



84.01 Acres

R-30 - 29.13 ACRES

R-70 - 56.63 ACRES

1550+/- Litchfield Rd

809+/- Butternut Lane [Unimproved]

Subdividable

LITCHFIELD RD
WATERTOWN CT 06795

Estate / Investment /
Subdivision /
Age Restricted Development

ROBERT GHENT
Real Estate Broker & Consultant
(203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



TABLE OF CONTENTS

384 LITCHFIELD ROAD



GHENT REALTY ADVISORS

555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT

REAL ESTATE BROKER & CONSULTANT

O: (203) 543-2847

C: (203) 543-2847

reg@ghentrealty.com

REB:0790043, Ct

1 - PROPERTY INFORMATION

Property Summary 4

Property Description 5

2 - PHOTOS

Property Photos 7

3 - MAPS / DEMOGRAPHICS

Regional Map 10

Location Maps 11

Aerial Map 12

Overview 13

Boundary Sheet 1 14

Boundary Sheet 2 15

Boundary 1st Cut 16

Layout #1 17

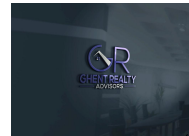
Layout #1 Phase II 18

Demographics 19

Standards - R30 / R70 20

Age Restricted Overlay 21

Disclaimer 26



384 LITCHFIELD ROAD

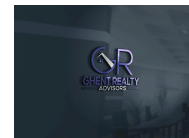
PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY DESCRIPTION

PROPERTY SUMMARY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



Property Summary

Price:	\$1,200,000.00
Lot Size:	84.01 Acres
Price / Acre:	\$14,284.01
Access:	Litchfield Road/ Butternut
Cross Streets:	West / Linkfield
Permitted Uses:	Single Family Residential
Frontage:	1550 Ft
Traffic Count:	6600 AADT
Utilities:	Well & Septice Required
Zoning:	R30 / R70
APN:	Map 69 Block 24 Lot 2
Sewer / Water Access	800 Feet - Judson & Litchfield

Property Overview

This expansive parcel offers outstanding potential for a private estate or thoughtfully designed residential subdivision (subject to town approvals).

Located along one of Watertown's scenic corridors, the property provides a blend of natural beauty and development flexibility. With generous acreage and R30 zoning (minimum 30,000 sq ft lot size), this site is well-positioned for multiple building lots or a secluded single-family compound surrounded by tranquil New England landscape.

Property Highlights:

- 84.01 total acres
- R30 Residential Zone
- 1550 +/- Ft Road frontage on Litchfield Road
- Suitable for subdivision potential (buyer to conduct due diligence)
- Ideal for custom homes, estate development

Location Overview

Ct Rte 63 Corridor to Litchfield. Close to Watertown Golf Club & Taft School

GHENT REALTY ADVISORS

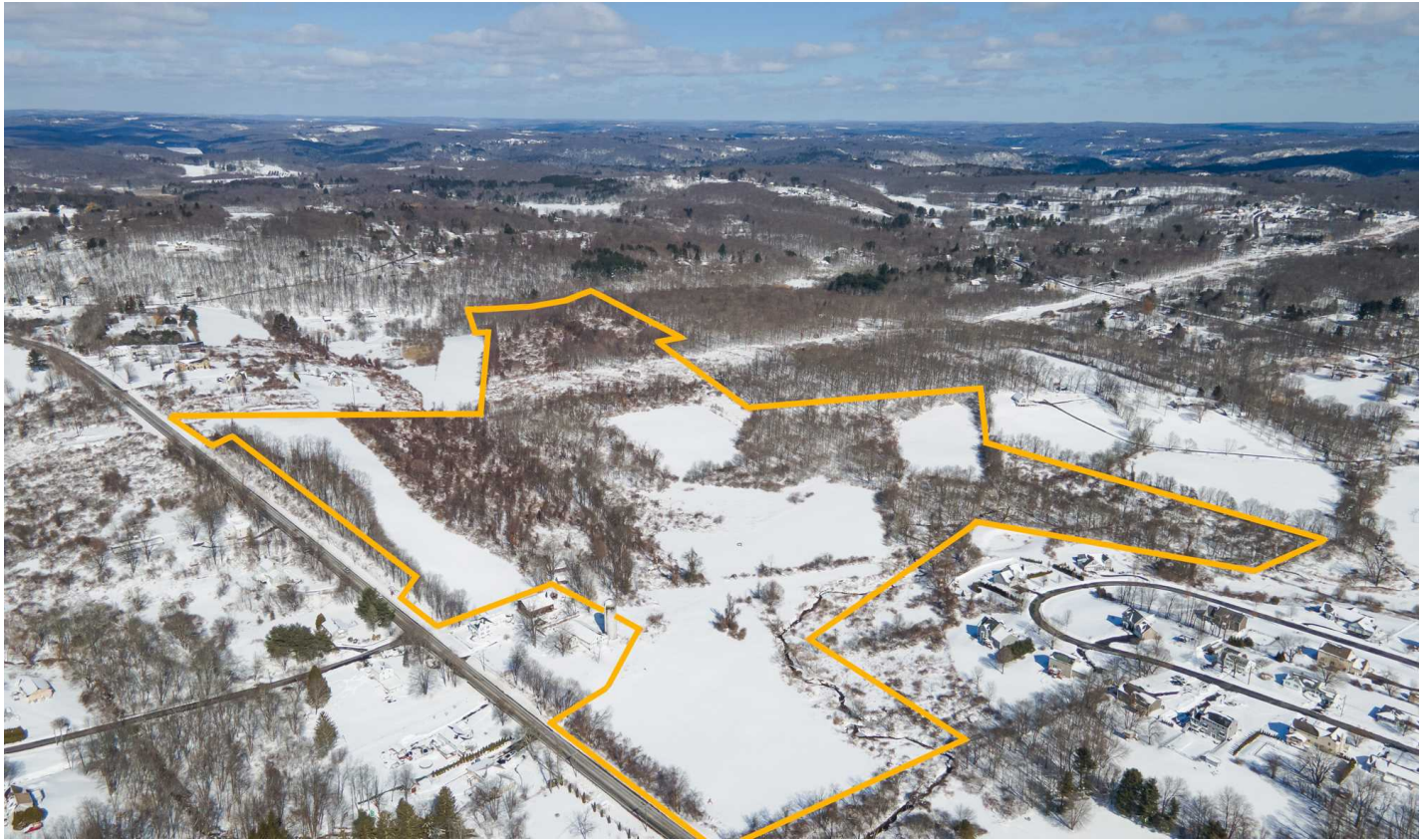
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT

Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

PROPERTY DESCRIPTION

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



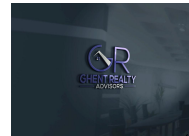
Property Description

84.01 Acres of Residentially zoned land. 27.38 acres is situated in R-30 Zone. This portion enjoys frontage on Litchfield Road. Watertown Fire District informs that public Water & Public Sewer extend to the intersection of Judson Rd & Litchfield Road. [Distance = 800' +/-]

56.63 Acres is situated in the R-70 Zone District. The zone line appears to be conterminous with the southern boundary of easement held by Conn Light & Power. Access is either through the R30 Portion or by extension of Butternut Lane. Butternut Lane is unimproved.

GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



384 LITCHFIELD ROAD

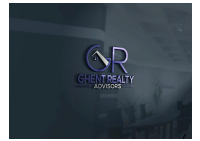
PHOTOS

PROPERTY PHOTOS

2

PROPERTY PHOTOS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

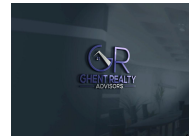
PROPERTY PHOTOS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



384 LITCHFIELD ROAD

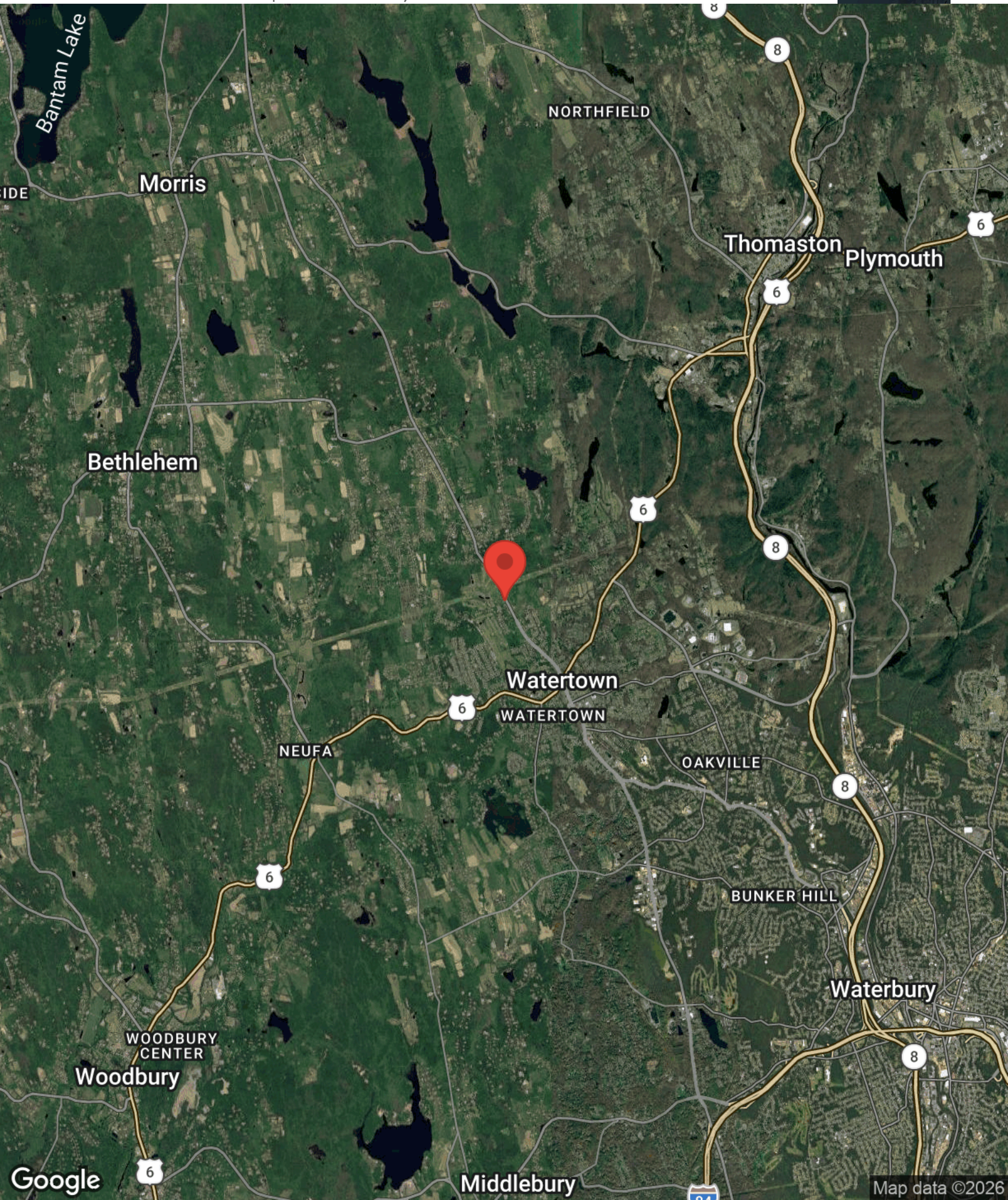
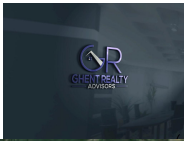
MAPS / DEMOGRAPHICS

3

REGIONAL MAP
LOCATION MAPS
AERIAL MAP
OVERVIEW
BOUNDARY SHEET 1
BOUNDARY SHEET 2
BOUNDARY 1ST CUT
LAYOUT #1
LAYOUT #1 PHASE II
DEMOGRAPHICS
STANDARDS - R30 / R70
AGE RESTRICTED OVERLAY
DISCLAIMER

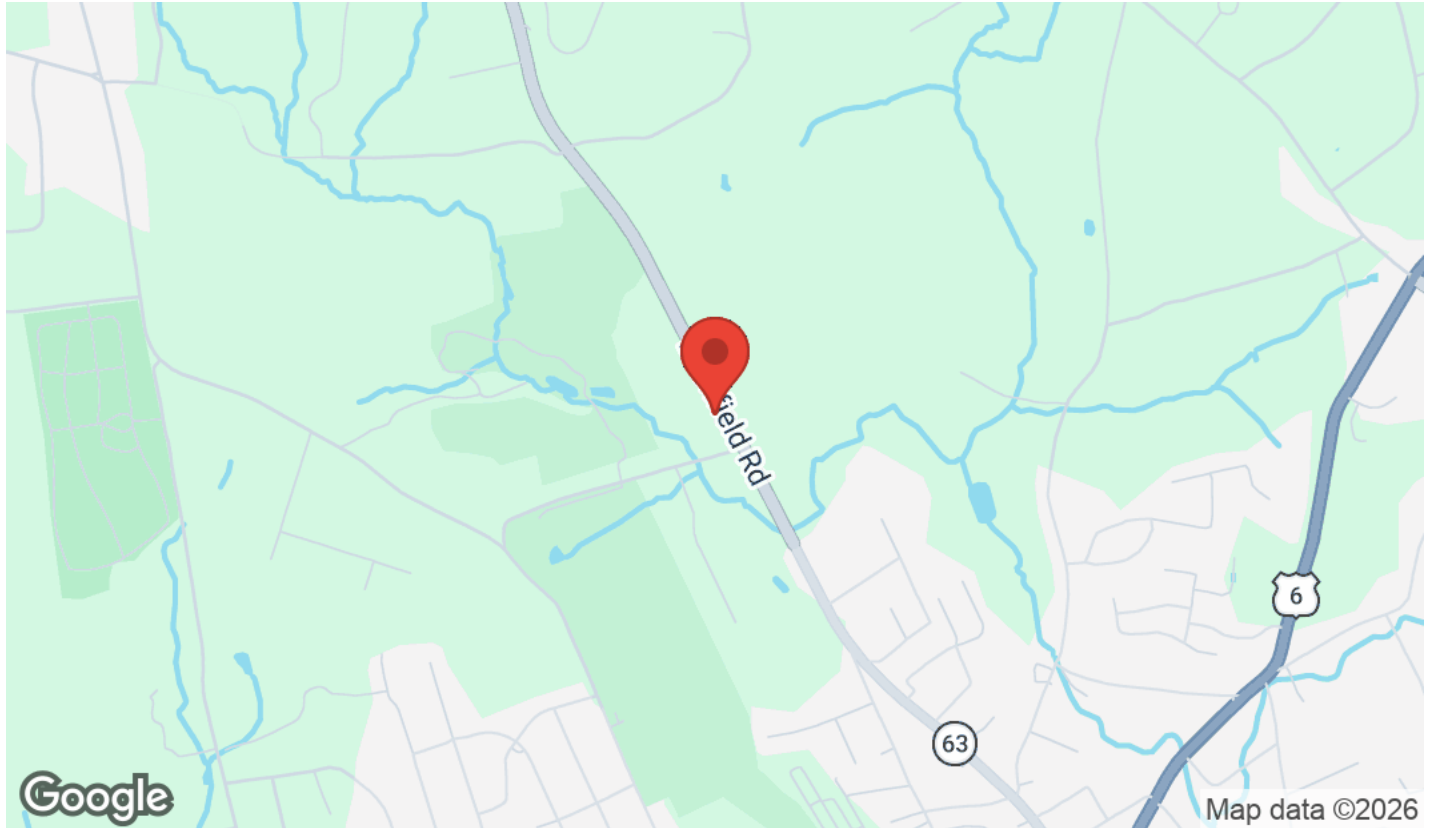
REGIONAL MAP

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



LOCATION MAPS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

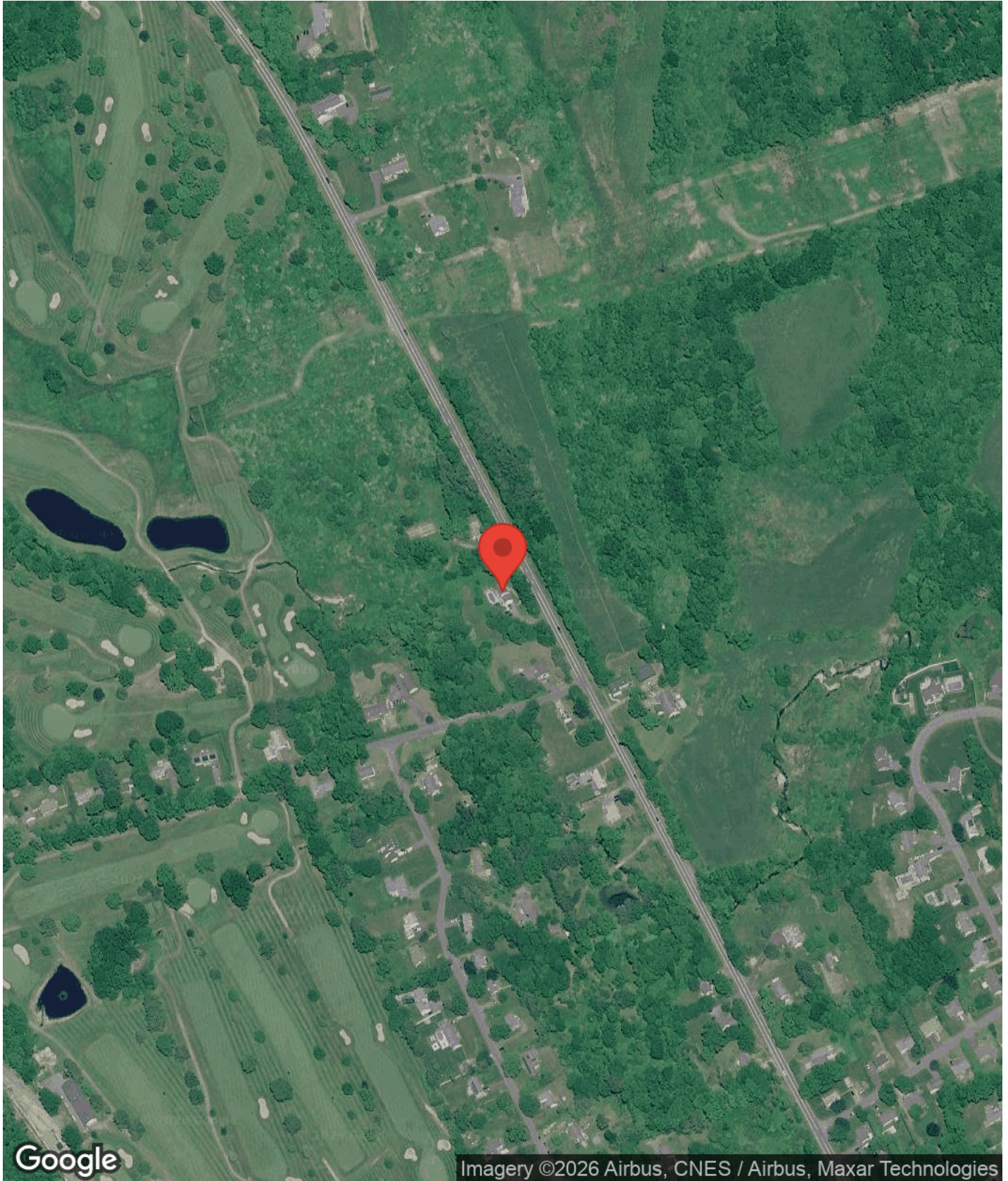


GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

AERIAL MAP

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

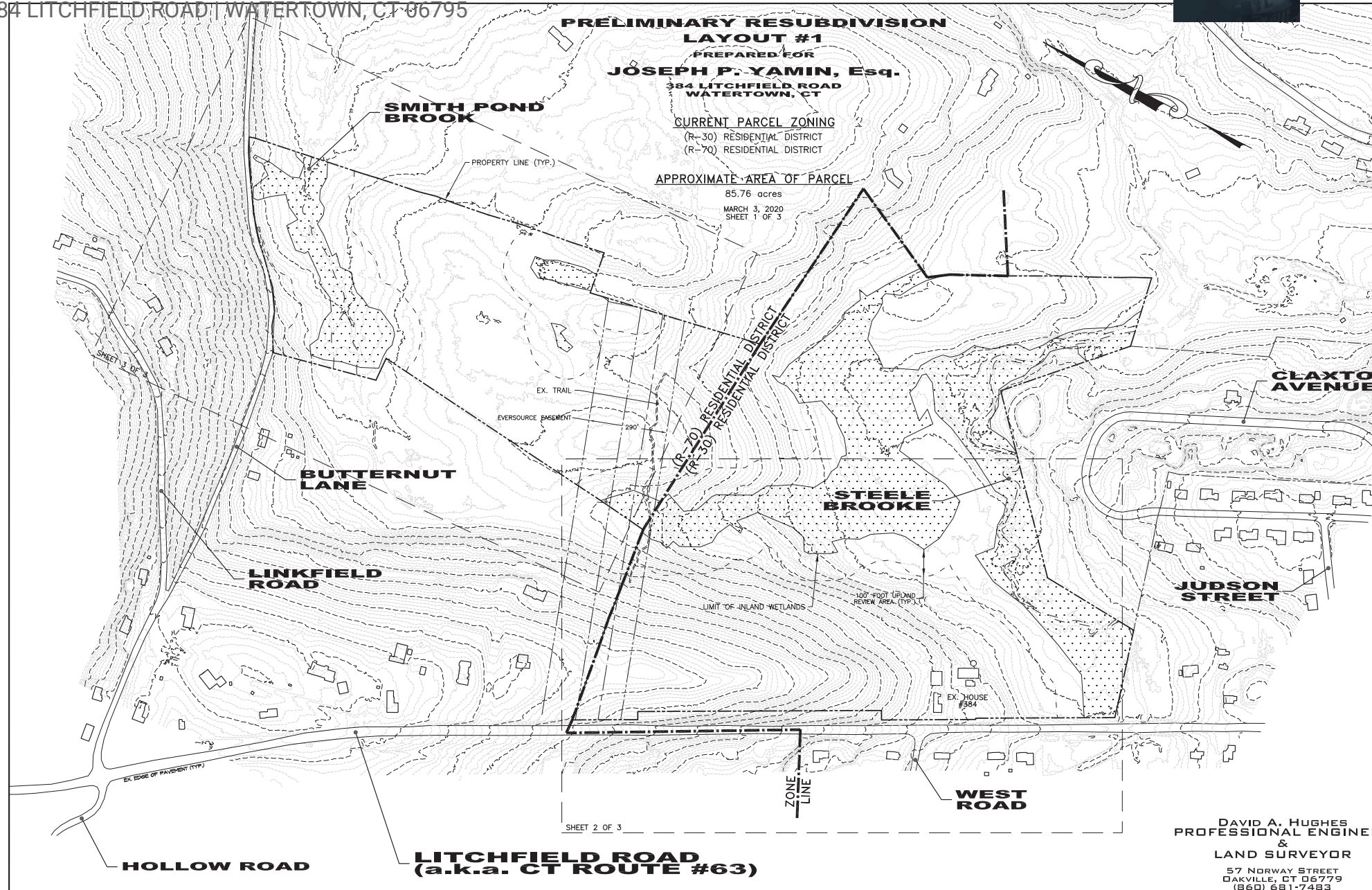
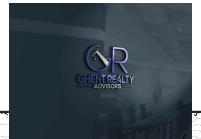


GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

OVERVIEW

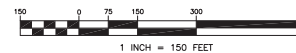
384 LITCHFIELD ROAD | WATERTOWN, CT 06795



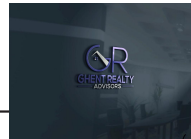
DAVID A. HUGHES
PROFESSIONAL ENGINEER
&
LAND SURVEYOR
57 NORWAY STREET
OAKVILLE, CT 06779
(860) 681-7483

GHEENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHEENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



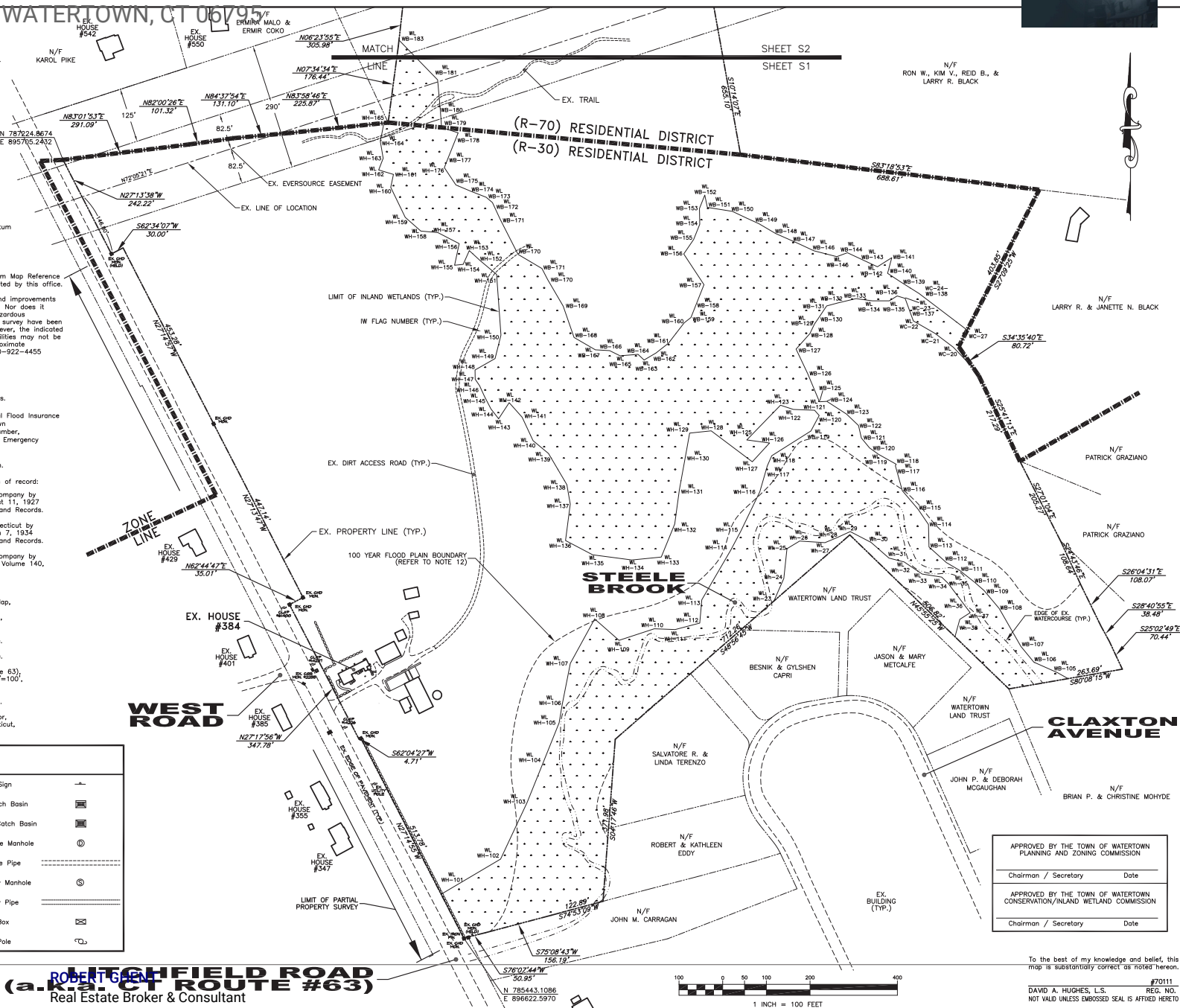
BOUNDARY SHEET 1



384 LITCHFIELD ROAD | WATERTOWN, CT 06795

- NOTES:
- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut, as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - *Type of Survey: Partial Property
 - *Boundary Determination Category: Resurvey
 - *Class of Accuracy: A-2

- The intent of this survey is to depict an adequate "partial" property survey required to resubdivide the existing house from the remaining parcel.
- Owner: Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant.
- Current Zones are R-30 and R-70 (Residential Districts).
- Total Area of Parcel = 3,735,690 SF, 85.76 acres.
Area of Parcel in R-30 Zone = 29.13 acres.
Area of Parcel in R-70 Zone = 56.63 acres.
- Town of Watertown Assessor's Map #69, Block #34, Lot #4.
- Horizontal datum is based on the 1983 North American Datum (NAD83).
- Survey was conducted in the field on March 9, 2020 by David A. Hughes, P.E., L.S.
- An electronic copy of the inland wetland delineation line from Map Reference 15C&D, has been used as an overlay to the survey conducted by this office.
- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The subsurface utility locations depicted on this survey have been interpreted from visible evidence or painted markings. However, the indicated existing utilities are based on interviews and all utilities may not be shown. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
- This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s), or claims of adverse possession which may affect the premises.
- Parcel lies within Zones A and B as shown on the "National Flood Insurance Program, FIRM, Flood Insurance Rate Map, Town of Watertown Connecticut, Litchfield County, Panel 5, Community Panel Number, 090058 0005 B, Effective Date: November 5, 1980, Federal Emergency Management Agency, Federal Insurance Administration".
- All monumentation found or set is depicted or noted herein.
- This parcel is subject to the following easements and rights of record:
 - Easement granted to the Connecticut Light & Power Company by Edson B. Lockwood and Charles E. Lockwood, Dated: August 11, 1927 and recorded in Volume 69, Page 194 of the Watertown Land Records.
 - Right to discharge water granted to the State of Connecticut by Edson B. Lockwood and Charles E. Lockwood, Dated: March 7, 1934 and recorded in Volume 78, Page 522 of the Watertown Land Records.
 - Easement granted to the Connecticut Light & Power Company by Laurence Walsh, Dated: January 15, 1962 and recorded in Volume 140, Page 145 of the Watertown Land Records.
- Map References:
 - Connecticut, State Highway Department, Right of Way Map, Town of Watertown, Straits Turnpike, From the Morris Town Line, Southerly About 25,000 Feet, Route No. 63, 11/29/35, 1"=40', Number 153-05, Sheets No. 1-8"
 - Map #2451 filed in the Town of Watertown clerk's office.
 - Map #3126 filed in the Town of Watertown clerk's office.
 - "Property Survey, Hobson Property, Litchfield Road (Route 63), Watertown, Connecticut, Sheet 2 of 2, October 15, 2003, 1"=100', by Milone & MacBroom."
 - Map #3251 filed in the Town of Watertown clerk's office.
 - "Repair Subsurface Sewage Disposal System, Prepared For, Patrick M. Graziano, 384 Litchfield Road, Watertown, Connecticut, 11/31/14, 1"=20", Gary Giordano, P.E., L.S., LLC"



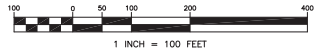
A-2 SURVEY LEGEND			
Ex. I.P. Found	●	Ex. Street Sign	—
Ex. Monument Found	■	Ex. 'C' Catch Basin	▣
I.P. To Be Set	○	Ex. 'C-L' Catch Basin	▣
Monument To Be Set	□	Ex. Drainage Manhole	⊙
Ex. Edge of Pavement	—	Ex. Drainage Pipe	---
Ex. Well	⊙	Ex. Sanitary Manhole	⊙
Ex. Water Valve	⊕	Ex. Sanitary Pipe	---
Ex. Fire Hydrant	⊕	Ex. Utility Box	⊕
Ex. Gas Valve	⊕	Ex. Utility Pole	⊕

APPROVED BY THE TOWN OF WATERTOWN PLANNING AND ZONING COMMISSION
 Chairman / Secretary _____ Date _____
 APPROVED BY THE TOWN OF WATERTOWN CONSERVATION/INLAND WETLAND COMMISSION
 Chairman / Secretary _____ Date _____

GHENT REALTY ADVISORS
 555 Heritage Road
 Southbury, Ct 06488

ROBERT GAEM
 (a.k.a. CT ROUTE #63)
 Real Estate Broker & Consultant

O: (203) 543-2847
 C: (203) 543-2847
 reg@ghentrealty.com
 REB:0790043, Ct



To the best of my knowledge and belief, this map is substantially correct as noted hereon.
 DAVID A. HUGHES, L.S. #70111
 REG. NO. NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

RESUBDIVISION PLAN
 384 LITCHFIELD ROAD
 ESTATE OF PATRICK M. GRAZIANO.

REVISIONS
 1 September 22, 2020
 2 November 13, 2020

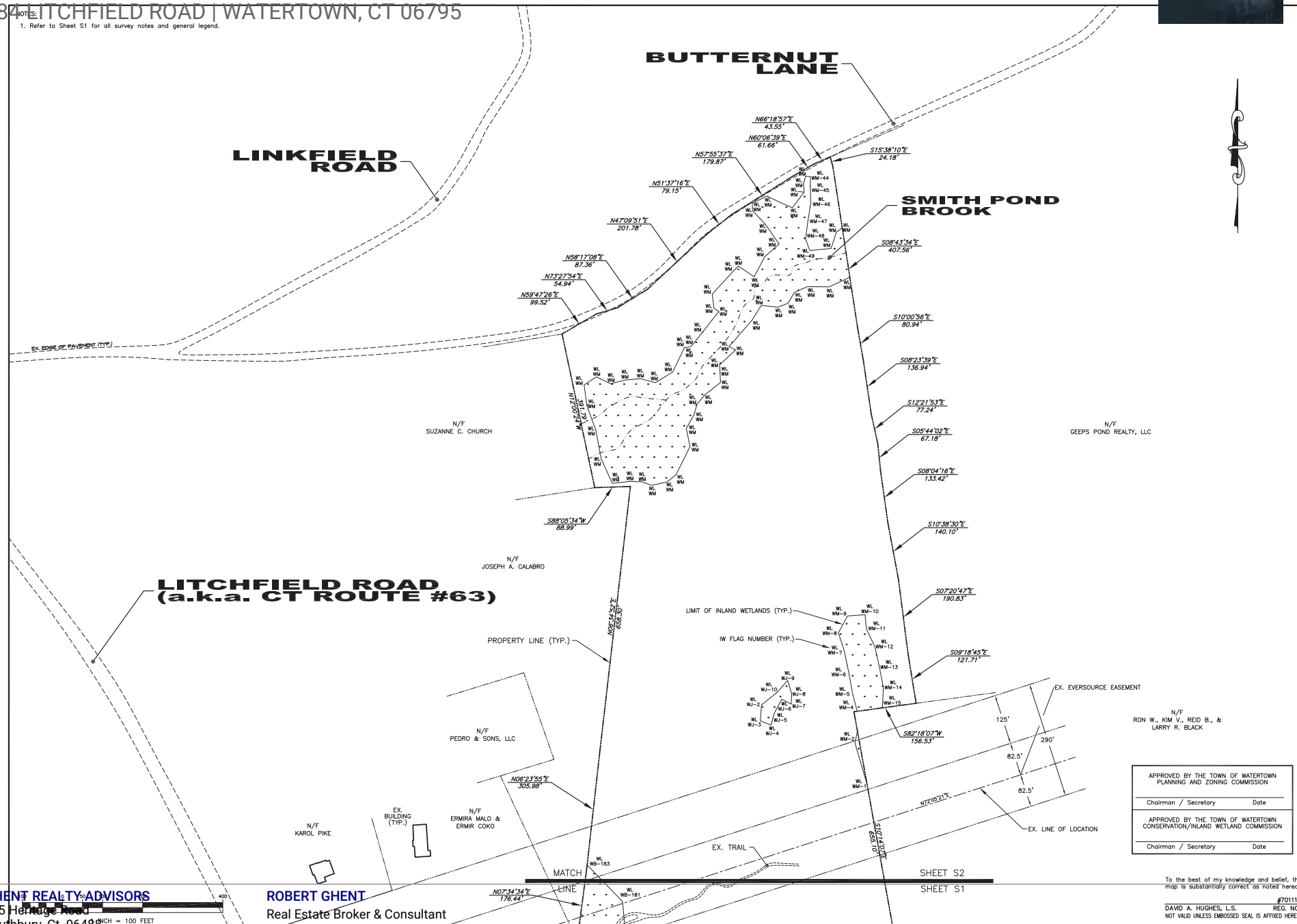
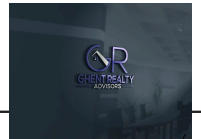
DAVID A. HUGHES
 PLANNING AND ZONING
 LAND SURVEYOR

PROJECT 030
 DWG. NO. S

BOUNDARY SHEET 2

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

1. Refer to Sheet S1 for all survey notes and general legend.



RESUBDIVISION PLAN
 384 LITCHFIELD ROAD
 ESTATE OF PATRICK M. GRAZIANO,

REVISIONS
 1 | November 15, 2023

DRAWN BY: N/C
 DATE: 03/09/20

DAVID A. HUGHES
 PROFESSIONAL
 LAND SURVEYOR

PROJECT
 030
 DWG. NO.
 5

APPROVED BY THE TOWN OF WATERTOWN
 PLANNING AND ZONING COMMISSION
 Chairman / Secretary Date

APPROVED BY THE TOWN OF WATERTOWN
 CONSERVATION/INLAND WETLAND COMMISSION
 Chairman / Secretary Date

To the best of my knowledge and belief, this map is substantially correct as noted herein.

DAVID A. HUGHES, L.S. REG. NO. #70111
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

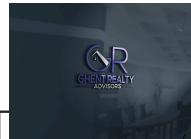
GHENT REALTY ADVISORS
 555 Heritage Road
 Southbury, Ct 06488
 1" = 100 FEET

ROBERT GHENT
 Real Estate Broker & Consultant
 O: (203) 543-2847
 C: (203) 543-2847
 reg@ghentrealty.com
 REB:0790043, Ct

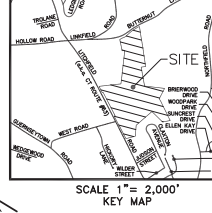
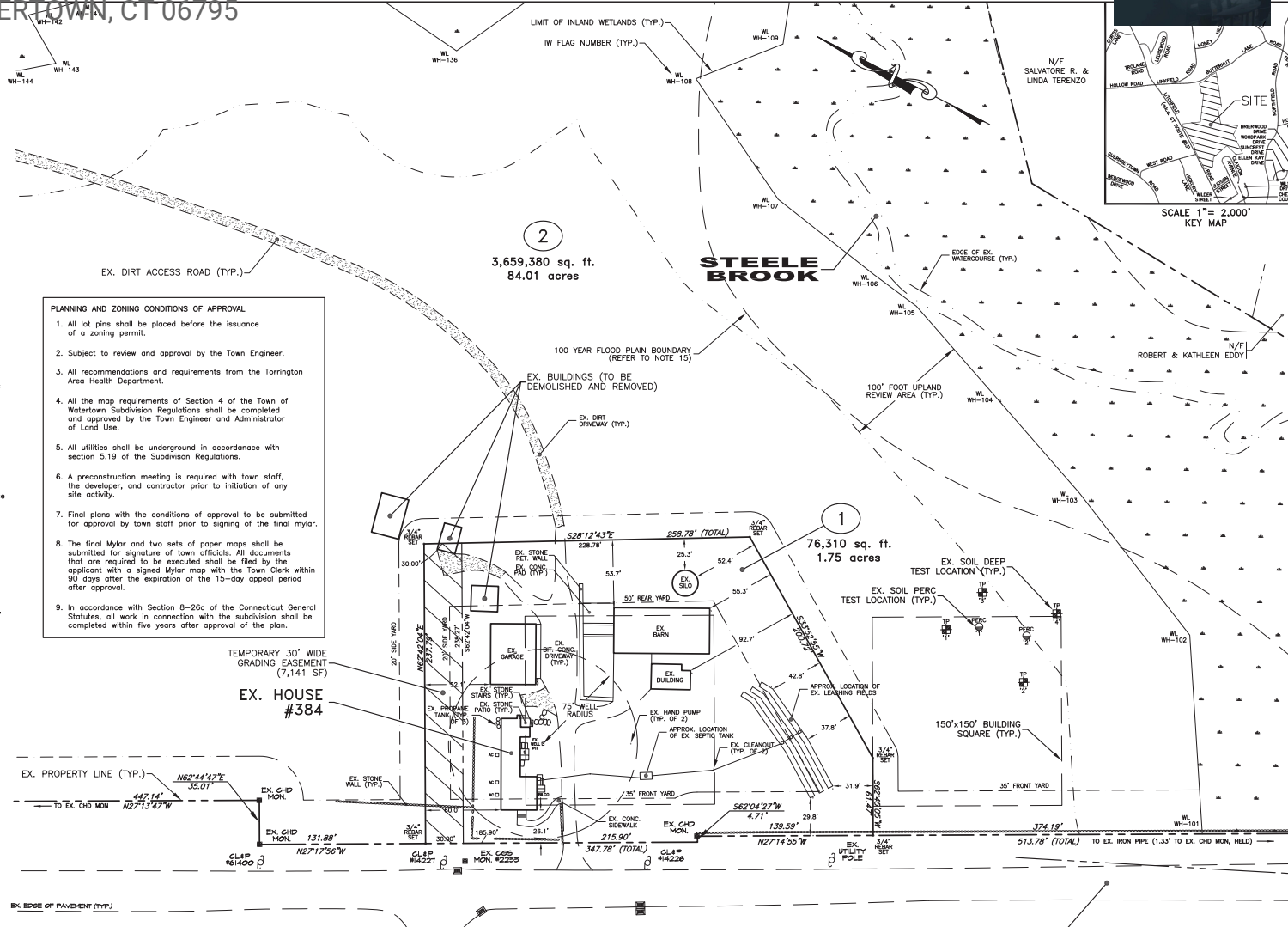
SHEET S2
 SHEET S1

BOUNDARY 1ST CUT

384 LITCHFIELD ROAD WATERTOWN, CT 06795



- NOTES:**
- This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - *Type of Survey: Subdivision
 - *Boundary Determination Category: Original Survey
 - *Class of Accuracy: A-2
 - Subdivision lies within the R-30 and R-70 zones (Residential Districts).
 - Owner: Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant.
 - Total Area of Parcel = 3,735,690 SF, 85.76 acres.
Area of Parcel in R-30 Zone = 29.13 acres.
Area of Parcel in R-70 Zone = 56.63 acres.
 - Town of Watertown Assessor's Map #69, Block #34, Lot #4.
 - Filed in Volumes 1304, Page 204 of the Town Clerk's office.
 - All work in connection with this subdivision shall be completed within five years from date of approval.
 - Private wells and individual septic systems proposed.
 - Applicant shall be responsible to correct any unforeseen field conditions.
 - Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
 - Property owner(s) is responsible for maintaining any existing watercourse.
 - All monumentation found or set is depicted or noted hereon.
 - This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.
 - This property is subject to any and all local, state and federal ordinances, statutes, rules and/or regulations, restrictions, public or private law or easement(s); or claims of adverse possession which may affect the premises.
 - Parcel lies within Zones A and B as shown on the "National Flood Insurance Program, FEMA, Flood Insurance Rate Map, Town of Watertown Connecticut, Litchfield County, Panel 5, Community Panel Number, 090058 0005 B, Effective Date: November 5, 1980, Federal Emergency Management Agency, Federal Insurance Administration".
 - Map References:
 - A. "Resubdivision Plan, Prepared For, 384 Litchfield Road, the Estate of Patrick M. Graziano, Jennifer Yamin, Executor, c/o Yamin & Grant, Overall Property Survey, Sheets S1 & S2, 03/09/2020, 1"=100", by David A. Hughes, P.E., L.S."
 - B. "Property Survey, Hobson Property, Litchfield Road (Route 63), Watertown, Connecticut, Sheets 1 and 2, October 15, 2003, 1"=100", by Milone & MacDroom."



- PLANNING AND ZONING CONDITIONS OF APPROVAL**
- All lot pins shall be placed before the issuance of a zoning permit.
 - Subject to review and approval by the Town Engineer.
 - All recommendations and requirements from the Torrington Area Health Department.
 - All the map requirements of Section 4 of the Town of Watertown Subdivision Regulations shall be completed and approved by the Town Engineer and Administrator of Land Use.
 - All utilities shall be underground in accordance with section 5.19 of the Subdivision Regulations.
 - A preconstruction meeting is required with town staff, the developer, and contractor prior to initiation of any site activity.
 - Final plans with the conditions of approval to be submitted for approval by town staff prior to signing of the final mylar.
 - The final Mylar and two sets of paper maps shall be submitted for signature of town officials. All documents that are required to be executed shall be filed by the applicant within the expiration of the 15-day appeal period after approval.
 - In accordance with Section 8-26c of the Connecticut General Statutes, all work in connection with the subdivision shall be completed within five years after approval of the plan.

ZONING DATA			
ZONING DISTRICT: R-30 (RESIDENTIAL DISTRICT)			
	REQUIRED	EXISTING	PROP. LOT #1
MINIMUM LOT SIZE	40,000 SF	3,735,690 SF	76,310 SF
MINIMUM SQUARE FOOTAGE	150'	150'	150'
MINIMUM LOT FRONTAGE	75'	2,073.9'	360.2'
MINIMUM FRONT YARD SETBACK	35'	26.1'	26.1'
MINIMUM SIDE YARD SETBACK	20'	523.7'	52.1'
MINIMUM REAR YARD SETBACK	50'	1368.1'	25.3'
MINIMUM FRONT ACCESSORY STRUCTURE SETBACK*	35'	N/A	N/A
MINIMUM SIDE ACCESSORY STRUCTURE SETBACK*	15'	N/A	N/A
MINIMUM REAR ACCESSORY STRUCTURE SETBACK*	15'	N/A	N/A
MAXIMUM BUILDING COVERAGE	15%	0.002%	9.1%
MAXIMUM GROUND COVERAGE	25%	0.005%	21.1%

* OVERSIZED ACCESSORY STRUCTURES SHALL COMPLY WITH SETBACK REQUIREMENTS FOR A PRINCIPAL BUILDING IN THE RESPECTIVE DISTRICT

OBSERVATION PIT DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT AND DAVID A. HUGHES, P.E., L.S.
OBSERVATION PITS PERFORMED ON MARCH 19, 2019

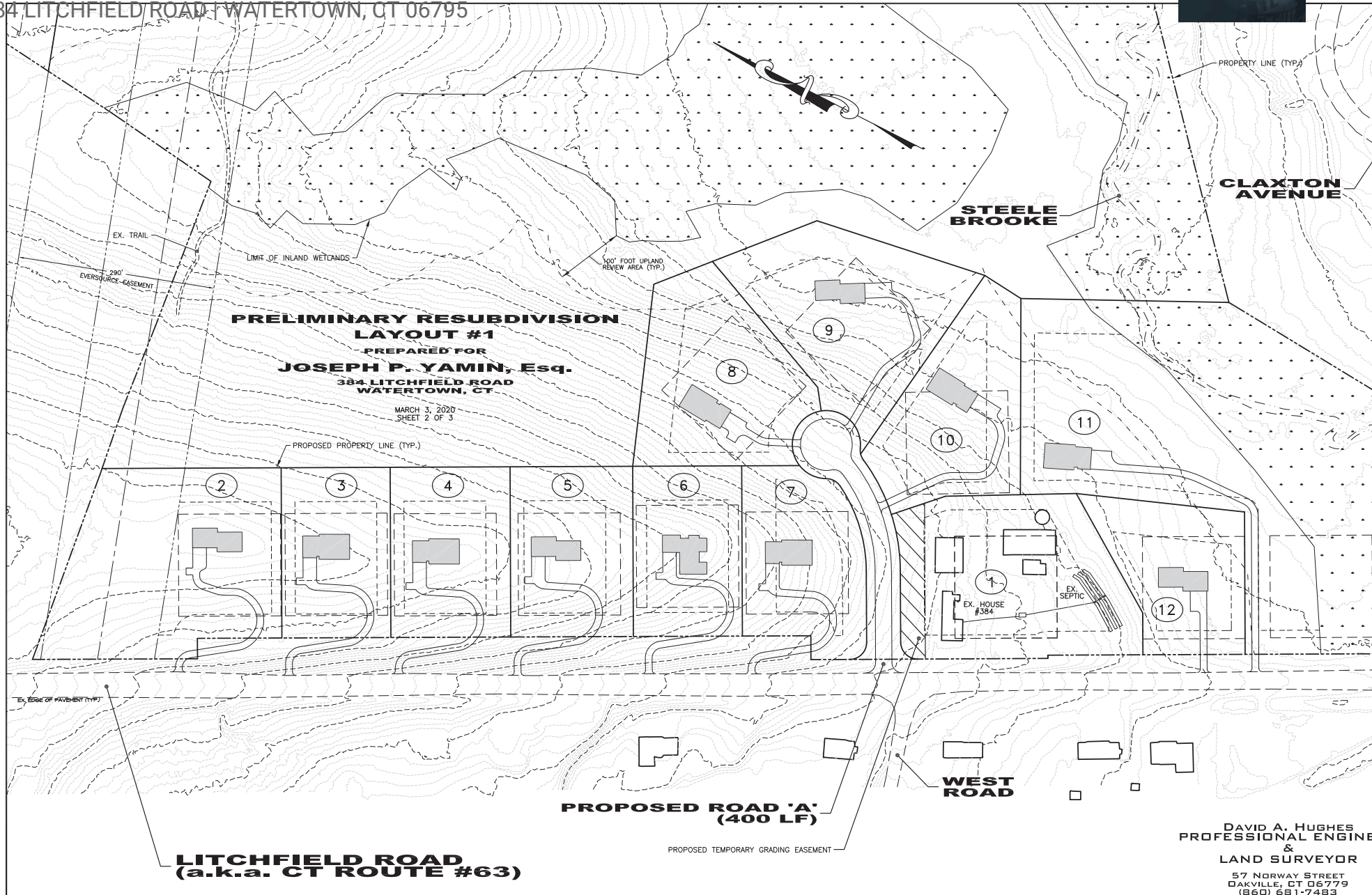
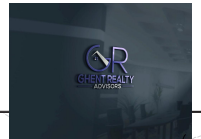
Deep Test Pit # 1:	Deep Test Pit # 2:
0-1" Topsoil	0-12" Topsoil
14-24" Orange Brown Fine Sandy Loam	24-25" Orange Brown Fine Sandy Loam
24-56" Light Brown Coarse Sand With Gravel & Stone, Little Sil.	25-35" Light Brown Coarse Sand With Gravel & Stone, Little Sil.
56-96" Brown Coarse Sand With Stone, Some Gravel, & Sil.	35-45" Brown Coarse Sand With Stone, Some Gravel, & Sil.
Ground Water @ 70", No Matting	Ground Water @ 50", Matting @ 25"
No Leaky Holes @ 50"	No Leaky Holes @ 25"
No Restrictive Layer	Restrictive Layer @ 25"

PERCOLATION TEST DATA:
INVESTIGATIONS & TESTS: TESTING PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020

N1		N2	
DEPTH = 27"	NO PRESSION - RAINFALL	DEPTH = 26"	NO PRESSION - RAINFALL
INVESTIGATIONS & TESTS PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020	INVESTIGATIONS & TESTS PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020	INVESTIGATIONS & TESTS PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020	INVESTIGATIONS & TESTS PERFORMED BY TORRINGTON AREA HEALTH DISTRICT & DAVID A. HUGHES, P.E., L.S. TESTS PERFORMED ON MARCH 19, 2020
TIME	READING (in)	TIME	READING (in)
1:05	11.21"	1:12	7.70"
1:10	12.51"	1:17	7.70"
1:15	12.51"	1:22	7.70"
1:20	18.42"	1:22	13.70"
1:25	20.12"	1:27	16"
1:30	21.82"	1:32	17.50"
1:35	22.82"	1:37	18.50"
1:40	24.82"	1:42	20.50"
1:45	25"	1:47	21.50"
1:50	25.5"	1:52	21.50"
1:55	25.5"	1:57	21.50"
2:00	25.5"	2:02	22.75"
2:05	25.5"	2:07	22.75"
2:10	25.5"	2:12	22.75"
2:15	25.5"	2:17	22.75"
2:20	25.5"	2:22	22.75"
2:25	25.5"	2:27	22.75"
2:30	25.5"	2:32	22.75"
2:35	25.5"	2:37	22.75"
2:40	25.5"	2:42	22.75"
2:45	25.5"	2:47	22.75"
2:50	25.5"	2:52	22.75"
2:55	25.5"	2:57	22.75"
3:00	25.5"	3:02	22.75"
3:05	25.5"	3:07	22.75"
3:10	25.5"	3:12	22.75"
3:15	25.5"	3:17	22.75"
3:20	25.5"	3:22	22.75"
3:25	25.5"	3:27	22.75"
3:30	25.5"	3:32	22.75"
3:35	25.5"	3:37	22.75"
3:40	25.5"	3:42	22.75"
3:45	25.5"	3:47	22.75"
3:50	25.5"	3:52	22.75"
3:55	25.5"	3:57	22.75"
4:00	25.5"	4:02	22.75"
4:05	25.5"	4:07	22.75"
4:10	25.5"	4:12	22.75"
4:15	25.5"	4:17	22.75"
4:20	25.5"	4:22	22.75"
4:25	25.5"	4:27	22.75"
4:30	25.5"	4:32	22.75"
4:35	25.5"	4:37	22.75"
4:40	25.5"	4:42	22.75"
4:45	25.5"	4:47	22.75"
4:50	25.5"	4:52	22.75"
4:55	25.5"	4:57	22.75"
5:00	25.5"	5:02	22.75"
5:05	25.5"	5:07	22.75"
5:10	25.5"	5:12	22.75"
5:15	25.5"	5:17	22.75"
5:20	25.5"	5:22	22.75"
5:25	25.5"	5:27	22.75"
5:30	25.5"	5:32	22.75"
5:35	25.5"	5:37	22.75"
5:40	25.5"	5:42	22.75"
5:45	25.5"	5:47	22.75"
5:50	25.5"	5:52	22.75"
5:55	25.5"	5:57	22.75"
6:00	25.5"	6:02	22.75"
6:05	25.5"	6:07	22.75"
6:10	25.5"	6:12	22.75"
6:15	25.5"	6:17	22.75"
6:20	25.5"	6:22	22.75"
6:25	25.5"	6:27	22.75"
6:30	25.5"	6:32	22.75"
6:35	25.5"	6:37	22.75"
6:40	25.5"	6:42	22.75"
6:45	25.5"	6:47	22.75"
6:50	25.5"	6:52	22.75"
6:55	25.5"	6:57	22.75"
7:00	25.5"	7:02	22.75"
7:05	25.5"	7:07	22.75"
7:10	25.5"	7:12	22.75"
7:15	25.5"	7:17	22.75"
7:20	25.5"	7:22	22.75"
7:25	25.5"	7:27	22.75"
7:30	25.5"	7:32	22.75"
7:35	25.5"	7:37	22.75"
7:40	25.5"	7:42	22.75"
7:45	25.5"	7:47	22.75"
7:50	25.5"	7:52	22.75"
7:55	25.5"	7:57	22.75"
8:00	25.5"	8:02	22.75"
8:05	25.5"	8:07	22.75"
8:10	25.5"	8:12	22.75"
8:15	25.5"	8:17	22.75"
8:20	25.5"	8:22	22.75"
8:25	25.5"	8:27	22.75"
8:30	25.5"	8:32	22.75"
8:35	25.5"	8:37	22.75"
8:40	25.5"	8:42	22.75"
8:45	25.5"	8:47	22.75"
8:50	25.5"	8:52	22.75"
8:55	25.5"	8:57	22.75"
9:00	25.5"	9:02	22.75"
9:05	25.5"	9:07	22.75"
9:10	25.5"	9:12	22.75"
9:15	25.5"	9:17	22.75"
9:20	25.5"	9:22	22.75"
9:25	25.5"	9:27	22.75"
9:30	25.5"	9:32	22.75"
9:35	25.5"	9:37	22.75"
9:40	25.5"	9:42	22.75"
9:45	25.5"	9:47	22.75"
9:50	25.5"	9:52	22.75"
9:55	25.5"	9:57	22.75"
10:00	25.5"	10:02	22.75"
10:05	25.5"	10:07	22.75"
10:10	25.5"	10:12	22.75"
10:15	25.5"	10:17	22.75"
10:20	25.5"	10:22	22.75"
10:25	25.5"	10:27	22.75"
10:30	25.5"	10:32	22.75"
10:35	25.5"	10:37	22.75"
10:40	25.5"	10:42	22.75"
10:45	25.5"	10:47	22.75"
10:50	25.5"	10:52	22.75"
10:55	25.5"	10:57	22.75"
11:00	25.5"	11:02	22.75"
11:05	25.5"	11:07	22.75"
11:10	25.5"	11:12	22.75"
11:15	25.5"	11:17	22.75"
11:20	25.5"	11:22	22.75"
11:25	25.5"	11:27	22.75"
11:30	25.5"	11:32	22.75"
11:35	25.5"	11:37	22.75"
11:40	25.5"	11:42	22.75"
11:45	25.5"	11:47	22.75"
11:50	25.5"	11:52	22.75"
11:55	25.5"	11:57	22.75"
12:00	25.5"	12:02	22.75"
12:05	25.5"	12:07	22.75"
12:10	25.5"	12:12	22.75"
12:15	25.5"	12:17	22.75"
12:20	25.5"	12:22	22.75"
12:25	25.5"	12:27	22.75"
12:30	25.5"	12:32	22.75"
12:35	25.5"	12:37	22.75"
12:40	25.5"	12:42	22.75"
12:45	25.5"	12:47	22.75"
12:50	25.5"	12:52	22.75"
12:55	25.5"	12:57	22.75"
1:00	25.5"	1:02	22.75"
1:05	25.5"	1:07	22.75"
1:10	25.5"	1:12	22.75"
1:15	25.5"	1:17	22.75"
1:20	25.5"	1:22	22.75"
1:25	25.5"	1:27	22.75"
1:30	25.5"	1:32	22.75"
1:35	25.5"	1:37	22.75"
1:40	25.5"	1:42	22.75"
1:45	25.5"	1:47	22.75"
1:50	25.5"	1:52	22.75"
1:55	25.5"	1:57	22.75"
2:00	25.5"	2:02	22.75"
2:05	25.5"	2:07	22.75"
2:10	25.5"	2:12	22.75"
2:15	25.5"	2:17	22.75"
2:20	25.5"	2:22	22.75"
2:25	25.5"	2:27	22.75"
2:30	25.5"	2:32	22.75"
2:35	25.5"	2:37	22.75"
2:40	25.5"	2:42	22.75"
2:45	25.5"	2:47	22.75"
2:50	25.5"	2:52	22.75"
2:55	25.5"	2:57	22.75"
3:00	25.5"	3:02	22.75"
3:05	25.5"	3:07	22.75"
3:10	25.5"	3:12	22.75"
3:15	25.5"	3:17	22.75"
3:20	25.5"	3:22	22.75"
3:25	25.5"	3:27	22.75"
3:30	25.5"	3:32	22.75"
3:35	25.5"	3:37	22.75"
3:40	25.5"	3:42	22.75"
3:45	25.5"	3:47	22.75"
3:50	25.5"	3:52	22.75"
3:55	25.5"	3:57	22.75"
4:00	25.5"	4:02	22.75"
4:05	25.5"	4:07	22.75"
4:10	25.5"	4:12	22.75"
4:15	25.5"	4:17	22.75"
4:20	25.5"	4:22	22.75"
4:25	25.5"	4:27	22.75"
4:30	25.5"	4:32	22.75"
4:35	25.5"	4:37	22.75"
4:40	25.5"	4:42	22.75"
4:45	25.5"	4:47	22.75"

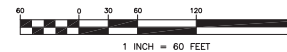
LAYOUT #1

384 LITCHFIELD ROAD, WATERTOWN, CT 06795



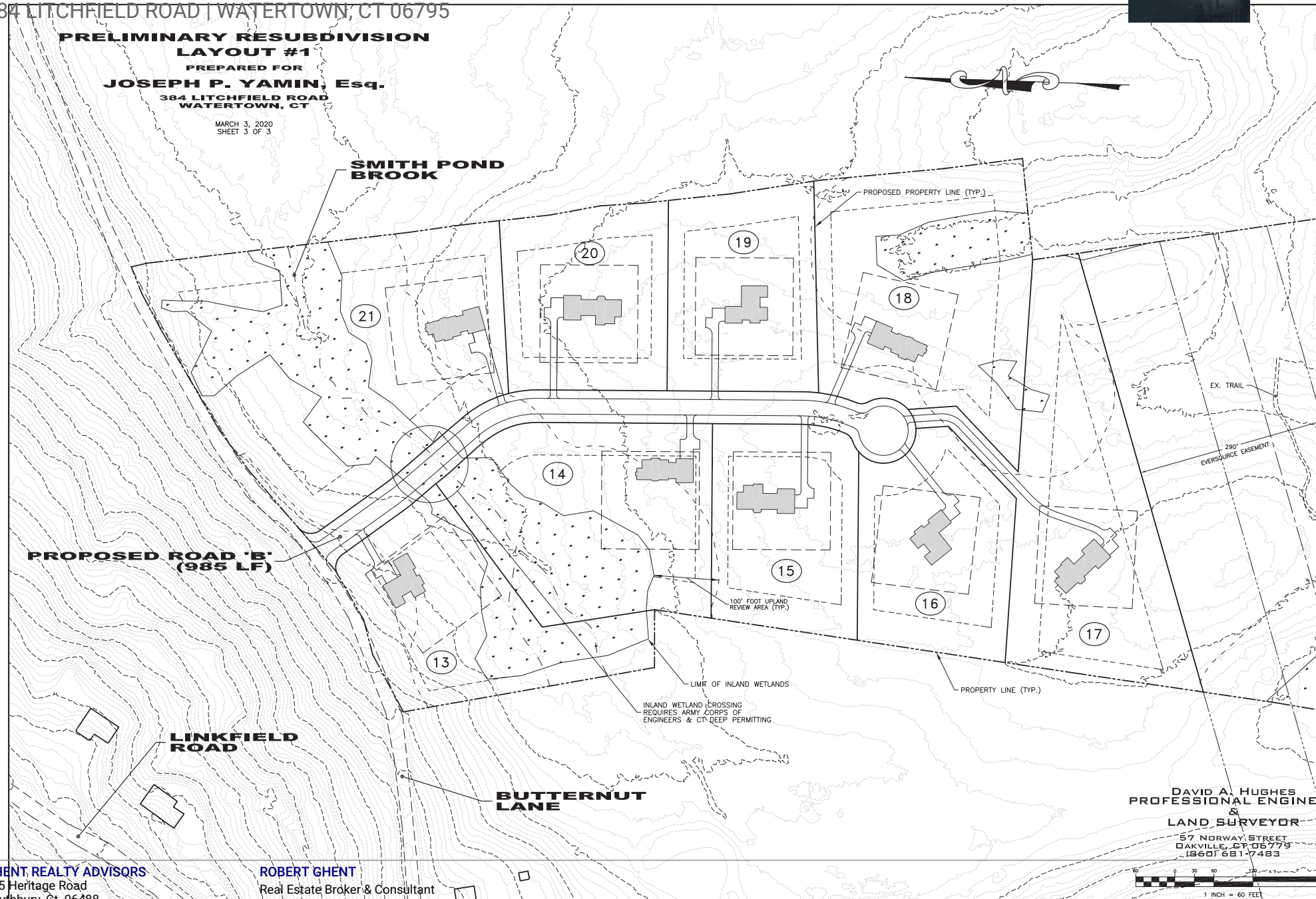
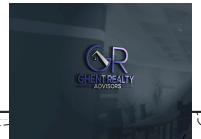
GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



LAYOUT #1 PHASE II

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

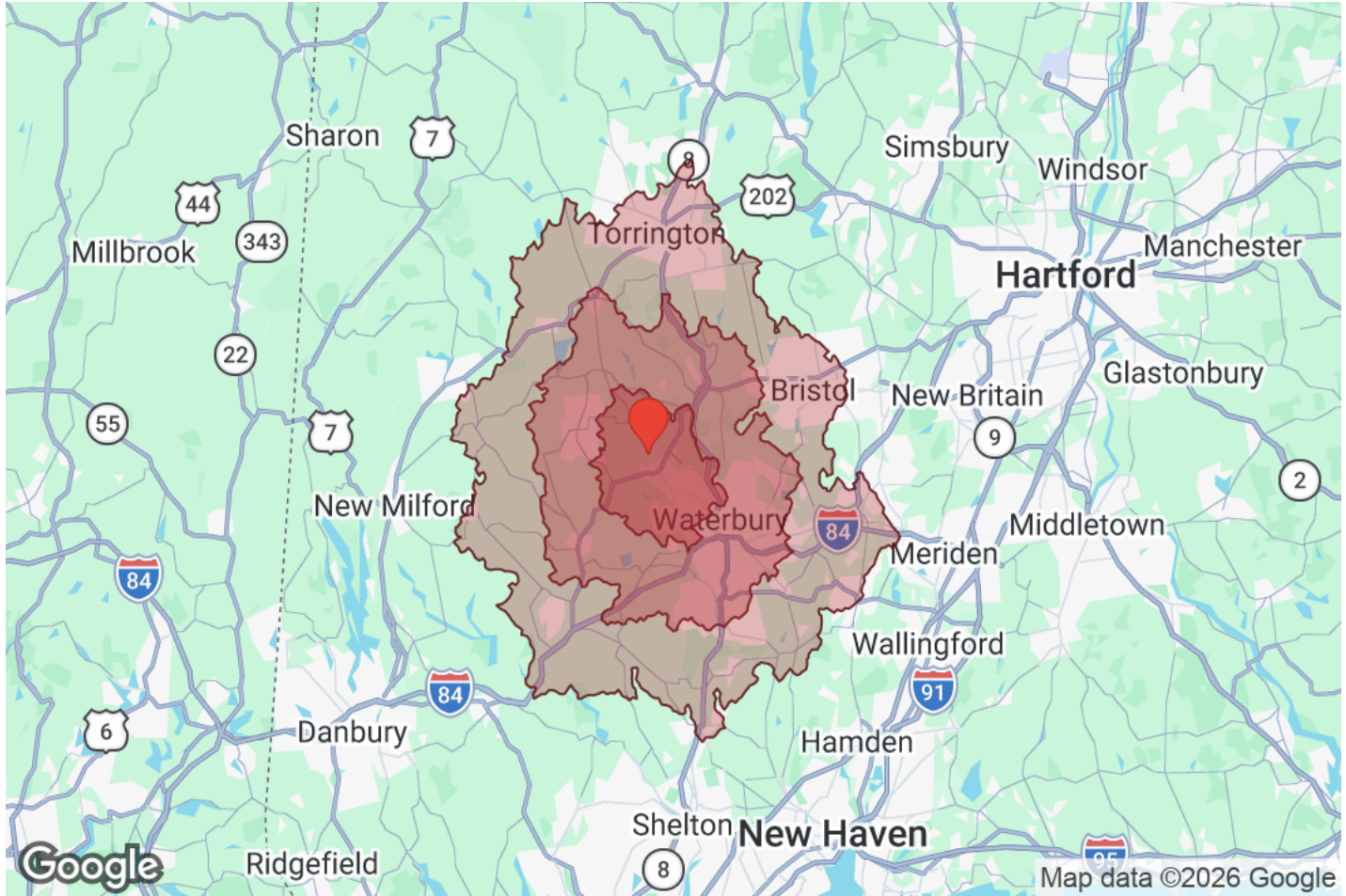


GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct

DEMOGRAPHICS

384 LITCHFIELD ROAD | WATERTOWN, CT 06795



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	18,747	102,478	194,461
Female	19,635	107,679	200,175
Total Population	38,382	210,158	394,635
Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	27,505	146,501	262,866
Black	2,610	16,771	39,345
Am In/AK Nat	27	168	237
Hawaiian	12	42	39
Hispanic	6,037	34,361	68,272
Asian	1,071	7,881	15,864
Multiracial	948	3,846	7,143
Other	177	609	829
Housing	10 Mins	20 Mins	30 Mins
Total Units	15,717	87,132	168,201
Occupied	15,283	84,261	160,950
Owner Occupied	10,530	45,494	98,558
Renter Occupied	4,753	38,767	62,392
Vacant	434	2,871	7,251

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	6,509	32,137	60,439
Ages 15 - 24	4,389	24,827	45,755
Ages 25 - 54	13,529	81,376	150,528
Ages 55 - 64	5,528	29,248	55,516
Ages 65+	8,429	42,569	82,398
Income	10 Mins	20 Mins	30 Mins
Median	\$90,916	\$75,957	\$86,143
Under \$15k	1,040	9,545	14,236
\$15k - \$25k	917	6,751	10,444
\$25k - \$35k	660	4,764	9,219
\$35k - \$50k	1,293	8,485	14,502
\$50k - \$75k	2,199	12,185	23,018
\$75k - \$100k	2,406	10,444	20,315
\$100k - \$150k	2,990	15,023	29,387
\$150k - \$200k	1,820	8,165	17,467
Over \$200k	1,958	8,899	22,361

GHENT REALTY ADVISORS
555 Heritage Road
Southbury, Ct 06488

ROBERT GHENT
Real Estate Broker & Consultant
O: (203) 543-2847
C: (203) 543-2847
reg@ghentrealty.com
REB:0790043, Ct



1.4. Area And Dimensional Standards

See [Section 9.3](#) For How Area And Dimensional Standards May Be Applied

A. LOT AREA REQUIREMENTS	R-90	R-70	R-30	R-20
1. Minimum Lot Area (SF) – Single-Family Dwelling <i>(additional area not required for an accessory dwelling unit)</i>				
• With Municipal Water	90,000	70,000	30,000	20,000
• Without Municipal Water	90,000	70,000	40,000	40,000
2. Minimum Lot Area (SF) <i>Per Unit</i> For 2FD or 3FD <i>(Where permitted; see District specific uses and requirements)</i>				
• With Municipal Water	n/a	n/a	15,000	10,000
• Without Municipal Water	n/a	n/a	15,000	10,000
B. LOT DIMENSION REQUIREMENTS				
1. Minimum Lot Frontage (feet)	150'	125'	75'	75'
2. Minimum Square				
• With Municipal Water	200'	150'	100'	100'
• Without Municipal Water	200'	150'	150'	150'
C. MINIMUM BUILDING/STRUCTURE SETBACKS				
1. Principal Building And Oversize Accessory Structure				
• Front	50'	50'	35'	25'
• Rear	50'	50'	50'	50'
• Each Side	25'	25'	20'	15'
2. Minor Accessory Structure				
• Front	50'	50'	35'	35'
• Rear	20'	20'	15'	10'
• Each Side	20'	20'	15'	10'
3. Allowable Projection (see Section 7.1.B)	2'	2'	2'	2'
D. COVERAGE				
1. Maximum Building Coverage	10%	15%	15%	15%
2. Maximum Impervious Surface Coverage	20%	25%	25%	25%
E. MAXIMUM HEIGHT				
1. Principal Building				
• Stories	3	3	3	3
• Feet	35'	35'	35'	35'
2. Accessory Structure				
• Feet	20'	20'	20'	20'

(requirements for other residential districts on following page)

- 1. RESIDENTIAL DISTRICTS
- 2. BUSINESS DISTRICTS
- 3. INDUSTRIAL DISTRICTS
- 4. SPECIAL DISTRICTS
- 5. USE-RELATED STANDARDS
- 6. BASIC STANDARDS
- 7. SPECIAL STANDARDS
- 8. PROCEDURES
- 9. REGULATORY FRAMEWORK
- 10. WORDS AND TERMS

AGE RESTRICTED OVERLAY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

Effective December 30, 2024



Section 8.3

SPECIAL DISTRICTS

Age-Restricted Housing Overlay Zone

- 1. RESIDENTIAL DISTRICTS
- 2. BUSINESS DISTRICTS
- 3. INDUSTRIAL DISTRICTS
- 4. SPECIAL DISTRICTS
- 5. USE-RELATED STANDARDS
- 6. BASIC STANDARDS
- 7. SPECIAL STANDARDS
- 8. PROCEDURES
- 9. REGULATORY FRAMEWORK
- 10. WORDS AND TERMS

4.3. Age-Restricted Housing Overlay Zone

A. Purpose

The Age-Restricted Housing (ARH) Overlay Zone has been established in order to:

- Provide an opportunity for the development of age-restricted housing to meet local housing needs, and
- increase the diversity of housing options within the Town.

B. Establishment of an ARH

The establishment of an ARH overlay zone shall be considered a zone change subject to the requirements and procedures of CGS Section 8-3 and the provisions of [Section 8.6](#) of these Regulations.

In approving any such zone change application, the Commission shall determine that a need for an ARH overlay zone has been established.

C. Occupancy Standards for ARH Developments

1. Each ARH unit is required to have at least one resident age 55 or older and deed restrictions to be filed on the land records shall document such restriction. As a result, an ARH community shall qualify as “housing for older persons” described in the “Fair Housing Act” .
2. No individual who has not attained the age of 21 years may be domiciled within a dwelling unit in an ARH development for more than 30 days within a calendar year.
3. Any person who is permitted to and did occupy a unit with an age-qualified person may continue to occupy the unit, after the death of such age-qualified person, or if such age-qualified person becomes a permanent resident of a health care facility.
4. The above age restrictions shall be verified on an annual basis in writing by the Association required by [Section 4.3.H](#), below.

D. Development Standards for ARH Developments

1. Permitted uses in an ARH development are the following subject to Special Permit ([Section 8.4](#)) and Site Plan ([Section 8.3](#)) approvals in accordance with these Regulations and the additional standards and requirements of this Section.
 - a. Single-family detached buildings.
 - b. Single family attached units (townhouses)
 - c. Multifamily buildings.
 - d. Open space conservation land both public and private.
 - e. Recreational / community facilities appurtenant to the community.
 - f. Maintenance facilities appurtenant to the community.

AGE RESTRICTED OVERLAY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

Effective December 30, 2024



Section 16-110

SPECIAL DISTRICTS

Age-Restricted Housing Overlay Zone

2. The maximum number of units in an ARH development shall be based on:
 - The calculation of developable land (total parcel area minus any land categorized as wetland, watercourse, slopes greater than 25%, or 100-year floodplain).
 - The ARH density factor as set forth below for the underlying zoning district(s)

Zone	Proposed ARH Density	Minimum Parcel Size
R-G	12 units/developable acre	3 acres
R-10	8 units/developable acre	4 acres
R-12.5	6 units/developable acre	4 acres
R-20	4 units/developable acre	6 acres
R-30	3 units/developable acre	10 acres
R-70	2 units/developable acre	20 acres
R-90	2 units/developable acre	20 acres

3. ARH developments shall be subject to the area and dimensional requirements of the underlying zone except that:
 - a. The side yard setbacks around the perimeter of the parcel shall be double that of the underlying zone in order to provide for a landscape buffer or screen.
 - b. The Commission may, by Special Permit, grant additional building coverage and/or impervious surface coverage up to an additional 20% (- i.e., a 10% coverage limit may be increased to 12%) for excellence in building and site design as determined by the Commission.
 - c. Buildings shall be separated from each other by at least 20 feet.
4. On parcels of land larger than 20 acres, at least twenty-five percent (25%) of the site shall be set aside, preferably as contiguous public open space. The Commission may allow water quality basin areas, perimeter buffers, and conservation restriction areas to be included in meeting this open space set-aside requirement.
5. An ARH development shall be developed pursuant to CGS Chapter 828, the Connecticut Common Interest Ownership Act.
6. All dwelling units constructed along existing Town roads shall:
 - a. If oriented internally to the development, provide and maintain an appropriate setback / buffer with parking areas screened from view from the public street.
 - b. If oriented to the Town road, be:
 - 1) Single family detached units with a minimum front setback of 50 ft (from the Town road),
 - 2) A minimum separation along the Town Road of double the side yard setback in the underlying zone, and
 - 3) No parking in the required front yard setback.
7. An ARH development may be phased.

1.	RESIDENTIAL DISTRICTS
2.	BUSINESS DISTRICTS
3.	INDUSTRIAL DISTRICTS
4.	SPECIAL DISTRICTS
5.	USE-RELATED STANDARDS
6.	BASIC STANDARDS
7.	SPECIAL STANDARDS
8.	PROCEDURES
9.	REGULATORY FRAMEWORK
10.	WORDS AND TERMS

AGE RESTRICTED OVERLAY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

Effective December 30, 2024



Section 17.1

SPECIAL DISTRICTS

Age-Restricted Housing Overlay Zone

E. Site Development Standards

1. **Natural Assets** - Existing features of the site which are of value for the development or to the Town as a whole, such as trees, watercourses and similar irreplaceable assets, shall be preserved as far as possible through harmonious design and placement of the buildings, driveways, walkways and parking facilities.
2. **Parking** –
 - a. The minimum resident parking requirements shall be as specified in [Section 6.2](#).
 - b. A minimum of one garage space per unit shall be provided. Driveway parking spaces at least 20 feet in length may be counted as resident spaces.
 - c. All garages shall be fully enclosed and have a minimum width of 12 feet and a minimum depth of 20 feet per parking space.
 - d. In addition to the minimum resident parking requirements, an additional 15% shall be provided as off-street visitor parking spaces.
 - e. At no time shall on-street parking be permitted within the development and shall be so signed.
3. **Utility Infrastructure** –
 - a. The site shall be served by public water and public sewer. All water and sewer mains within the road system shall be owned and maintained by the Watertown Water and Sewer Authority. All water and sewer laterals from the roadways to the buildings shall be owned and maintained by the community.
 - b. The site shall be adequately served by fire hydrants subject to review by the Fire Marshal.
 - c. All storm drainage facilities within the development shall be:
 - 1) Constructed in accordance with Best Management Practices (BMP's) for storm water quality and management, as specified in [Section 6.5](#). Sheet flow techniques and roadside swales shall be encouraged over curbing, catch basins, and manholes. The storm water management plan shall provide for a zero increase in peak runoff from the site.
 - 2) Constructed to Town of Watertown standards.
 - 3) Owned and maintained and replaced by the private homeowners association established pursuant to the Connecticut Common Interest Ownership Act (CGS Chapter 828).
 - 4) An annual report of storm drainage maintenance and repairs shall be provided by The Homeowners' Association to the Town Engineer.
 - d. All electric, telephone and other cable supplied services shall be installed underground.

1. RESIDENTIAL DISTRICTS

2. BUSINESS DISTRICTS

3. INDUSTRIAL DISTRICTS

4. SPECIAL DISTRICTS

5. USE-RELATED STANDARDS

6. BASIC STANDARDS

7. SPECIAL STANDARDS

8. PROCEDURES

9. REGULATORY FRAMEWORK

10. WORDS AND TERMS

AGE RESTRICTED OVERLAY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

Effective December 30, 2024



Section 18 SPECIAL DISTRICTS

Age-Restricted Housing Overlay Zone

4. Roadway Infrastructure –

- a. The roadway system shall be private but shall be constructed to Town of Watertown standards (12-inch gravel base and 4 inches of asphalt).
- b. Access roads and driveways shall be arranged in a suitable and convenient traffic pattern. Primary collector roads within the development shall be at least twenty-four (24) feet in width and secondary roads shall be at least eighteen (18) feet in width.
- c. For dead-end streets within the development, turnarounds shall be provided with a minimum pavement diameter of 120 feet, or an alternate configuration acceptable to the Fire Department.
- d. All driveways and access roads shall be set back at least 20 feet from property lines, excepting as required for access roads to connect with town roads.
- e. Access roads and driveways shall be adequately graded, drained, maintained in all seasons by the Homeowners Association to provide satisfactory access to police, firefighting, and emergency equipment.
- f. Access roads and driveways shall, as necessary, be repaired / replaced by the Homeowners Association.
- g. Suitable pedestrian walkways and trails shall be provided.
- h. An annual report of said maintenance and repairs shall be provided by The Homeowners' Association to the Town Engineer.

F. Building Development Standards

1. Building Design –

- a. There shall be a maximum of two bedrooms per dwelling.
- b. Each residential unit shall have a private outside space of at least 50 square feet, such as a terrace, deck, patio, balcony, or courtyard adjoining and directly accessible to the residential unit.
- c. The Zone Change, Special Permit, and Site Plan applications shall include conceptual images of each of the proposed housing types, demonstrating a consistent architectural theme and a consistent application of good quality exterior siding and roofing materials, which shall be subject to approval by the Commission at the time of Special Permit approval.
- d. The Commission shall determine that the architectural design, scale, and mass of buildings and other structures, including exterior building materials, colors, roof lines, and building elevations shall be residential in characteristics so as to harmonize with and preserve the appearance of the surrounding residential area.
- e. For excellence in building and site design as determined by the Commission, the Commission may grant a density bonus of up to 5% of the total number of units.

2. Mechanical Equipment -

- a. Except for solar panels, there shall be no mechanical equipment on the roofs visible from the ground.
- b. Mechanical equipment and refuse containers shall be screened from view on at least three sides and to the satisfaction of the Commission on all sides.

- 1. RESIDENTIAL DISTRICTS
- 2. BUSINESS DISTRICTS
- 3. INDUSTRIAL DISTRICTS
- 4. SPECIAL DISTRICTS
- 5. USE-RELATED STANDARDS
- 6. BASIC STANDARDS
- 7. SPECIAL STANDARDS
- 8. PROCEDURES
- 9. REGULATORY FRAMEWORK
- 10. WORDS AND TERMS

AGE RESTRICTED OVERLAY

384 LITCHFIELD ROAD | WATERTOWN, CT 06795

Effective December 30, 2024



Section 19-29

SPECIAL DISTRICTS

Age-Restricted Housing Overlay Zone

G. Affordable Housing

1. Due to the need for affordable housing units in Watertown, especially for older households, at least 15% of the units in the development shall be deed-restricted to remain affordable to households earning 80% or less of the area median income for at least 40 years unless modified by the Commission in favor of an alternate approach that addresses such housing needs (such as a lower percentage of units that will result in a higher number of housing unit equivalent points as described in CGS Section 8-30g(l)(6), a longer period of restrictions, etc.).
2. Any development containing affordable units shall submit a housing affordability plan in accordance with [Section 5.26](#) detailing how the affordable housing units will be established and managed over time. Such plan shall be in accordance with any standard requirements adopted by the Commission and the Commission may reserve the right to approve any proposed administrator of such affordability plan.
3. The deed restrictions shall be in accordance with any standard restrictions adopted by the Commission.

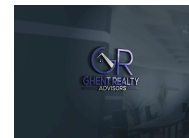
H. Homeowners' Association and Deed Restrictions

1. A homeowners' association (common interest ownership association per CGS Chapter 828) for the ARH development must be established to the satisfaction of the Commission and in accordance with Connecticut Law.
2. The association documentation must be recorded on the land records of the Town of Watertown and must, at a minimum, contain the age restrictions and limitations contained in this ARH regulation. The association shall be responsible for ensuring compliance with said restrictions.
3. The restrictions as to age of occupants shall be specifically included as an encumbrance on the deed of each unit to be recorded on the land records.

- 1. RESIDENTIAL DISTRICTS
- 2. BUSINESS DISTRICTS
- 3. INDUSTRIAL DISTRICTS
- 4. SPECIAL DISTRICTS
- 5. USE-RELATED STANDARDS
- 6. BASIC STANDARDS
- 7. SPECIAL STANDARDS
- 8. PROCEDURES
- 9. REGULATORY FRAMEWORK
- 10. WORDS AND TERMS

DISCLAIMER

384 LITCHFIELD ROAD



All materials and information received or derived from Ghent Realty Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ghent Realty Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ghent Realty Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ghent Realty Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ghent Realty Advisors does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Ghent Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

GHENT REALTY ADVISORS

555 Heritage Road
Southbury, Ct 06488

PRESENTED BY:

ROBERT GHENT

Real Estate Broker & Consultant

O: (203) 543-2847

C: (203) 543-2847

reg@ghentrealty.com

REB:0790043, Ct

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.