



MLS# [170583581](#)

147 Manners Avenue, Windham

*Single Family, Sold For: **\$251,251** - on August 30, 2023*

This well maintained raised ranch awaits owner #2! This single owner 3 bedroom 1 bathroom home is located on a quiet residential street. Move-in ready home complete with newer updates which include: refinished wood floors, fresh interior paint, and brand new bathroom. Nice backyard area to sit and enjoy the beautiful flowers, plants, and gardens all around the property. The spacious basement is partially finished and has the potential for extra living space.

Directions: **RT 32 to Manners Ave**

Property Type:	Single Family For Sale	Lot Description:	In Subdivision, Sloping Lot
Style:	Raised Ranch	Waterfront Property:	No
Acres:	0.27	Appliances Included:	Oven/Range, Microwave, Refrigerator, Dishwasher
Total Square Feet:	1,080	Basement:	Full, Partially Finished, Heated, Concrete Floor, Garage Access, Liveable Space
Rooms:	5 Rooms / 3 Bedrooms	Exterior Features:	Deck, Garden Area, Gutters
Bathrooms:	1 Full	Garages/Parking:	1 Car/Under House Garage, Driveway, Paved
Fireplace(s)		Heating:	Baseboard
Year Built:	1971	Cooling:	Ceiling Fans, Window Unit
New Construction:	No/Resale	Water & Sewer:	Public Water Connected/Public Sewer Connected
Property Taxes:	\$4,017		

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MLS# [170572727](#)

18 Fort Griswold Lane, Unit# 18, Mansfield

Condominium, Sold For: \$280,000 - on August 4, 2023

This sun-filled multi-level townhouse condo is perfectly situated in a private wooded area of the Villages at Freedom Green. On the main level you'll find hardwood floors stretching to a wide-open living room/dining area & large kitchen with Corian counters, tile floor & backsplash, and newer GE Slate appliances. There is a half bath accessible from the front foyer. Through a upgraded glass slider is the private outdoor deck overlooking a lovely boulder retaining wall with beautiful plantings & hillside woods. The second floor offers more hardwood flooring mixed with carpeting in two spacious bedrooms. The primary bedroom features two closets (one a roomy walk-in) and a private full bath with walk-in shower. There is a second full bath with a tub/shower in the hallway. The third floor offers a cape-style bedroom with a vaulted ceiling, huge window & walk-in closet. The 1-car garage is attached to the kitchen for easy entry. There is also rare access from the garage to the basement. The unfinished basement provides a ton of dry storage and laundry. New insulation was installed in the basement ceiling, should the next owner desire to finish this space for more square footage. Central oil heating & AC. The complex is conveniently located between UConn and ECSU. Amenities include pool, tennis court, clubhouse, & local trail system. Close proximity to ECSU athletic fields, Nipmuck Trail & Mansfield Hollow Park. Subject to seller finding suitable housing.

Directions: **From Puddin Lane, turn onto Liberty Drive. Then turn left on to Fort Griswold. #18 on the leftside.**

Property Type:	Condo/Co-Op For Sale	Complex:	The Villages at Freedom Green
Style:	Townhouse	Lot Description:	Lightly Wooded
Total Square Feet:	1,568	Waterfront Property:	No
Rooms:	7 Rooms / 3 Bedrooms	Interior Features:	Cable - Pre-wired, Open Floor Plan
Bathrooms:	2 Full & 1 Partial	Appliances Included:	Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer
Fireplace(s)	1	Basement:	Unfinished, Storage
Year Built:	2001	Exterior Features:	Deck
New Construction:	No/Resale	Swimming Pool:	In Ground Pool
Property Taxes:	\$4,388	Garages/Parking:	1 Car/Attached Garage
Pets Allowed:	Restrictions	Heating:	Hot Air, Zoned
		Cooling:	Central Air
		Water & Sewer:	Public Water Connected/Public Sewer Connected

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MLS# [170575089](#)

4 Fairway Drive, Windham

*Single Family, Sold For: **\$76,000** - on July 14, 2023*

Great location for this very well maintained home at Country Club Estates. This home sits on a private corner lot with wonderful views of the golf course. This home has been meticulously cared for as well as many recent updates done that include new paint in the main area, newer flooring, new furnace (2 years), new water heater (2 years), newly remodeled bathroom with walk in shower, and a newer deck (5 years). This home comes with a shed to store lawn equipment and outdoor gear, and an awning that can be installed over the deck for those hot sunny days. The house is equipped with speakers throughout the interior. This home is a must see and won't last long!

Directions: **Rt 66 - Boston Post Road, then turn into Long Drive, then turn into Fairway Drive.**

Property Type:	Single Family For Sale	Lot Description:	Corner Lot, Golf Course Frontage, Golf Course View, Fence - Chain Link
Style:	Mobile Home		
Total Square Feet:	983	Waterfront Property:	No
Rooms:	5 Rooms / 2 Bedrooms	Interior Features:	Audio System, Cable - Available
Bathrooms:	2 Full	Appliances Included:	Oven/Range, Microwave, Range Hood, Refrigerator, Dishwasher
Fireplace(s)		Basement:	None
Year Built:	1991	Exterior Features:	Awnings, Deck, Garden Area, Shed, Underground Utilities
New Construction:	No/Resale		
Property Taxes:	\$931	Garages/Parking:	Car/Off Street Parking
		Heating:	Baseboard, Hot Water
		Cooling:	None
		Water & Sewer:	Public Water Connected/Public Sewer Connected

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MLS# [170545672](#)

97 Nott Highway, Ashford

Commercial Property, Sold For: \$399,900 - on May 25, 2023

Great building in excellent condition. Relocate or open your business here. Business is also for sale and is being sold separately. Unique opportunity to purchase a turn key business and start making money day one. Owner will train and turn over present and future clients and contracts. Building is only 6 years young and built by the owner for the owner. The location is close to the highway where there is easy access to multiple surrounding towns. Quiet setting surrounded by nature. Very versatile building with a lot of potential. Zoned residential/commercial with industrial use. Five acres of usable flat land with 760 feet of frontage on main road. 40 x 60 building, 3 bay garage with office. Nice fenced in patio area. Price is for building and land only. Property is in excellent condition. Please call with any questions or to inquire about the sale of the business. A great turn key opportunity.

Directions: **RT/89/ Warrenville Rd, then turn left on RT 44/ Squaw Hollow Road, then turn right on RT 74/ Nott Highway**

Property Type:	Commercial For Sale	Fronts On:	State Road
Present Use:	Rogerson Masonry	Lot Description:	Some Wetlands, Level Lot
Location:	Rural	Zoning:	Commercial/ light industrial
Lease Type:		Utilities:	Electric, Cable
Acres:	10.38	Cooling:	Central Air, None
Total Square Feet:	2,400	Water & Sewer:	Public Water Connected/Septic
Year Built:	2017		
Property Tax:	\$5,760		

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MLS# [170552801](#)

59 Hurlbutt Road, Ledyard

Single Family, Sold For: \$375,000 - on May 11, 2023

Lovely Antique home in charming Gales Ferry Historic District! House features four bedrooms, two full baths, fireplace, and main level laundry. Enjoy a spacious and level backyard, complemented by stone walls and a partial view of the Thames River. Newer septic system approx 1 year old. Great location within the village. Walk or run the River, kayak, boat, and water access. Convenient to Pfizer, Electric Boat, Sub Base, Coast Guard Academy, Conn College, Mohegan Sun, Foxwoods. Centrally located between New York and Boston with easy access to the beautiful CT and Rhode Island shoreline beaches. Don't miss out on this opportunity! Schedule your viewing today!

Directions: **Route 12 to Hurlbutt Rd**

Property Type:	Single Family For Sale	Lot Description:	Historic District, Water View, Level Lot
Style:	Antique	Waterfront Property:	No
Acres:	0.26	Waterfront Features:	Access, River, Walk to Water
Total Square Feet:	2,135	Appliances Included:	Oven/Range, Refrigerator
Rooms:	8 Rooms / 4 Bedrooms	Basement:	Partial, Concrete Floor
Bathrooms:	2 Full	Exterior Features:	Garden Area, Stone Wall
Fireplace(s):	1	Garages/Parking:	Car/Unpaved, Driveway, Off Street Parking
Year Built:	1845	Heating:	Hot Air
New Construction:	No/Resale	Cooling:	Ceiling Fans
Property Taxes:	\$5,526	Water & Sewer:	Public Water Connected/Septic

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MLS# [170523973](#)

17A Charter Oak Square, Unit# A, Mansfield

Condominium, Sold For: \$219,900 - on December 16, 2022

Bright end unit ranch style condo in highly sought after Villages of Freedom Green. This unit has two bedrooms, 1.5 bathrooms on the main level with the kitchen, dining room and fireplaced living room. The dining room opens out to a wood deck that overlooks the fields and woods in the back yard. The large finished area in the basement is a wonderful and versatile space. You will find plenty of storage on both levels. There is also a detached one car garage along with additional parking spaces to fit two to three more cars. Enjoy the many amenities that this association has to offer including walking trails, private roads, a swimming pool, club house, tennis courts, and basketball courts. You can't beat this quiet location that is close to shopping, malls, restaurants, parks, universities, community centers, golf course, libraries, and much more. Subject to probate court approval.

Directions: RT. 195 - Storrs Road, then turn into Puddin Lane, then turn into Mansfield City Road, then turn into Charter Oak Square.

Property Type:	Condo/Co-Op For Sale	Complex:	The Villages At Freedom Green
Style:	Ranch	Lot Description:	Not Applicable
Total Square Feet:	1,685	Waterfront Property:	No
Rooms:	4 Rooms / 2 Bedrooms	Appliances Included:	Oven/Range, Refrigerator, Dishwasher
Bathrooms:	1 Full & 1 Partial	Basement:	Full, Partially Finished
Fireplace(s)	1	Exterior Features:	Deck
Year Built:	1988	Swimming Pool:	In Ground Pool
New Construction:	No/Resale	Garages/Parking:	1 Car/Detached Garage
Property Taxes:	\$3,160	Heating:	Hot Air
Pets Allowed:	Allowed	Cooling:	Central Air
		Water & Sewer:	Public Water Connected/Public Sewer Connected

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