

FOR SALE

1405 Hamilton Avenue

Waterbury, CT 06706



- **Developers take notice - Many possibilities**
- **13+ Acres RS Zoning with layout for 34 lots**
- **Located in desirable East Mountain section of Waterbury**
- **Beautiful distant views to Meriden and beyond**
- **Includes 3 bedroom, 1.5 baths house with 3 car garage and 2 out buildings**
- **State Highway Rt 69 and only minutes to I-84**

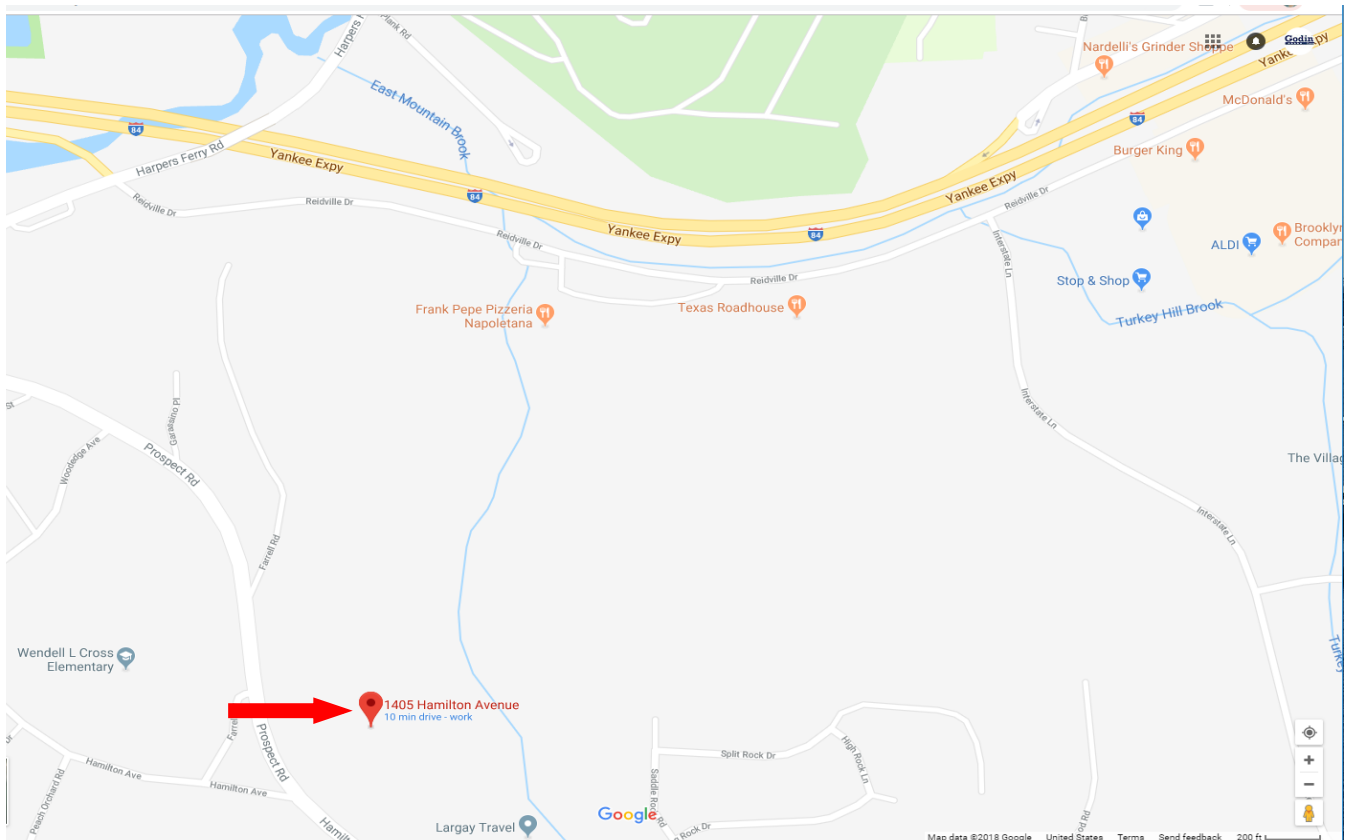
Asking Sale Price: \$850,000.00

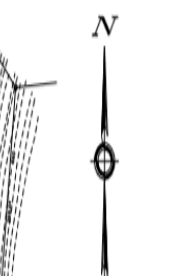
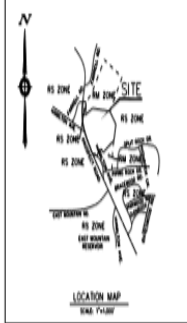
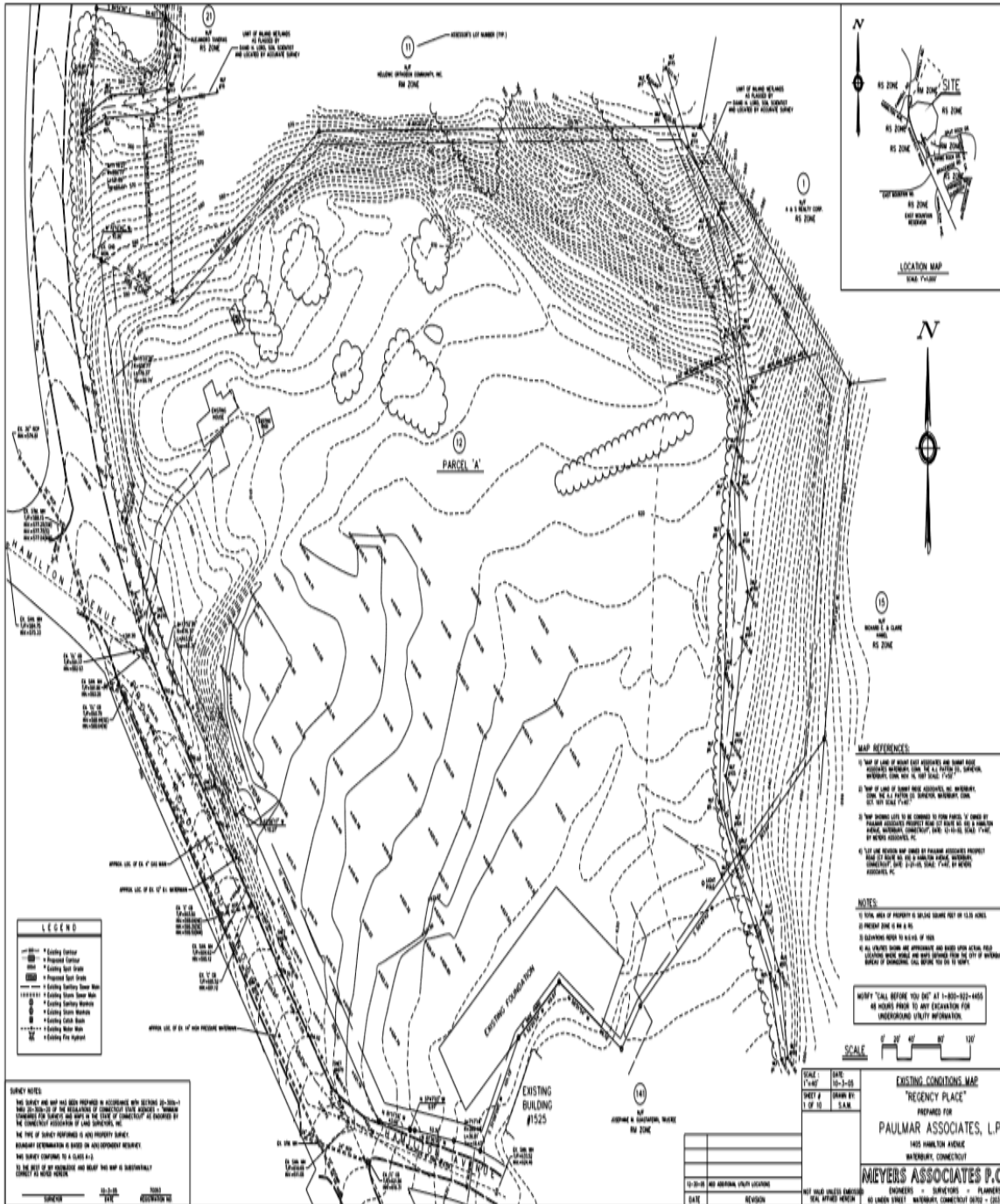
PROPERTY DATA FORM

PROPERTY ADDRESS		1405 Hamilton Avenue	
CITY, STATE		Waterbury, CT 06706	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,300 S/F	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F		Type of Heat	
		OTHER	
		Acres	13.35
Ext. Construction	Wood frame/Stucco	Zoning	RS
Ceiling Height	8'	Parking	
Roof	Asphalt	State Route / Distance To...	
Date Built	1921	TAXES	
		Assessment	\$294,340.00
		Mill Rate	60.21
		Taxes	\$17,722.21
UTILITIES		TERMS	
Sewer	City	Sale Price	
Water	City	\$850,000.00	
Gas	City		
Electrical			



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





LEGEND

—	Existing Contour
---	Proposed Contour
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Existing Survey Line
---	Proposed Survey Line
---	Existing Survey Station
---	Proposed Survey Station
---	Existing Utility
---	Proposed Utility
---	Existing Fire Hydrant

SURVEY NOTES

THE SURVEY WAS MADE IN ACCORDANCE WITH SECTION 30-302a-1 AND 30-302b-1 OF THE REGULATIONS OF CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION FOR SURVEYS AND MAPS OF THE STATE OF CONNECTICUT AS ENACTED BY THE COMMISSIONER OF LAND SURVEYS, INC.

THE TYPE OF SURVEY PERFORMED IS A GENERAL SURVEY.

ADDITIONAL INFORMATION IS GIVEN ON AN ADJACENT SHEET.

THE SURVEY CONFORMS TO A CLASS 'A'.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS HERE SHOWN.

DATE: 10-10-05
BY: [Signature]
REVISION: [Blank]

- MAP REFERENCES**
1. MAP OF LAND OF ABOUT 1000 ACRES AND NEARBY RAILROADS, SHOWING THE LOCATION OF THE SITE, DRAWN BY THE SURVEYOR, SCALE 1"=100'.
 2. MAP OF LAND OF ABOUT 1000 ACRES AND NEARBY RAILROADS, SHOWING THE LOCATION OF THE SITE, DRAWN BY THE SURVEYOR, SCALE 1"=100'.
 3. MAP SHOWING LOTS TO BE COMBINED TO FORM PLOTS, BY ORDER OF THE COMMISSIONER OF LAND SURVEYS, SCALE 1"=100'.
 4. MAP SHOWING LOTS TO BE COMBINED TO FORM PLOTS, BY ORDER OF THE COMMISSIONER OF LAND SURVEYS, SCALE 1"=100'.
- NOTES**
1. TOTAL AREA OF PROPERTY IS 26.50 ACRES (183,000 SQ. FT.).
 2. PRESENT ZONE IS R-1.
 3. EXISTING ROAD IS 60 FT. WIDE.
 4. ALL EXISTING UTILITIES ARE SHOWN AND ARE TO REMAIN UNLESS OTHERWISE INDICATED. ALL UTILITIES TO BE REMOVED SHALL BE SHOWN AND SHALL BE REMOVED AT THE OWNER'S RISK AND EXPENSE.
- WARNING: "CALL BEFORE YOU DIG" AT 1-800-322-4455**
48 HOURS PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITY INFORMATION.

SCALE

0' 20' 40' 80' 120'

DATE:	10-10-05
DRAWN BY:	S.A.M.
CHECKED BY:	[Blank]
DATE:	REVISION:

EXISTING CONDITIONS MAP
"REGENCY PLACE"
PREPARED FOR
PAULMAR ASSOCIATES, L.P.
1400 HAMILTON AVENUE
WATERBURY, CONNECTICUT
MEYERS ASSOCIATES P.C.
ENGINEERS & SURVEYORS & PLANNERS
60 LAMEN STREET, WATERBURY, CONNECTICUT 06705