

PROPERTY OFFERING

10 East Neck Rd, Stonington CT



Welcome to Stonington, CT

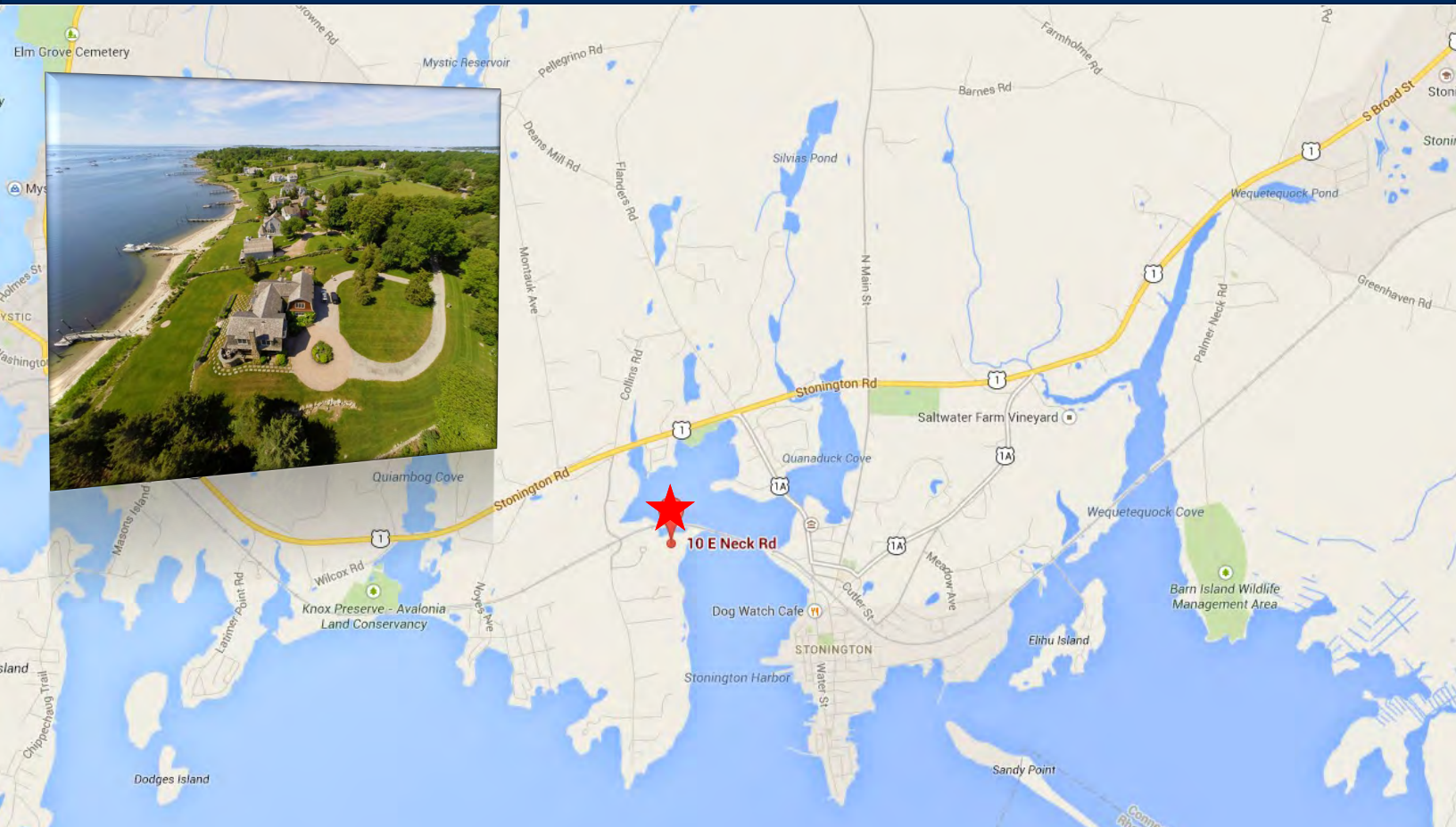
The Town of Stonington shares a rich history with its 18,000 plus residents, vacationers and tourists each year. Within the 42.7 square miles you will find a modern day blend of history, technology, and recreation. Stonington includes a unique sophisticated appeal within a small New England town and is conveniently situated between New York City and Boston. Scenic backdrops of sunlit, coastal waters, with plentiful wildlife create a unique tranquility that can only be experienced. Stonington is an extraordinary town that thrives on innovative industry, preservation of scenic beauty and fully embraces its historical heritage.

The Town of Stonington is situated in the southeastern corner of Connecticut, bordering Westerly, Rhode Island to the east, Long Island Sound to the south, Groton, Ledyard, and North Stonington to the west and north. Stonington is the only Connecticut town facing the Atlantic Ocean. Fishers Island and Long Island, New York, can be seen to the southwest and Block Island, Rhode Island to the southeast. The rocky shoreline has many peninsulas, islands, coves, and marshes.





10 E Neck Rd. ~ Land & Location Map



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

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General Overview & Well Appointed Features

External:

Architectural design (Michael McKinley, local architect)
Outside shower
Westerly (local) Granite steps (reclaimed from Providence RI building)
Stone arched garage, stone deck piers
Custom exterior lighting
Breakaway panels underneath (designed for storm surge protection)
Spacious storage area underneath house
Mature landscape plantings (including climbing roses, wisteria, and assorted flowering perennials)
Fenced vegetable garden (with blueberry bushes, asparagus patch)
Storage shed
Driveway sensors (for security purposes)
Cobblestone turnaround
Granite block driveway apron
Driveway turnaround
Stone pier lighting flanking turnaround entrance
Programmable entry lighting (for security, night visibility)
Dock with ramp, float
Louvered screening for air conditioner compressors



House General:

Monitored security system (Fire/burglary)
 Monitored by motion, break-glass and low-temp sensors
 All bedrooms hard-wired for phone/internet/cable
access Home automation system for audio (various sources),
video, lighting





General Overview & Well Appointed Features

Garage:

Heated floor
750 Gal water storage
Water softener
Electric garage-door openers
Stone façade



Half Bath:

Custom painted décor
Glass tile mirror surround
Radiant heated river stone tile floor
Kohler glass vessel sink

Kitchen:

Cherry/painted cabinets
Imported tile backsplash
Built-in bookcase/shelf w/ TV
Under cabinet lighting, plug molding
Pastry rolling area
Butcher block and granite countertops, both with varying heights
Island with Jenn-Air cooktop and downdraft exhaust, microwave
Two drawer-style dishwashers
Dacor double ovens
Prep sink
Trash compactor
Sub-zero refrigerator
In-ceiling speakers
Eat-in kitchen nook
Incredible harbor view



Pantry:

Wet bar w/ granite countertop
Custom cabinetry incl table linen rack
Bay Window
In-ceiling speakers
Under stair storage area



General Overview & Well Appointed Features

Laundry Room:

Stackable washer/dryer
Built-in desk
Laundry chute from second floor

Dining Room:

Large bay window
Cathedral ceiling
Crown molding
Waterfall chandelier
Mahogany-capped / trimmed custom railings
Stucco plaster walls
Custom hutch
Hunter-Douglas Silhouette Window Treatments
Incredible harbor view



Family Room:

Rumford fireplace with Sandstone face and custom-painted wood surround
Built-in entertainment cabinet
Wood tongue and groove ceiling
French doors
Hardwood floors
Custom bead board molding
Surround-sound home theater
Hunter-Douglas Silhouette Window Treatments
Incredible harbor view



Staircase:

Hardwood treads
Waterfall lighting
Mahogany-capped / trimmed custom railings
Stucco plaster walls

Guest Bedroom Suite:

Hardwood floors
Two large closets
Incredible harbor view
En-suite bathroom
Corian shower w/ glass door
River stone-tiled floor in bath and shower
Bead board wainscoting
Pedestal sink
Custom mirrored counter area
Bay windows in bath area





General Overview & Well Appointed Features

Bedroom Wing (Hallway, 2 Bedrooms, Shared Bathroom):

Custom molding / 3 built-in bookcases (2 – floor to ceiling) in hallway
Hardwood flooring in hall & bedrooms
Built-in desk and window box w/cushion in both bedrooms
Custom Corian shower with glass door, body spray jets
Whirlpool Tub with corian surround
Double sinks on custom corian “floating” counter
Large linen closet



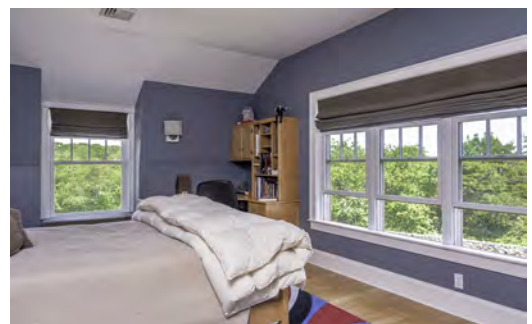
Den/Loft:

Mahogany Bookcases
Mahogany trimmed rails, beam casings with up lighting
Stucco plaster walls
Dedicated Fax phone line
In-wall speakers
Open plan to dining room below
Stunning harbor view



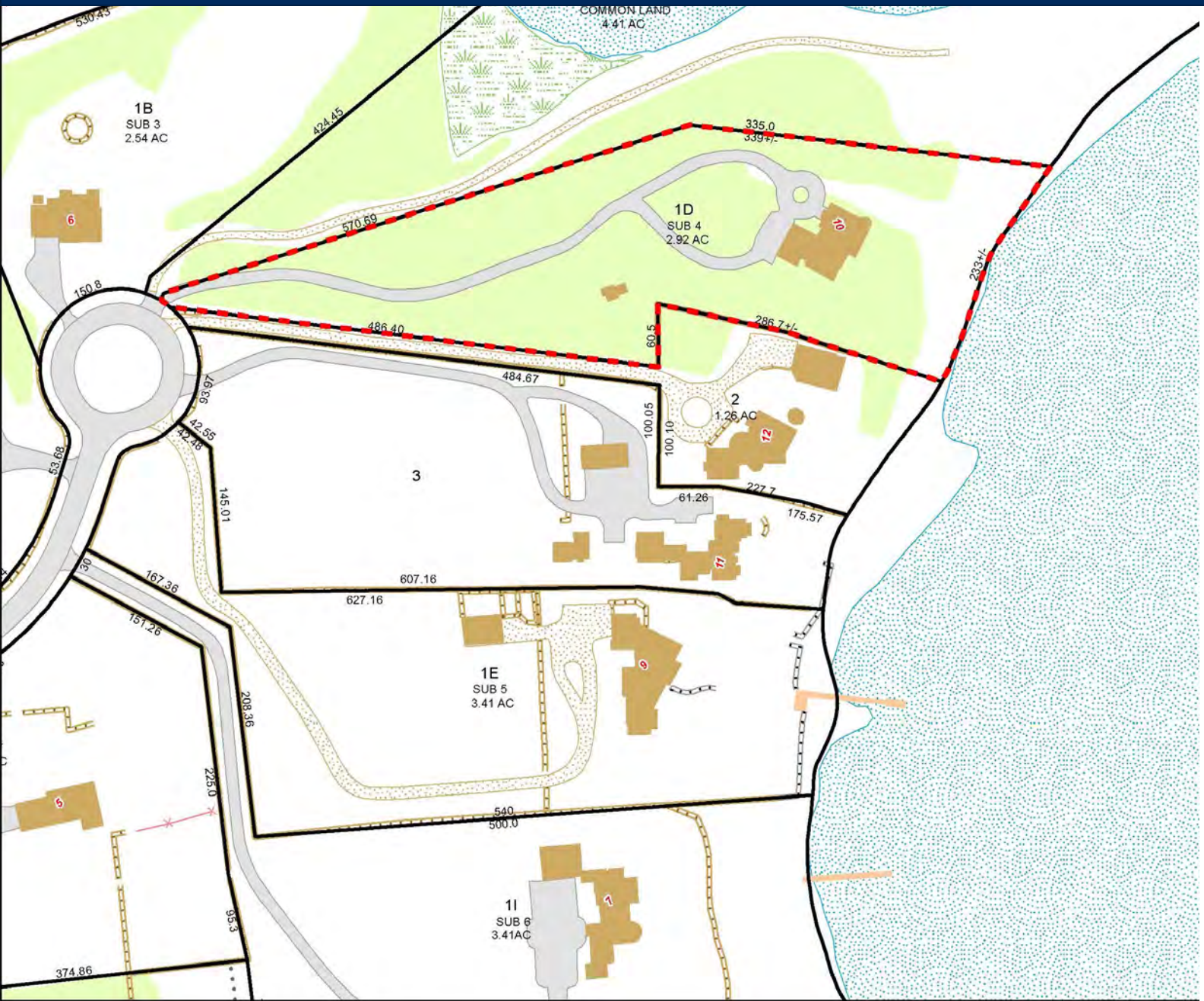
Master Bedroom Suite:

Arched alcove entry with mahogany columns, stucco finish walls
Mahogany trim detail on alcove floor
Custom-built large walk-in closet/dressing area
Mahogany French doors/trimmed rail to open dining room view below
Wood tongue and groove ceiling in bedroom
Hardwood floors in bedroom, walk-in closet
Sitting area in bedroom with bay windows, expansive harbor views
Hunter-Douglas silhouette window treatments
In-ceiling speakers in bedroom, bathroom / in-wall speakers in exercise area
Wall-mounted TV in exercise area
Lighted barrel ceiling in exercise area
Radiant heating in bathroom, exercise area
Large window seat, linen closet in exercise area
One-of-a-kind large glass block shower - body spray jets plus overhead and hand-held shower fixtures
Oversized Jacuzzi tub in bay window setting, corian surround
Double sink, corian countertop





10 E Neck Rd ~ Parcel Map



Approximate Scale: 1 inch = 150 feet

0 90 180 270 360 Feet

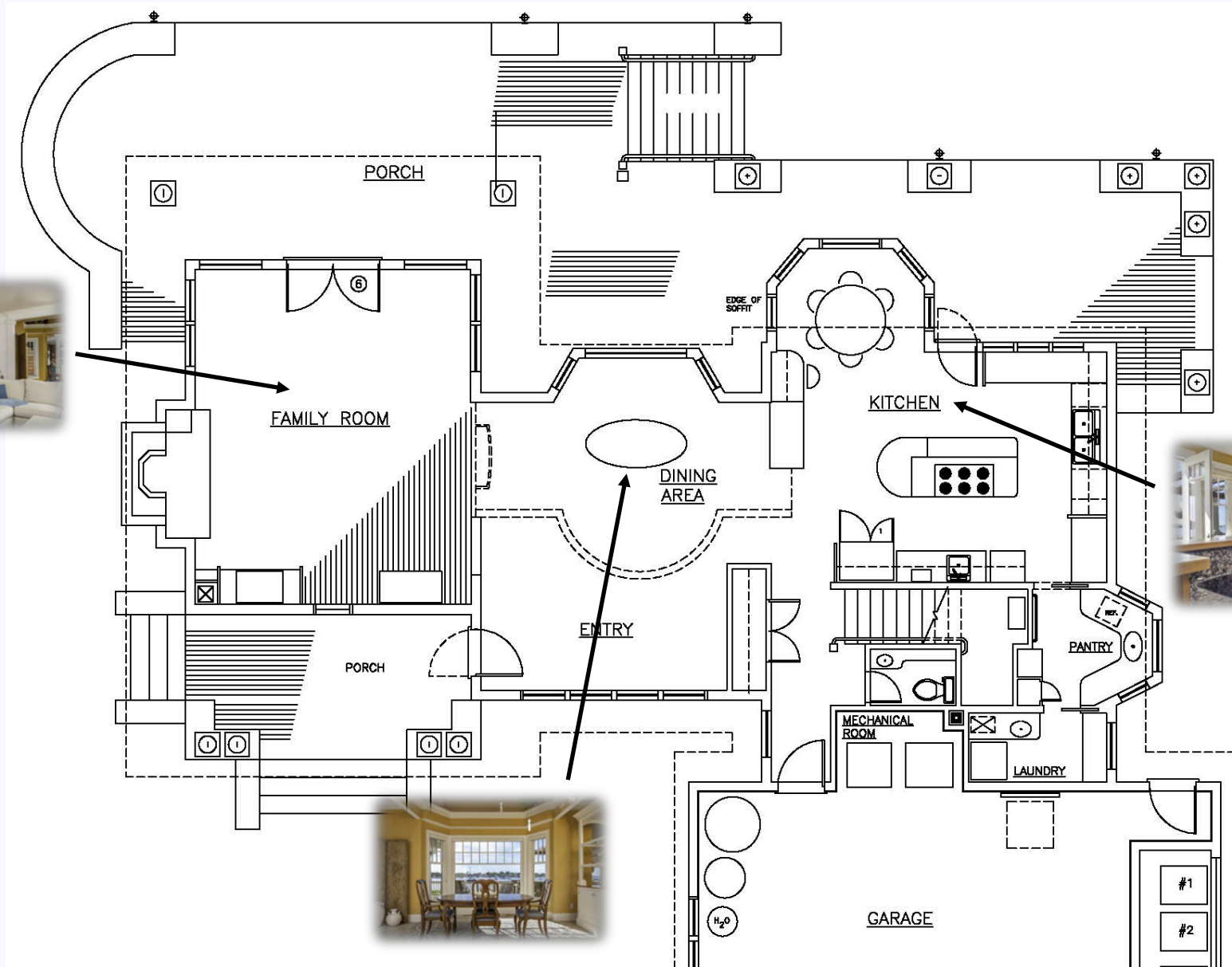
Revised To: October 2013

Map Produced: April 2014

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

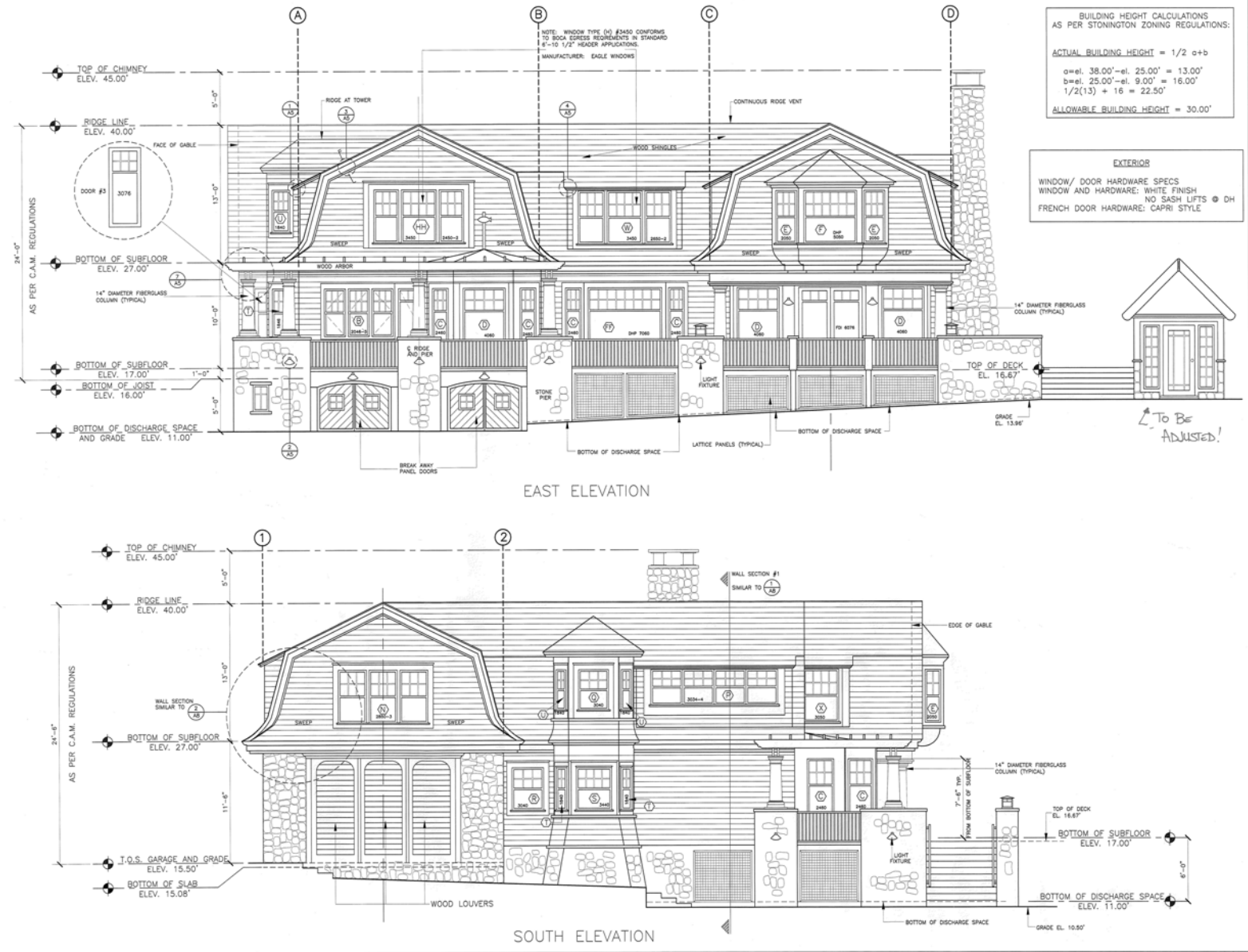


First Level Floor Plan





Elevation Plan





Elevation Certificate

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Edward Kobelski

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
10 East Neck Road

Company NAIC Number:

City Stonington

State CT

ZIP Code 06378

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Stonington Assessors Map 126, Block 5, Lot 1D

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 41-20'30.67"N Long. 71-55'-01.95"W

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 3

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 0 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 805 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Town of Stonington / 090106

B2. County Name
New London County

B3. State
CT

B4. Map/Panel Number
09011C0533

B5. Suffix
J

B6. FIRM Index Date
8/05/2013

B7. FIRM Panel
Effective/Revised Date
8/05/2013

B8. Flood
Zone(s)
AE 11

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
11.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS ROVER

Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 9.8

☒ feet ☐ meters

b) Top of the next higher floor 16.22

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only) _____

☐ feet ☐ meters

d) Attached garage (top of slab) _____

☐ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 16.1

☒ feet ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG) 9.8

☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG) 14.0

☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 9.8

☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

Certifier's Name Arthur H. Hayward, Jr., PLS

License Number No. 12,052

Title Land Surveyor

Company Name Hayward-Holbrook, Engr's & Surveyor

Address P.O. 581

City Mystic

State CT

ZIP Code 06355

Signature

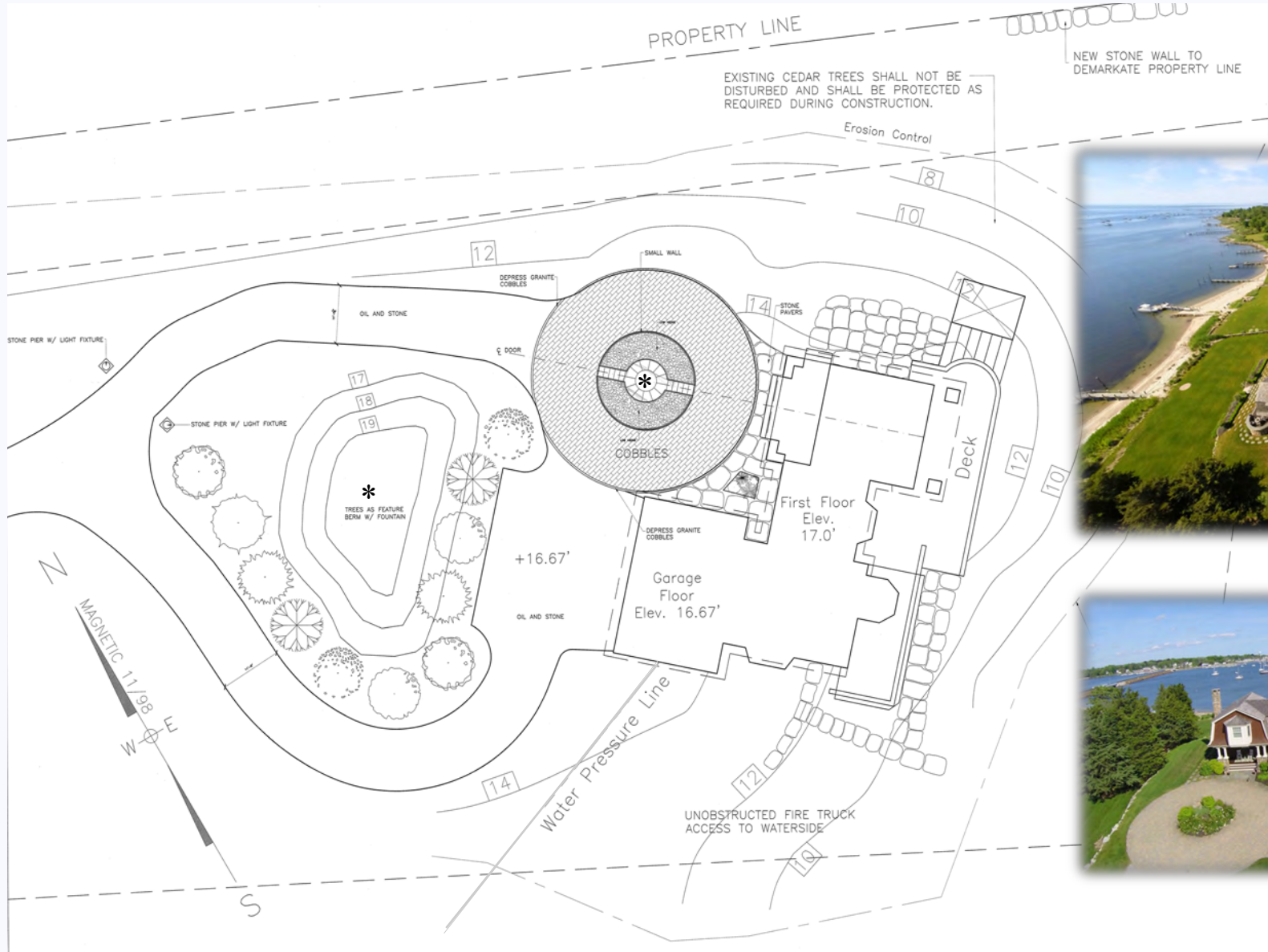
Date Oct 6, 2013

Telephone 860-235-6653



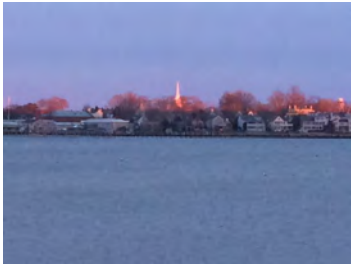


Landscape Layout *(Plan has been modified)





10 E Neck Rd ~ Letter from the seller



Welcome to 10 East Neck Rd – the place we have called home since 2000 AD. Since purchasing the land in 1998 and completing construction in 2000, the property has developed into more than a home. With its unique combination of shorefront beauty and unparalleled privacy, it has become a place that offers spectacular exposure to nature and a sense of relaxation. In contrast to its seclusion, it offers easy access to Stonington Borough and historic Mystic and all their culinary and cultural attractions.

Designed by a local architect, the house is a combination of four gambrel-style buildings, resulting in an open concept design that lends itself to casual living and easy entertaining. When we were in the design phase, he asked “what do you want the house to look like on the outside?” We told him that we wanted it to look like it’s been there for a long time – we think you’d agree that he did a great job in hitting the mark. It is a southeast-facing home with wonderful sun exposure – perfect for enhancing a warm summer’s afternoon and evening on the deck. With its height and siting on Stonington Harbor, the result is a home with superb views from every window, whether it be overlooking the harbor, or the pond and trees on the four-acre common land adjacent to the property. In combination with the spacious grounds and mature plantings and landscaping, it has been the site of many a memorable party, the most noteworthy having been our son’s wedding here in 2013.

We invite you to come and experience the comfort and the views that this home has to offer. Come enjoy the best seat in the house – the sitting area in the master bedroom. It offers a commanding view of the harbor; the twilight view of the “pink borough” is a sight to be experienced. Whether you are looking for a retreat for family and friends, or an oasis from a busy lifestyle, 10 East Neck Road offers it all!

Regards,

Ed & Peg

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

Name of Seller(s): EDWARD & PEARL KOBELSKI
Property Street Address: 10 EAST NEW RD
Property Municipality: STAMFORD CT Zip Code: 06378

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500.00 at closing if the seller fails to furnish this report as required by said act.

Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

YES	NO	UNKN	I. GENERAL INFORMATION
-----	----	------	------------------------

1. How long have you occupied the property? 14 yrs Age of Structure: 14 yrs
- ☐ ☒ ☐ 2. Does anyone other than yourself have any right to use any part of your property, or does anyone else claim to own any part of your property? If yes, explain: _____
- ☒ ☐ ☐ 3. Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____
- ☐ ☒ ☐ 4. Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____
- ☐ ☒ ☐ 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? If yes, explain: _____

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES NO UNKN

II. SYSTEM/UTILITIES

- ☐ ☒ ☐ 6. Heating system problems? If yes, explain and list fuel types. _____
a. Is there an underground fuel tank? If yes, give age of tank if known, and location. No
b. Are you aware of any problems with the fuel tank? If yes, explain: No
- ☐ ☒ ☐ 7. Hot water problems? If yes, explain: _____
Type of hot water heater INDIRECT Age 14 YRS
- ☐ ☒ ☐ 8. Plumbing system problems? If yes, explain: _____
- ☐ ☒ ☐ 9. Sewage system problems? If yes, explain: _____
Type of sewage disposal system (central sewer, septic, cesspool, etc.) SEPTIC
a. If private: (a) Name of service company REEMERS WATER
(b) Date last pumped APRIL 2013 Frequency _____
b. If public:
(1) Is there a separate charge made for sewer use? Yes _____ No ☒
(2) If separate charge, is it a flat amount or metered? _____
(3) If flat amount, please state amount and due dates: _____
(4) Are there any unpaid sewer charges? Yes _____ No _____
If yes, state the amount: _____
- ☐ ☒ ☐ 10. Air conditioning problems? If yes, explain: _____
Air Conditioning type: Central ☒ Window _____ Other _____
- ☐ ☒ ☐ 11. Electrical System problems? If yes, explain: _____
- ☐ ☒ ☐ 12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____
- ☒ ☐ ☐ a. Was well water tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. AT TIME OF CO.
- ☐ ☒ ☐ b. Are there any unpaid water charges? If yes, state the amount: _____
- ☐ ☒ ☐ c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: _____
- ☐ ☒ ☐ 13. Electronic security problems? If yes, explain: _____
- ☐ ☒ ☐ 14. Carbon monoxide or smoke detector problems? If yes, explain: _____
- ☐ ☐ ☐ 15. Fire sprinkler system problems? If yes, explain: N/A

YES NO UNKN

III. BUILDING/STRUCTURE/IMPROVEMENTS

- ☐ ☒ ☐ 16. Foundation/slab problems/settling? If yes, explain: _____
- ☐ ☒ ☐ 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. _____
- ☐ ☒ ☐ 18. Sump pump problems? If yes, explain: _____
- ☐ ☒ ☐ 19. Roof leaks, problems? If yes, explain: _____
Roof type: CEDAR SHINGLE Age: 14 YRS
- ☒ ☐ ☐ 20. Interior walls/ceiling problems? If yes, explain: SAL ATTACHED
- ☐ ☒ ☐ 21. Exterior siding problems? If yes, explain: _____
- ☒ ☐ ☐ 22. Floor problems? If yes, explain: SAL ATTACHED
- ☐ ☒ ☐ 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____
- ☐ ☒ ☐ 24. Fire/smoke damage? If yes, explain: _____
- ☐ ☒ ☐ 25. Patio/deck problems? If yes, explain: _____
If made of wood, is wood treated or untreated? _____
- ☐ ☒ ☐ 26. Driveway problems? If yes, explain: _____
- ☐ ☒ ☐ 27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____
- ☒ ☐ ☐ 28. Is house insulated? If yes, type FIBERGLASS / FOAM Location WALLS / UNDER 1ST FLOOR
- ☐ ☒ ☐ 29. Rot and water damage problems? If yes, explain: _____
- ☐ ☒ ☐ 30. Water drainage problems? If yes, explain: _____
- ☐ ☒ ☐ 31. Are asbestos containing insulation or building materials present? If yes, location _____
- ☐ ☒ ☐ 32. Is lead paint present? If yes, location _____
- ☐ ☒ ☐ 33. Is lead plumbing present? If yes, location _____

- ☐ ☒ ☐ 34. Has test for radon been done? If yes, attach copy of report. State whether a radon control system is in place, or whether a radon control system has been in place in the previous twelve months. If yes, explain. _____
- ☐ ☒ ☐ 35. Does the property include any leased items? If yes, explain. (Items to be listed include, but are not limited to: propane fuel tanks, water heaters, major appliances, alarm systems and solar devices.) _____
- ☐ ☒ ☐ 36. Is the property subject to any types of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain. _____

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

I. Seller's Certification

To the extent of the Seller(s) knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the Seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 50 MAY 2014 Seller [Signature] Seller EDWARD A. KOBIARSKY
 {Signature} {Type or Print}

Date 5/30/14 Seller [Signature] Seller PEGGY A. KOBIARSKY
 {Signature} {Type or Print}

II. Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of Section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the department of public safety.

VI. Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

Date _____ Buyer _____ Buyer _____
 {Signature} {Type or Print}

Date _____ Buyer _____ Buyer _____
 {Signature} {Type or Print}

Stonington

Connecticut



Government

Government Form: Selectman-Town Meeting				Annual Debt Service (2011)		\$4,578,759
				As % of Expenditures		8.2%
Total Revenue (2011)	\$56,632,935	Total Expenditures (2011)	\$55,504,848	Eq. Net Grand List (2009)	\$4,108,445,566	
Tax Revenue	\$48,623,139	Education	\$33,491,085	Per Capita	\$222,294	
Non-tax Revenue	\$8,009,796	Other	\$17,435,004	As % of State Average	147%	
Intergovernmental	\$4,841,276	Total Indebtness (2011)	\$31,140,963	Date of Last Revaluation (2011)		
Per Capita Tax (2011)	\$2,631	As % of Expenditures	56.1%	Moody's Bond Rating (2011)	Aa1	
As % of State Average	104.2%	Per Capita	\$1,685	Actual Mill Rate (2011)	15.43	
				Equalized Mill Rate (2011)	11.81	
				% of Grand List Com/Ind (2009)	14.9%	

Housing/Real Estate

<i>Housing Stock (2012)</i>	Town	County	State	Owner Occupied Dwellings (2011)	5,581	74,325	937,339
Existing Units (total)	9,112	120,185	1,481,396	As % Total Dwellings	62%	62%	63%
% Single Unit	70.7%	68.5%	64.4%	Subsidized Housing (2012)	365	12,166	161,379
New Permits Auth. (2012)	27	291	4,669	<i>Distribution of House Sales (2010)</i>			
As % Existing Units	0.30%	0.24%	0.32%	Number of Sales			
Demolitions (2012)	3	39	955	Less than \$100,000	17	157	1,114
House Sales (2010)	131	1,346	17,157	\$100,000-\$199,999	14	449	5,005
Median Price	\$312,250	\$215,000	\$246,000	\$200,000-\$299,999	33	377	4,614
Built Pre 1950 share (2011)	38.0%	30.8%	30.6%	\$300,000-\$399,999	24	180	2,589
				\$400,000 or More	43	183	3,835

Labor Force

<i>Place of Residence (2012)</i>				<i>Connecticut Commuters (2010)</i>			
	Town	County	State	Commuters into Town from:	Town Residents Commuting to:		
Labor Force (Residence)	10,152	147,124	1,879,473	Stonington	1,673	Stonington	1,673
Employed	9,530	134,657	1,722,407	Groton	1,039	Groton	1,652
Unemployed	622	12,468	157,074	Ledyard	358	New London	607
Unemployment Rate	6.1%	8.5%	8.4%	North Stonington	337	Ledyard	492
<i>Place of Work (2012)</i>				New London	269	Norwich	235
# of Units	757	6,970	111,933	Waterford	219	Montville	222
Total Employment	7,131	122,866	1,628,028	Norwich	186	Waterford	218
2000-'12 AAGR	-0.1%	-0.2%	0.2%	East Lyme	157	Hartford	140
Mfg Employment	815	13,850	165,206	Montville	137	North Stonington	106
				Griswold	105		

Other Information

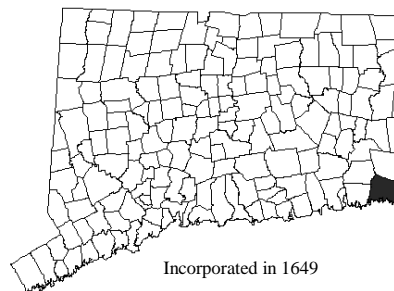
<i>Library (2011)</i>			<i>Families Receiving (2013)</i>		<i>Residential Utilities</i>		
Public web computers	16		Temporary Assistance	96	Electric Provider		
Circulation per capita	3.1		<i>Population Receiving (2013)</i>		Connecticut Light & Power		
			Food Stamps	1495	(800) 286-2000		
<i>Crime Rate (2011)</i>	Town	State	<i>Distance to Major Cities</i>	<i>Miles</i>	Gas Provider		
Per 100,000 Residents	1,786	2,234	Hartford	49	Yankee Gas Company		
			Boston	80	(800) 989-0900		
			New York City	117	Water Provider		
			Providence	40	CT Water Company/Aquarion Water Compan		
					(800) 732-9678		
					Cable Provider		
					Comcast/Groton-Thames Valley Communicat		
					860-445-8116		

Stonington, Connecticut

CERC Town Profile 2013

Town Hall
P.O. Box 352
Stonington, CT 06378
(860) 535-5050

Belongs to
New London County
LMA Norwich - New London
Southeast Economic Dev. Region
Southeastern Connecticut Planning Area



Incorporated in 1649

Demographics

<i>Population (2011)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2011)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
2000	17,906	259,088	3,405,565	White	17,418	225,661	2,796,198
2010	18,497	272,360	3,545,837	Black	179	14,833	347,941
2011	18,482	272,891	3,558,172	Asian Pacific	194	11,566	135,435
2020	18,626	279,893	3,690,997	Native American	37	1,606	8,104
'11-'20 Growth / Yr	0.1%	0.3%	0.4%	Other/Multi-Race	654	19,225	270,494
				Hispanic (any race)	503	22,261	463,407
Land Area (sq. miles)	39	666	4,845	<i>Poverty Rate (2011)</i>	5.1%	7.7%	9.5%
Pop./ Sq. Mile (2011)	478	410	734	<i>Educational Attainment (2011)</i>			
Median Age (2011)	45	40	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2011)	7,798	107,115	1,360,115	High School Graduate	3,621	27%	678,312
Med HH Inc. (2011)	\$75,972	\$67,010	\$69,243	Associates Degree	952	7%	176,216
				Bachelors or More	6,008	45%	861,770
<i>Age Distribution (2011)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	543 3%	1,463 8%	551 3%	2,845 15%	2,133 12%	1,531 8%	9,066
Female	425 2%	1,433 8%	656 4%	2,821 15%	2,077 11%	2,004 11%	9,416
County Total	15,032 6%	44,780 16%	26,737 10%	92,272 34%	55,872 20%	38,198 14%	272,891

Economics

<i>Business Profile (2012)</i>	<i>Units</i>	<i>Employment</i>	<i>Top Five Grand List (2012)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>					
Total - All Industries	757	7,131	LCS-Westminster Partnership	\$29,270,959	1.1%
23 Construction	69	268	Connecticut Light & Power	\$28,727,338	1.1%
31 Manufacturing	35	815	Aquarion Water	\$14,345,502	0.6%
44 Retail Trade	114	871	Davis Standard LLC	\$13,801,000	0.5%
62 Health Care and Social Assistance	53	825	VIII-HII White Hall Mansion Ave LLC	\$11,558,032	0.4%
71 Arts, Entertainment, and Recreation	28	834	Net Grand List (2012)	\$2,592,616,626	
72 Accommodation and Food Services	85	1,340	<i>Top Five Major Employers (2012)</i>		
Total Government	24	713	Davis-Standard	Mystic Seaport	
			Mashantucket Pequots	Mystic Aquarium	
			Town of Stonington		

Education

<i>2010-2011 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test Percent Above Goal</i>					
			<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>	
Total Town School Enrollment	2,566	548,313	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>
Most public school students in Stonington attend Stonington School District, which has 2,491 students.			Reading	72 63	76 76	86 75		
			Math	66 67	70 72	78 67		
			Writing	67 67	57 65	77 65		
			<i>Average SAT Score</i>					
<i>For more education data see:</i>	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	<i>Average Class Size</i>		<i>Town</i>	<i>State</i>	
http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx	Elementary:	3.0	4.1	Grade K	15.4	Grade 2	20.1	Reading 524 502
	Middle:	2.8	2.7	Grade 5	20.9	Grade 7	23.1	Writing 520 506
	Secondary:	1.7	2.9	High School	25.3	Math	517	506

Document Vault- (Listing Agent)

Contact your agent to obtain the following

- 1) A personal showing of the property
- 2) Covenants & Restrictions
- 3) Septic As-Built
- 4) Well drilling application and completion
- 5) Flood Insurance Declaration
- 6) Warranty Deed
- 7) CL&P Easement

