your list, check that box, it's covered! Standout kitchen features include professional grade appliances, custom cabinetry and an over sized marble island, spacious dining area, and a seating area w/a fireplace; all accessible to the outdoor deck & yard. Adjacent to the kitchen is the great room, kick back & relax, stream your favorite show and cozy up to the floor to ceiling stone fireplace. Need space for workouts, billiards, binge TV viewing, storage galore, possible au pair room? The full finished lower level has it all. You'll feel the love in the luxe master suite, complete w/his & her walk-in closets & a sumptuous bath! Come & discover what else this awesome property has to offer...you'll be glad you did!

Listing Contract, Showing \$ Compensation Information

Listing Date: **09/16/19** Closed Date: **12/09/19** Expiration Date: Date Available: **Negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Showing Inst: **Text/Call for confirmed appointment-203-247-2202**
 Directions: **Crosswicks Road to Wicks End Lane to #50 on right**

Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Mary Beth Stow (14074)** Lic. #: **RES.0785320** (203) 247-2202 marybeth.stow@raveis.com
 List Office: **William Raveis Real Estate (K2081)** (203) 762-8300
 Sale Agent: **Leigh Finley (4508)** Lic. #: **RES.0762856** (203) 820-1867 lfinley@houlihanlawrence.com
 Sale Office: **Houlihan Lawrence (J57)** (203) 655-8238

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