

"Dogwood Green" Condominiums

157 Fairfield Woods Road
Fairfield, CT 06825-3323



Nothing to do...Move right in
Gorgeous Brand NEW Kitchen...Brick Fireplace
\$249,900

Ranch
Year built 1973
5 Rooms
2 Bedrooms
2 Baths updated "2009"
Square Feet 1325
Land in common 6.73+-acres
DRD1 zone
Parking space #15 + guest parking
Cedar exterior
Tar/gravel roof
Thermopane windows + aluminum storms/screens
Electric warm air heat with heat pump...7 yrs old+
Electric hot water heater/rental \$7.70 per month+

Central air-conditioning
City water/City sewer
Assessor's Map 46 Lot 16 Unit 157
Assessment \$246,680 Mill Rate 18.90
Taxes \$4,662.25
Schools: Stratfield, Roger Ludlowe & Fairfield Warde
Common charge \$429.71/mo: water, exterior maintenance
master insurance, landscaping, snow/trash removal &
recreational facilities
Occupancy: Immediate
Equipment: All brand NEW appliances except dishwasher.
Self-cleaning oven/range, microwave, refrigerator, washer &
dryer, all new lighting fixtures, brand new wall-wall carpeting
& all window treatments

1st Floor: Tiled foyer, eat-in kitchen, spacious living room with floor-ceiling brick fireplace with raised hearth & sliding glass doors leading to large concrete patio, spacious dining area, master bedroom w/full bath, bedroom, full bath, laundry, linen closet, utility closets

Remarks: Lovely sunny location - like living in a home! Perfect view of pool. Very spacious! Handicapped access - no steps! Private entry with storm door! Gorgeous brand new kitchen with Birchwood honey cabinets & recessed lighting! Microwave ducted thru vent! All brand new "2009" appliances except dishwasher. Brand new carpeting "2009". Tiled kitchen floor. Bathrooms updated "2009". All brand new closet doors. Ample closet space! Highest 2 bedroom sale in complex was June 2007 \$379,000...1300 square feet vs subject 1325 square feet! Pleasure to show!

Amenities: Heated pool, pond, babbling brook w/walk bridge & waterfall, lovely grounds; 6.73+-acres! Basement common storage. Convenient to everything! Shopping & schools! Merritt Parkway! 36 hole public golf course up the road - Fairchild Wheeler Golf Course! Walk to Town owned "Owen Fish Park"...Ballfield, Tennis Courts, Playground & Pond

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