



Harbor View Condominiums

STONINGTON BOROUGH, CONNECTICUT

Seaboard
PROPERTIES



LOCATION

Situated at the scenic easternmost point of Connecticut's coastline, Stonington is widely acknowledged as one of New England's most beautiful villages with its picturesque deepwater harbor and handsome 18th and 19th century homes, as well as an abundance of fine antique shops and excellent restaurants. Always ready to celebrate, the town marks the passing seasons with traditional parades, fairs, farmers' markets and entertainment on the square. However, the main focus of life still revolves around the sea.

Situated on a narrow peninsula surrounded by Fisher's Island Sound and Little Narragansett Bay, Stonington is home to a scenic deepwater harbor that shelters Connecticut's last remaining commercial fishing fleet. Also, because of its many amenities and its location at the end of Long Island Sound, Stonington has long been recognized as a major yachting center.

Conveniently located halfway between New York and Boston, the area has many popular visitor attractions including the Mystic Seaport, Mystic Aquarium, and various

summer theatres. Nearby ocean beaches, tennis, numerous golf courses, horseback riding, and excellent salt and freshwater fishing are just some of the area's many recreational opportunities.

PROPERTY

Located on a quiet tree-lined street just off the Village Green, these handsome condominiums have been beautifully renovated and include top-of-the-line kitchens with granite countertops, ample basement storage areas, garage spaces and a private garden.

From its highly desirable location, the sailboat-filled Harbor and the heart of the Village, with its wonderful restaurants and shops, are all just a few minutes walk away.

UNIT ONE: The front entrance porch leads on the right to Unit One. This handsome 2 bedroom, 1 bath condominium offers 1,325 square feet of living space which includes hardwood floors, two large decks, and a spacious state-of-the art kitchen with granite countertops, a wine cooler and all new Viking appliances. This unit also sports a wonderful and private patio garden

surrounded by established perennial flower beds, and also includes a large detached garage. Offered at \$695,000.

UNIT TWO: Unit Two is accessed from the front porch and includes 1,201 square feet of living area and 380 square feet in the basement. This well done 2 bedroom condominium offers a top-of-the-line kitchen with granite countertops, a wine cooler and all brand new Viking appliances; and it is handsomely outfitted with hardwood floors, a tiled bathroom with high-end fixtures, and a lovely and private fenced in back patio. Offered at \$595,000.

UNIT THREE: The third unit occupies a portion of the second floor and the entire third floor, and is accessed from the private back garden. This bright and cheerful 2 bedroom condominium includes 1,333 square feet of living space and offers wonderful sunset water views of Stonington Harbor from both its living room and two large decks, as well as from its third floor master bedroom suite. This unit also sports a brand new state-of-the-art kitchen and also includes its own private garage. Offered at \$745,000.

Inspection by appointment only

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EQUAL HOUSING OPPORTUNITY

Seaboard PROPERTIES

108 Water Street
Stonington, CT 06378
Telephone (860) 535-8364
Fax (860) 535-4242
www.seaboardpropertiesre.com
seaboardproperties@yahoo.com

Kathy Michalove

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