

## May 27 & 28, 2017 Open Houses by ECAR Members

### [12 Laurel St E Lyme 06357-2623](#)

OH Date & Time: 05/27/2017 - 12:00PM-2:00PM

Active: Yes

OH Type: Public

Description: Come see this beautiful Waterfront Property!! Needs no flood insurance



Price:	\$409,900	Prop Type:	Single Family	MLS #:	E10221015	
Style:	Cape Cod			SqFt:	1,423	
Basement:	Full Basement With Hatchway, Partially Finished, Storage			Rooms:	6	
Garage:	0		BD/FB/HB:	2/2.0	Acres:	0.06
Yr Built:	1910		Fireplace:	1	Taxes:	\$6,179
Lot Desc:	Corner, Fence - Partial, Level Topography, Neighborhood, Water View					
Agent:	Wendy Roth	Office:	BHHS60	Phone:	(860) 383-3511	
Email:	<a href="mailto:wendyroth@bhhsne.com">wendyroth@bhhsne.com</a>					

Directions: 195 to exit 72, turn left onto W. Main st, turn left onto Pennsylvania Ave, take third right onto Smith St, take second left onto Pine Grove Rd, turn left onto Broadway, Right onto Laurel St

Remarks: Drink in the Captivating, panoramic, unobstructed WATERVIEWS from your energy efficient Anderson windows. A rare opportunity to own a meticulously maintained home that has been tastefully renovated. Open floor plan with maple wood flooring throughout. Superb for entertaining, the great room sports LED lighting while you cozy up to the granite surround wood burning Fireplace. Kitchen shows custom wood cabinets, stainless appliances/walk-in pantry/skylight/ceiling fan and stained hickory wood flooring. Master suite with whirlpool tub and separate shower/walk-in closet/washer/dryer and window seat to gaze at the water view. Second bedroom can be first floor master bedroom. Extra room/bedroom in your finished air conditioned basement. Walk out your door onto your 34X10 deck and be steps away from your Pole that can accommodate up to a 20' boat. Pine Grove is a hidden beach community with a state of the art playground, horseshoe and basketball court, ball field, gazebo, two public docks and two private beach areas for the community. Plenty of parking for guests to participate in our annual picnic, field day, movie nights, and of course fishing and boating. Located in the charming quintessential seaside village that boasts excellent schools, childrens museum, movie theater, boutiques, two ice cream parlors, organic market and phenomenal local restaurants. DO NOT MISS OUT ON THIS WATERFRONT HOME WITH WATERVIEW TAXES! NO FLOOD INSURANCE REQUIRED!

### [31 Front St Groton 06340-5715](#)

OH Date & Time: 05/27/2017 - 11:00AM-12:30PM

Active: Yes

OH Type: Public

Description: NEW PRICE REDUCTION!! 3 bd / 2.1 baths. Up-dated and lovely! Water views of the Mystic River and Fishers Island. 1 car garage with loft area, and beautiful LARGE yard. A must see!!



Price:	\$695,000	Prop Type:	Single Family	MLS #:	E10120950	
Style:	Other			SqFt:	2,166	
Basement:	Concrete Floor, Unfinished			Rooms:	7	
Garage:	2		BD/FB/HB:	3/2.1	Acres:	0.21
Yr Built:	1843		Fireplace:	1	Taxes:	\$7,781
Lot Desc:	Fence - Partial, Neighborhood, Sloping, Water View					
Agent:	Robin Hall	Office:	BHHS61	Phone:	(860) 334-9679	
Email:	<a href="mailto:robinhall@bhhsne.com">robinhall@bhhsne.com</a>					

Directions: Rt 215 - MOSHER STREET to WARD AVE. Follow down and around to FRONT STREET.

Remarks: NOANK ~ Seaside Village ~ This lovely home was restored in 2005 and has been well maintained. The Barn/2 car garage includes an artist studio/potting shed off the back with it's own entrance. The 2nd floor of the barn/garage has the ability to hoist small boats and other personal items up and out of the way for winter stowage. The "grounds" are FANTASTIC with dramatic rock out-cropping/ledge, and a beautiful LARGE lawn with gardens and plenty of sunshine. There is a stone courtyard / patio off the back of the home along with a nice deck, accessed from the dining room's large French Doors. 31 Front Street is in an X zone which is NOT in a SFHA (Special Flood Hazard Area), therefore flood insurance should not be required for closing according to the Standard Flood Hazard Determination dated 11-01-2015. There are some views of the Mystic River reminding one that the waters edge is just a stones throw away!! The taxes are \$9,150 per year. Walk to local Marinas, delightful restaurants, a market and shops....Village park and popular playground with public tennis courts. Step out your front door and take a short stroll to enjoy the town dock with a small public beach and enjoy the exciting Mystic River boating activity and endless views!

[8 Aljen Ave Ledyard 06339-1001](#)

OH Date & Time: 05/27/2017 - 12:00PM-2:00PM  
OH Type: Public  
Description:

Active: Yes



Price:	\$170,000	Prop Type:	Single Family	MLS #:	E10215995
Style:	Split Level			SqFt:	1,000
Basement:	Fully Finished			Rooms:	7
Garage:	1	BD/FB/HB:	3/1.1	Acres:	0.37
Yr Built:	1961	Fireplace:	0	Taxes:	\$3,486
Lot Desc:	Level Topography				
Agent:	Pamela Strunk	Office:	BHHS60	Phone:	(860) 460-6678
Email:	<a href="mailto:pamstrunk@bhhsne.com">pamstrunk@bhhsne.com</a>				

Directions: Rte 12 to Rte 214. Take left onto Avery Hill, left onto Michael Lane and right onto Aljen Ave. House is on right. Or Rte 2A take right to Cider Hill, right onto Michael Lane and right onto Aljen Ave. House is on right.

Remarks: Four level split in quiet neighborhood across from park. Siding and high efficiency boiler installed in 2013. Patio and newer windows. Main level open floor plan. Lower level fully finished family room with 1/2 bath. Close to Foxwoods and Mohegan Sun. Great starter home!

[27 Lester St New London 06320-4326](#)

OH Date & Time: 05/27/2017 - 12:00PM-2:00PM  
OH Type: Public  
Description:

Active: Yes



Price:	\$225,000	Prop Type:	Single Family	MLS #:	E10217545
Style:	Bungalow			SqFt:	1,553
Basement:	Concrete Floor, Full Basement, Heated, Interior Access, Liveab			Rooms:	6
Garage:	1	BD/FB/HB:	3/2.0	Acres:	0.17
Yr Built:	1929	Fireplace:	0	Taxes:	\$5,143
Lot Desc:	Fence - Partial, Fence - Privacy, Level Topography, Neighborhood, Sloping				
Agent:	Tami J Robbins	Office:	RAVEIS00	Phone:	(860) 886-1386
Email:	<a href="mailto:tamij33@comcast.net">tamij33@comcast.net</a>				

Directions: Montauk Ave or Ocean Ave to Gardner Ave to Lester St. House on right

Remarks: Cozy, well maintained, move-in condition 3 bedroom Bungalow in quiet neighborhood within walking distance to the beach, park, ice cream and nearby biking lanes. Beautiful hardwood flooring, 1st floor master with walk-in closet, full baths on 1st and 2nd floors, fence around 3 sides of yard nicely landscaped to add privacy, plenty of cabinets, double wall oven, (1) car detached garage, add'l living space in basement with new gas fireplace. The custom cabinetry and spiral staircase add character to this contemporary feel. Close to major highways, hospital, restaurants, shopping, etc. Newer windows and roof

[45 Montauk Ave Stonington 06378-2320](#)

OH Date & Time: 05/28/2017 - 12:00PM-2:00PM  
OH Type: Public  
Description:

Active: Yes



Price:	\$998,000	Prop Type:	Single Family	MLS #:	E10137074
Style:	Victorian			SqFt:	3,726
Basement:	Full Basement With Walk-Out, Fully Finished, Heated, Interior			Rooms:	10
Garage:	3	BD/FB/HB:	4/4.1	Acres:	15.84
Yr Built:	1989	Fireplace:	3	Taxes:	\$21,241
Lot Desc:	Easements, Fence - Partial, Fence - Stone, Horse Property, Level Topography, Lightly Wooded, Profess				
Agent:	Bowes Team	Office:	RMBA60	Phone:	(860) 739-0888
Email:	<a href="mailto:info@bowesteam.com">info@bowesteam.com</a>				

Directions: Take exit 90 from I-95 N, take Coogan Blvd, Jerry Browne Rd to Montauk Ave

Remarks: Looking for privacy, solitude and sprawling grounds to simply enjoy or expand into? Your country estate awaits you. This spectacular custom-built Victorian is located on 15.84 acres. Visitors are greeted by a marble foyer and graceful spiral staircase imported from Italy. Expansive open layout with living/formal dining area is designed with entertaining in mind. French doors lead out to the wrap-around porch. Kitchen exudes country charm with wainscoting, crown molding, tin ceiling, Corian countertops, stainless appliances, center island and even a lower-height dough-kneading station. The master suite includes a fireplace, sitting area and French doors leading to a sunroom overlooking the pool and panoramic views. Two other bedrooms on the 2nd floor are joined by a common area with full bath. The finished basement has a large recreation area, wood stove, kitchenette and guest bedroom with full bath. It also has a squash/racquetball court and locker room with shower. Outdoors includes an in-ground pool with spacious concrete surround and natural stone accents, a hot tub, three-hole putting green and tennis board. The three-car garage's second floor has a two bedroom apartment ideal for rental, groundskeeper, in-law or au-pair. The cleared portion where the house sits is roughly 5 acres and is defined on three sides by picturesque stone walls. The remaining 10 acres could be left in its natural wooded state or be the site of a stable and pasture for horses.

### [33 Hopkins St Stonington 06378-3021](#)

OH Date & Time: 05/28/2017 - 1:00PM-3:00PM

Active: Yes

OH Type: Public

Description: Spacious house at Lord's Point. Access to swimming, beaches, boating, & tennis.



Price: \$569,000  
Style: Contemporary  
Basement: Crawl Space  
Garage: 0  
Yr Built: 1989  
Lot Desc: Level Topography, Lightly Wooded, Neighborhood, Water View  
Agent: Carol Barnes Craig  
Email: [carolbarnescraig@bhhsne.com](mailto:carolbarnescraig@bhhsne.com)

Prop Type: Single Family  
BD/FB/HB: 3/3.0  
Fireplace: 1  
Office: BHHS61

MLS #: E10154305  
SqFt: 3,750  
Rooms: 8  
Acres: 0.29  
Taxes: \$8,659  
Phone: (860) 536-4906

Directions: On Rt. 1 turn onto Lord's Hill Road, turn onto Noyes Ave. Bear left after RR bridge, continue on Boulder Ave. to left on Hopkins St. Home is at the end on left.

Remarks: Spacious home with private location at Lord's Point with water view. Fabulous all year round home as well as summer home. Great for entertaining with large family room that opens to living & dining rm. Also large master bedroom with fireplace and balcony. Lovely sunroom that opens to pool. Enjoy the activities Lord's Point has to offer with 4 beaches, swimming, tennis, & club house. In the summer a newsletter announcing Summer Activities.

### [1 Wheeler Ct Stonington 06378-1207](#)

OH Date & Time: 05/27/2017 - 12:00PM-3:00PM

Active: Yes

OH Type: Public

Description: Gem of a borough house on quiet dead end village street offering 2 BR 2 1/2 baths, off street parking and private landscaped yard.



Price: \$749,000  
Style: Colonial  
Basement: Concrete Floor, Partial Basement  
Garage: 0  
Yr Built: 1870  
Lot Desc: Cul-De-Sac  
Agent: Lucia Johnstone  
Email: [luciajohnstone@bhhsne.com](mailto:luciajohnstone@bhhsne.com)

Prop Type: Single Family  
BD/FB/HB: 2/2.1  
Fireplace: 1  
Office: BHHS63

MLS #: E10215864  
SqFt: 1,856  
Rooms: 6  
Acres: 0.09  
Taxes: \$9,796  
Phone: (860) 912-4144

Directions: In Stonington Village follow Water Street to first right on Broad and right on Wheeler Court.

Remarks: Borough gem tucked away at the end of a cul de sac with raised paneling, hardwood floors, private garden and a deck. This 2 BR / 2.5 bath home is not to be missed. MBR suite has laundry, walk-in closet and balcony. Dining room has a fireplace and living room looks out over the garden.

### [246 River Rd Stonington 06379-2065](#)

OH Date & Time: 05/27/2017 - 1:00PM-3:00PM

Active: Yes

OH Type: Public

Description:



Price: \$329,900  
Style: Split Level  
Basement: Full Basement, Partially Finished, Storage  
Garage: 2  
Yr Built: 1961  
Lot Desc: Fence - Stone, Lightly Wooded, Neighborhood, Open  
Agent: Nancy Siciliano  
Email: [nancy@riocanfronthomes.com](mailto:nancy@riocanfronthomes.com)

Prop Type: Single Family  
BD/FB/HB: 3/2.1  
Fireplace: 1  
Office: OCEA60

MLS #: E10220405  
SqFt: 1,657  
Rooms: 7  
Acres: 0.89  
Taxes: \$4,257  
Phone: (401) 212-6262

Directions: US-1 to Mechanic Street and continue to River Road

Remarks: Enjoy Peace and Tranquility in this Lovely Home with Park-Like Grounds Surrounded by Stone Walls and Mature Trees, Just shy of a One Acre Lot. Short walk to the Neighborhood Boat Launch, Enjoy Boating, Kayaking or just a quiet walk along the River. This Split Level Home offers Spacious Rooms and lots of Charm. Walk-in into a Beautiful Foyer, and Home Office or Den with Separate Entrance, Spacious Living Room with Fireplace, Dining Room and Kitchen that leads to a Beautiful and Private Deck, Laundry and Half Bath Complete the First Floor. The Second Floor Offers 3 Spacious Bedrooms and 2 Full Baths. Close to area Beaches, Watch Hill, Train Station, Mystic, Stonington Borough, Foxwoods, Mohegan Sun, Green Airport, Newport, Providence and all area attractions. Downtown Pawcatuck/Westerly is less than 3 minutes away.

### [104 Latimer Point Rd Stonington 06378-2618](#)

OH Date & Time: 05/27/2017 - 2:00PM-4:00PM  
OH Type: Public  
Description: Parking is limited, private roads.

Active: Yes  
Refreshments



Price: \$777,400 Prop Type: Single Family MLS #: E10221413  
Style: Ranch SqFt: 2,008  
Basement: Concrete Floor, Dirt Floor, Partial Basement, Partial Basement Rooms: 8  
Garage: 0 BD/FB/HB: 4/3.0 Acres: 0.33  
Yr Built: 1958 Fireplace: 0 Taxes: \$12,141  
Lot Desc: Open, Sloping, View, Water Frontage, Water View  
Agent: Sharon Stryker Office: RANDAL02 Phone: (860) 572-9099  
Email: [strykerct@aol.com](mailto:strykerct@aol.com)

Directions: Exit 90, south on RT. 27 to RT. 1. Left at traffic light to Latimer Pt. Rd. just past Big Y on RIGHT. Go over the RR tracks to STOP sign. 2nd house on right.

Remarks: WATERFRONT, open access to sea. Water views from all but 3 rooms! Great sailing in FI Sound. Year round Ranch in Beach Community with floating dock & moorings. Sun room off kitchen/dining area is heated as well, accessing open deck with extension & stairs. Sandy swimming area plus all amenities listed. Fabulous sunsets! Workshop in basement. Well kept by family. New carpeting, interior painting & front deck refinishing being completed by May 27th.

### [290 Pequot Trl Stonington 06379-1429](#)

OH Date & Time: 05/28/2017 - 12:00PM-2:00PM  
OH Type: Public  
Description:

Active: Yes



Price: \$619,900 Prop Type: Single Family MLS #: E10221745  
Style: Antique, Farming House SqFt: 2,944  
Basement: Full Basement With Hatchway, Unfinished Rooms: 9  
Garage: 3 BD/FB/HB: 4/3.0 Acres: 8.24  
Yr Built: 1850 Fireplace: 3 Taxes:  
Lot Desc: Farm Land, Fence - Stone, Lightly Wooded, Possible Subdivide, Secluded, Treed  
Agent: Holly Powell Office: BHHS65 Phone: (860) 961-2664  
Email: [hollypowell@bhhsne.com](mailto:hollypowell@bhhsne.com)

Directions: From Route 95 North take exit 91 marked Stonington Boro. Go straight onto Route 234 which is Pequot Trail. Property is a few miles on left side. Street name of Route 234 is Pequot Trail.

Remarks: Enchanting private estate set on 8 acres features a historical home, 3 bay garage with unfinished upstairs living space, workshop with 220 volt electrical and tobacco barn. Precious stone walls and fruit trees line the meadow and pasture. Expansion of original farmhouse creates generous rooms with high ceilings and good flow. Classic formal dining room with fireplace and custom wood paneling. Spacious kitchen with excellent layout. Large master suite with fireplace. Classic original details throughout. Hardwood floors and charming glass door knobs. Invisible fence. Some cosmetic updating required. Bordered by town conservation land to ensure privacy. Enjoy easy access to Stonington Borough and downtown Westerly. Minutes to 95. A total of 3 parcels being sold as one. 2 already subdivided lots, one is 1.99 acres, one is 2.16 acres and parcel with house on 4.09 acres totaling 8.24 acres. Estate sale.

### [50 James Street Stonington 06378-2716](#)

OH Date & Time: 05/27/2017 - 11:00AM-1:00PM  
OH Type: Public  
Description:

Active: Yes



Price: \$389,000 Prop Type: Single Family MLS #: E10223378  
Style: Cottage SqFt: 790  
Basement: Crawl Space Rooms: 6  
Garage: 0 BD/FB/HB: 2/1.0 Acres: 0.06  
Yr Built: 1940 Fireplace: 1 Taxes: \$3,817  
Lot Desc: Corner, Level Topography, Neighborhood  
Agent: Gregory Broadbent Office: RMCSCN00 Phone: (860) 536-7600  
Email: [email@gregbroadbent.com](mailto:email@gregbroadbent.com)

Directions: I-95 take Exit 91 toward North Main St/Stonington Borough, turn right onto CT-234W, turn left onto No. Main St, turn right onto US-1 South, left onto Lords Hill Rd, left onto Noyes Ave, left onto Boulder Ave, left onto James St.

Remarks: Charming Lords Point Beach Cottage on corner lot in a terrific shoreline neighborhood. Walking distance to several beaches. Open floor plan with two story brick fireplace & open face wood stove. Kitchen, dining room, living room with vaulted ceiling and two bedrooms on main floor plus second floor loft with additional 170 sq. ft. of living space. Large deck off first floor. Multi zone heat, Thermopane windows, smoke detectors, central air with upgraded heat pump. Finished walk-up attic. Attractive shed. Amenities that you will be able to enjoy include beaches, tennis, basketball, bocce, soccer and a community center with many summertime activities. Short drive to Mystic, Stonington Village and casinos.

[18 Apple St Wallingford 06492-2904](#)

OH Date & Time: 05/27/2017 - 1:00PM-4:00PM  
OH Type: Public  
Description:

Active: Yes



Price:	\$178,400	Prop Type:	Single Family	MLS #:	E10221141
Style:	Ranch			SqFt:	832
Basement:	None			Rooms:	4
Garage:	1	BD/FB/HB:	2/1.0	Acres:	0.21
Yr Built:	1952	Fireplace:	0	Taxes:	\$2,909
Lot Desc:	Fence - Full, Level Topography, Treed				
Agent:	Gabriel Gresko	Office:	RAVEIS03	Phone:	(860) 319-3320
Email:	<a href="mailto:gabriel.gresko@raveis.com">gabriel.gresko@raveis.com</a>				

Directions: Rt 15 to exit 65, Rt in Rt 150, Left on Parker Farms Rd. right on King, Left on Apple. House is on the left.  
 Remarks: Appealing 2 bed/1 bath ranch with detached garage with private fenced in back yard. This lovely home is located on a quiet street and over the last six years has undergone numerous updates including vinyl siding, a new roof, updated electrical service, landscaping, laminate floors, new garage door and water boiler. Enjoy tending your own garden, or lounging on the patio for a cookout. What's great about this home is that it is manageable for the first time home buyer or those seeking single level living, it has a nice level yard, public water/septic service and low utility bills.

[14 Smith St Windsor Locks 06096-1428](#)

OH Date & Time: 05/28/2017 - 12:00PM-3:30PM  
OH Type: Public  
Description:

Active: Yes



Price:	\$185,000	Prop Type:	Single Family	MLS #:	E10223030
Style:	Colonial			SqFt:	1,635
Basement:	Concrete Floor, Full Basement, Unfinished			Rooms:	7
Garage:	1	BD/FB/HB:	3/2.1	Acres:	0.33
Yr Built:	1900	Fireplace:	0	Taxes:	\$2,497
Lot Desc:	Lightly Wooded				
Agent:	Jason Sapphire	Office:	ENTR60	Phone:	(877) 249-5478
Email:	<a href="mailto:jason@entryonly.com">jason@entryonly.com</a>				

Directions: 14 smith st Windsor locks ct 06096  
 Remarks: This beautiful fully renovated custom colonial offers 3 bad rooms 2.5 baths, gorgeous custom kitchen with granite countertops, open floor concept for entertainment, master bedroom with bathroom and walk in closet, brand new direct pressure plumbing system. Brand new heating, new electrical. Big back yard Everything brand new inside out . Must see! Like buying a brand new custom home but for a fraction of price.