



438 Candlewood Lake Rd., Brookfield, Connecticut 06804 List Price: **\$2,459,000**
 MLS#: **24018544** DOM: **3** Tax Parcel #: **59298** Orig. List Price: **\$2,459,000**
 Status: **Active** Last Update: **05/16/2024** Potential Short Sale: **No**
Single Family For Sale Neighborhood: **Candlewood Lake**
 School Information
 Elem: **Per Board of Ed** Interm: Middle: High: **Brookfield**
 Year Built: **2003 (Public Records)** New Construction: **No/Resale** Acres: **0.81 (Public Records)**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **2,886** and HEATED below grade is **836**; total **3,722**
 Public records lists total living Sq.Ft. of **2,886** and gross basement Sq.Ft. of **748**
 Property Tax: **\$21,933** Assessed Value: **\$816,560** Mil Rate: **26.86**
 Style: **Colonial** Rooms: **8** Bedrms: **5** Bathrms: **3 Full & 1 Partial** Fireplaces: **2**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	18.11 X 19.7	Balcony/Deck, Ceiling Fan, Fireplace, French Doors, Hardwood Floor
Dining Room	Main	11.6 X 12.1	Bay/Bow Window, Balcony/Deck, Built-Ins, Tile Floor
Kitchen	Main	13.8 X 13.4	Granite Counters, Wet Bar, Island, Pantry, Tile Floor
Formal Dining Room	Main	12 X 12.4	Hardwood Floor
Office	Main	12.3 X 7.1	Hardwood Floor
Primary Bedroom	Upper	16.6 X 15.4	Vaulted Ceiling, Balcony/Deck, Ceiling Fan, French Doors, Hardwood Floor
Bedroom	Upper	16.11 X 11.1	Balcony/Deck, Ceiling Fan, French Doors, Hardwood Floor
Bedroom	Upper	12 X 12.4	Vaulted Ceiling, Balcony/Deck, Ceiling Fan, French Doors, Hardwood Floor
Bedroom	Upper	21.1 X 8.4	Vaulted Ceiling, Ceiling Fan, Hardwood Floor
Family Room	Lower	18.1 X 18	Ceiling Fan, Fireplace, French Doors, Patio/Terrace, Hardwood Floor
Eat-In Kitchen	Lower	12.11 X 12.8	Bay/Bow Window, Granite Counters, Tile Floor
Bedroom	Lower	11.5 X 12.11	Hardwood Floor

Additional Rooms **Foyer, Mud Room**

Laundry Location

Has In-Law Apart **Yes/Lower Level**

Features

Appliances Incl. **Electric Range, Microwave, Refrigerator, Dishwasher, Instant Hot Water Tap, Washer, Electric Dryer**
 Energy Features **Generator, Programmable Thermostat, Thermopane Windows**
 Attic **Has Attic - Unfinished, Storage Space, Basement Desc. Full, Heated, Fully Finished, Cooled, Interior Access, Liveable Space, Walk-up Full With Walk-Out**
 Exterior Features **Lighting, Kennel, Patio, Balcony, Underground Utilities, Shed, Awnings, Deck, Underground Sprinkler**
 Garage & Parking **2 Car Garage, Tandem, Attached** Driveway Type
 Lot Description **Water View** In Flood Zone **No**
 Waterfront Feat. **Lake, Beach, Dock or Mooring, View, Access** Swimming Pool **No**
 Nearby Amenities **Basketball Court, Park, Playground/Tot Lot, Tennis Courts**

Utility Information

Hot Water System **Oil, 100 Gallon Tank** Est. Annual Heating Cost
 Heat Type **Radiant** Fueled By **Oil** Fuel Tank Location **In Basement**
 Cooling **Ceiling Fans, Central Air, Zoned** Radon Mitigation
 Water & Sewer Service **Private Well** Sewage System **Septic**

Public Remarks

Exceptional 5 BR 3.5 BA French Provincial Colonial home on 320+ ft of waterfront with western exposure, stunning sunsets, private dock, sandy beach and swim area. Built with attention to detail the living room offers a warm stone fireplace and French doors leading to an IPE deck with wireless awning. The gourmet kitchen features a center island, granite counters, custom cabinets and built-in dining area. An office with built ins & mudroom leads to the 2-car heated garage with storage. Upstairs the master suite has vaulted ceilings, spa like bath and private balcony to enjoy the lake views. 3 additional bedrooms, 2 share access to a lake view balcony. Washer/Dryer on this floor offers convenience. A walkup attic offers the possibility for expansion . The lower level includes new 3 season room with hot tub and a 1-bedroom legal apartment. Large eat in kitchen and spacious living room with stone fireplace and doors leading to expansive bluestone patio make it a great place for entertaining, in-laws or extra income. Radiant heat floors throughout, whole house generator and 1,000-gal owned propane tank. This home offers a blend of luxury, comfort, & recreation. Located in a no wake area perfect for water activities. Situated on .81 acres with firepit area, stone walls, lighting, manicured lawns, and gardens. New Shed offers storage for outdoor needs. Plenty of parking, close to shopping. It's a retreat for the soul, promising new adventures every day.

Marketing History

Listing Date **05/16/2024** Closed Date Date Available **Nego**

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