

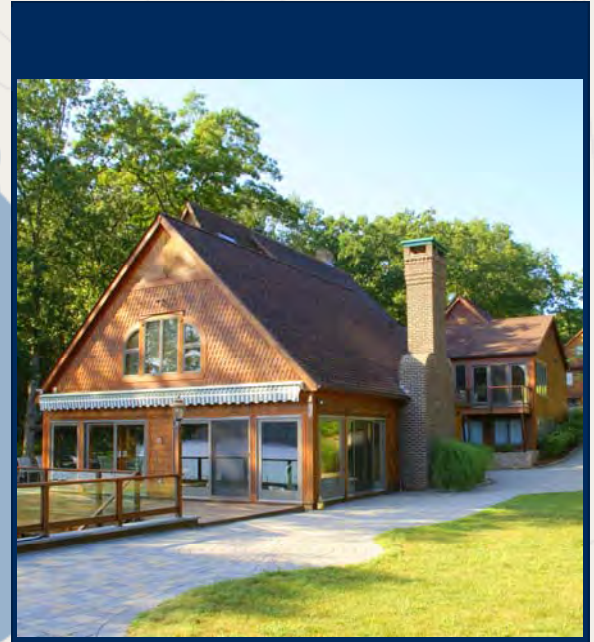
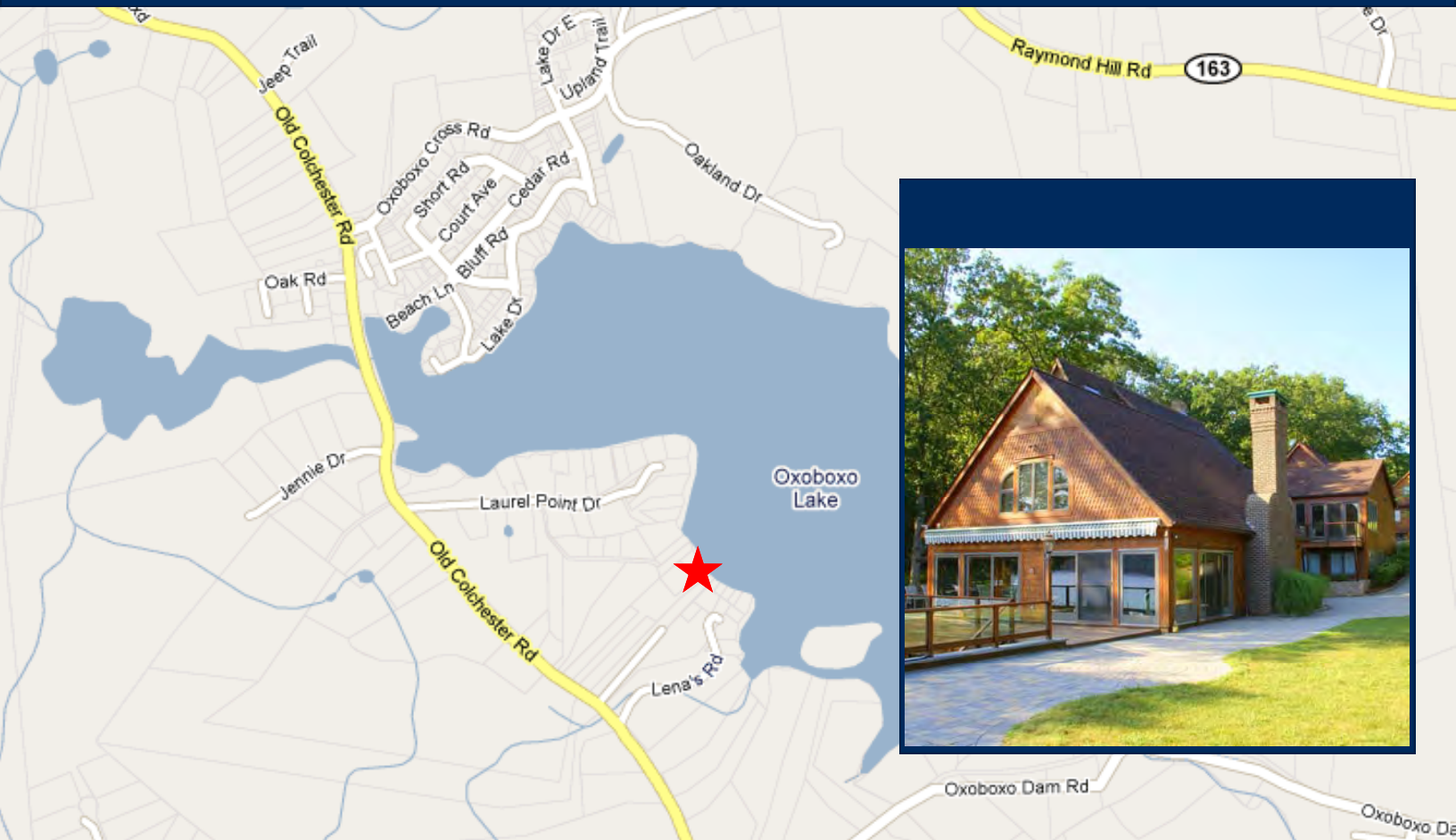
PROPERTY OFFERING

**1439 Old Colchester Rd
Oakdale, CT**





The Lake House ~ Oxoboxo Lake



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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Oxoboxo Lake Overview ~ The Lake House

Permitted Activities



- Private Lake
- Depth = 6-25 ft
- 180 Acres of H₂O surface area
- 1 Mile in length
- 600 yards wide
- Only 75 waterfront homes on the lake
- Dam Controlled by Smurfit container





Aerial Views ~ The Lake House



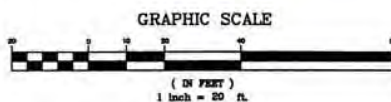
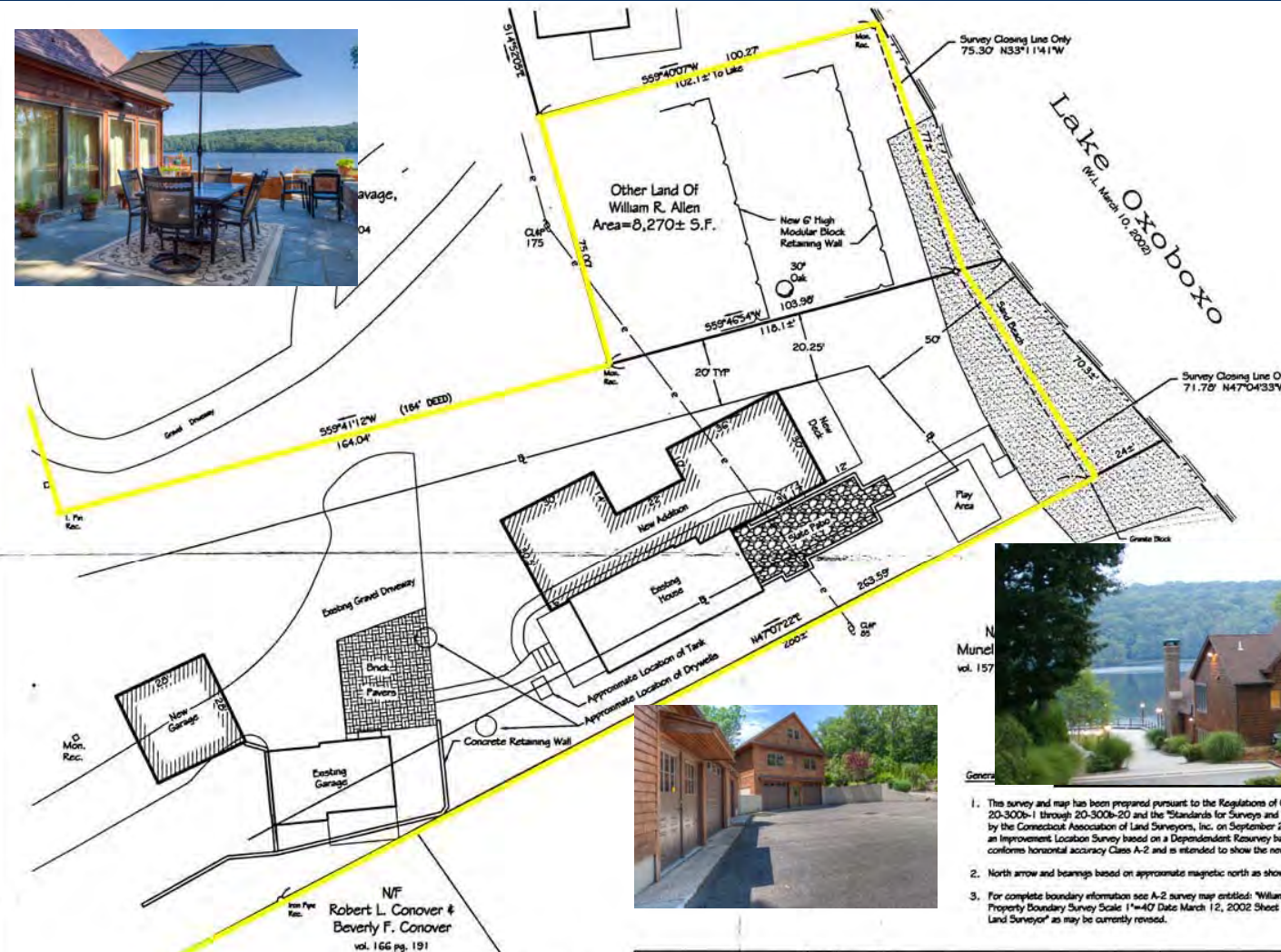
This property is located in the [Mystic Country](#) portion of Southeastern CT.



Improvement Survey ~ The Lake House



1. The survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies sections 20-300(b) 1 through 20-300(b)-2 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. It is a Property Survey Map. It is a Improvement Location Survey Map. It is a Boundary Survey Map. It is a Survey Map. It is a Survey Map. It is a Survey Map. It conforms horizontal accuracy Class A-2 and is intended to show the new structures.
2. North arrow and bearings based on approximate magnetic north as shown on map referenced in note 2A.
3. For complete boundary information see A-2 survey map entitled "William R. Allen Old Colchester Road Montville, CT Property Boundary Survey Scale 1"=40 Feet March 12, 2002 Sheet 1," by James Donahue, LLS Professional Engineer, Land Surveyor, who may currently reside:



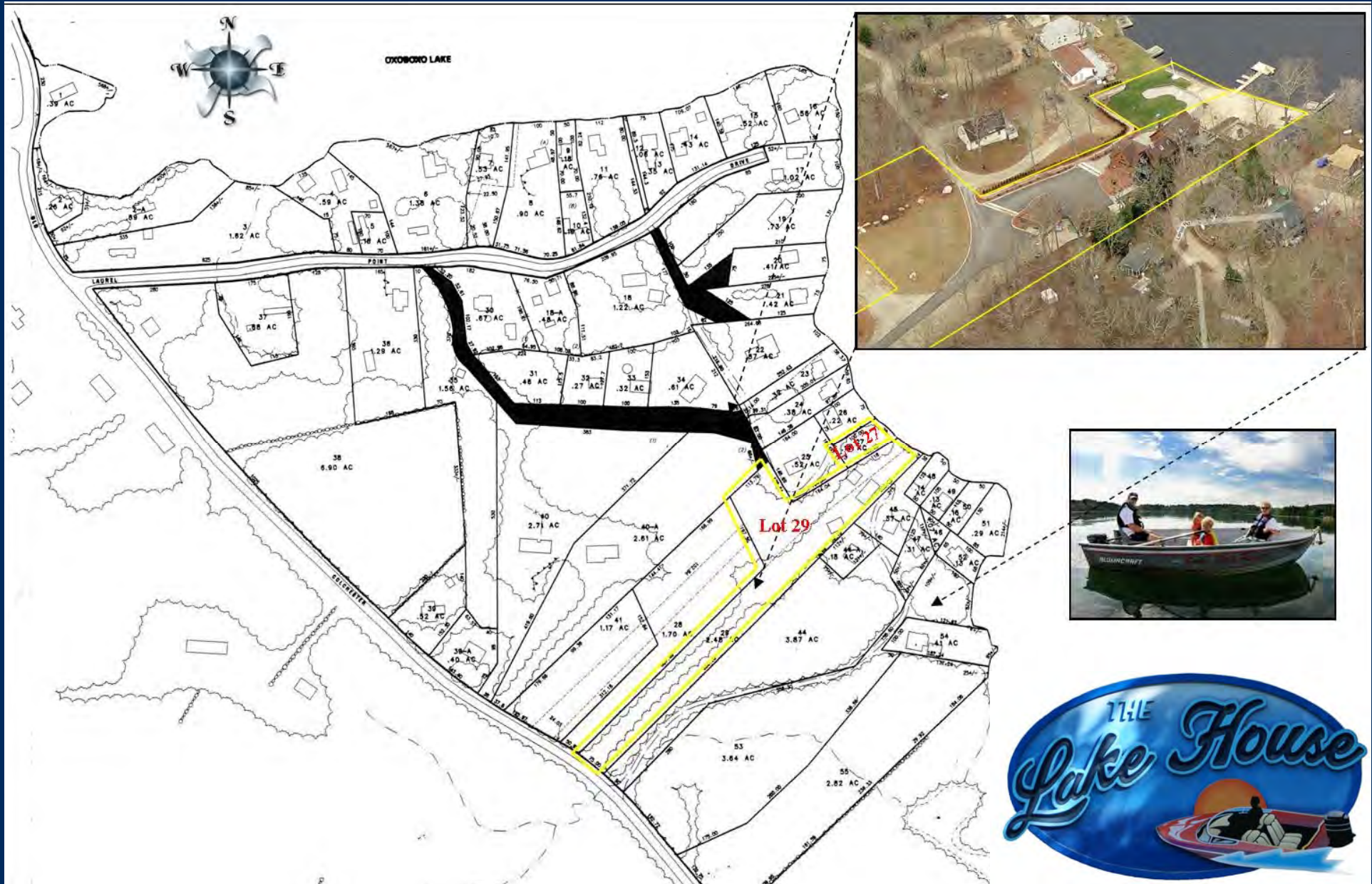
To my knowledge and belief this map is substantially correct as noted hereon.

James Bernard
Not valid unless embossed metal affixed hereon
LLS #70121
3/31/04
Date

						WILLIAM R. ALLEN 1439 OLD COLCHESTER ROAD MONTVILLE, CT										
3	3/31/04	ADDITION ADDED			JB	IMPROVEMENT LOCATION SURVEY NEW BUILDINGS & ADDITIONS										
2	11/20/02	GARAGE & ADDITION ADDED			JB											
1	4/7/02	CABANA REVISED			JB											
REV	DATE	DESCRIPTION			BY	<table border="1"><tr><td>SCALE:</td><td>1"=20'</td><td>DESIGN:</td><td>XXX</td><td>SHEET:</td><td rowspan="2">1 OF 1</td></tr><tr><td>DRAWN:</td><td>JB</td><td>PROJECT:</td><td>ALLEN</td></tr></table>	SCALE:	1"=20'	DESIGN:	XXX	SHEET:	1 OF 1	DRAWN:	JB	PROJECT:	ALLEN
SCALE:	1"=20'	DESIGN:	XXX	SHEET:	1 OF 1											
DRAWN:	JB	PROJECT:	ALLEN													
James Bernardo, LLS Professional Land Surveyor 1 MacKenzie Road - Waterford, Connecticut 06095																



Tax Map ~ The Lake House



THE LAKE HOUSE 1439 Old Colchester Rd

MLS® #E264178

8 Bedroom, 6.50 Bathroom, 6,500 sqft
Residential on 2.6 Acres

Oxoboxo Lake Montville, CT

The Lake House - \$1,736,988 cost to replicate this property. Stunning luxury home built for entertaining. Home built to host at least two groups of people as it has two master bedrooms, two kitchens and multiple separate entrances. Lifestyle property.

Built in 2005

Financials

Assessed Value	\$863,760
Mill Rate	29.33
Taxes	\$25,100

Marketing History

Current Price	\$999,886
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Floorplan

Total Rooms	12
Levels	4
Bedrooms	8
Bathrooms	6.50
Laundry Room Location	UPPER
Basement	Partial Basement With Walk-Out
Attic	None
In-law Access	First Floor
Family Room	25X20



2nd Bedroom	29X29
3rd Bedroom	16X14
4th Bedroom	15X12

Interior Features

Fireplaces	1
Flooring	Wood, Tile, Carpet
Well appointed features	Granite Countertops, French Door, Wet Bar, Open Floor Plan



Mechanicals

Cooling System	Combo
Heat Type	Warm Air
Fuel Type	Oil
Water Source	Private Well
Sewage System	Septic
Hot Water Source	Electric
Amps	200

Exterior Features

Garages	Detached
Driveway	Paved
Siding	Cedar
Exterior Features	Outbuilding, Balcony

Location/Land

Waterfront	Y
Waterfront Description	Lake, Dock, Beach, Frontage
Zoning	R-80
Acreage	2.67
Lot Dimensions	1000X150
Lot Description	Professionally Landscaped, View



Exterior Photo Highlights

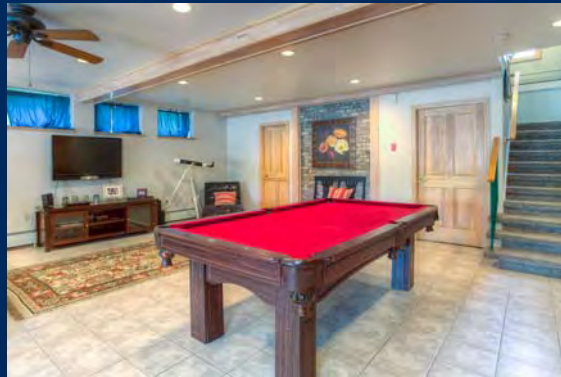
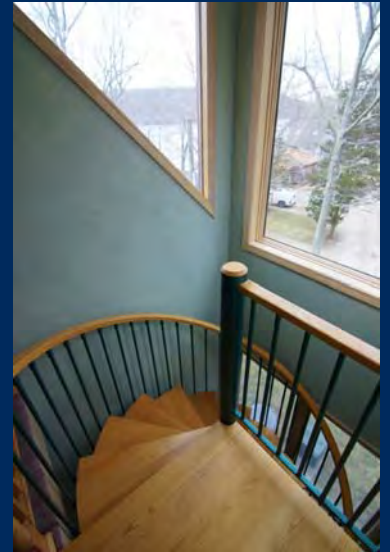


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Interior Photo Highlights



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Seller Questionnaire

History of the Home:

I purchased the cottage in 1996 . At that time it was a small run down place. My family summered there that year and in September I decided that we wanted more. Plans were drawn and the cottage was torn down to the foundation. We built a new home. We had three children and five grandchildren to enjoy this home and that is exactly what they did.

Again the needs changed and we added on. This time it was to design a section of the house for one floor living. This is the section which overlooks the lake with a panoramic view, large sliding doors and plenty of indoor and outdoor areas to entertain your family and friends.

What do you love about it?

The lake is very peaceful and private. You could be on the lake during holidays and be the only one there. The lake is great for clean water to swim in water skiing, (even barefoot), and boating with or without motors. The lake is surrounded by private homes which make it a wonderful safe place for tubing and other water sports for children. It is a great place for a family to summer or live year round.

What will you remember?

The peace and quiet of the lake, warm summer nights and watching people have a good time.

What is the most beautiful thing about your home?

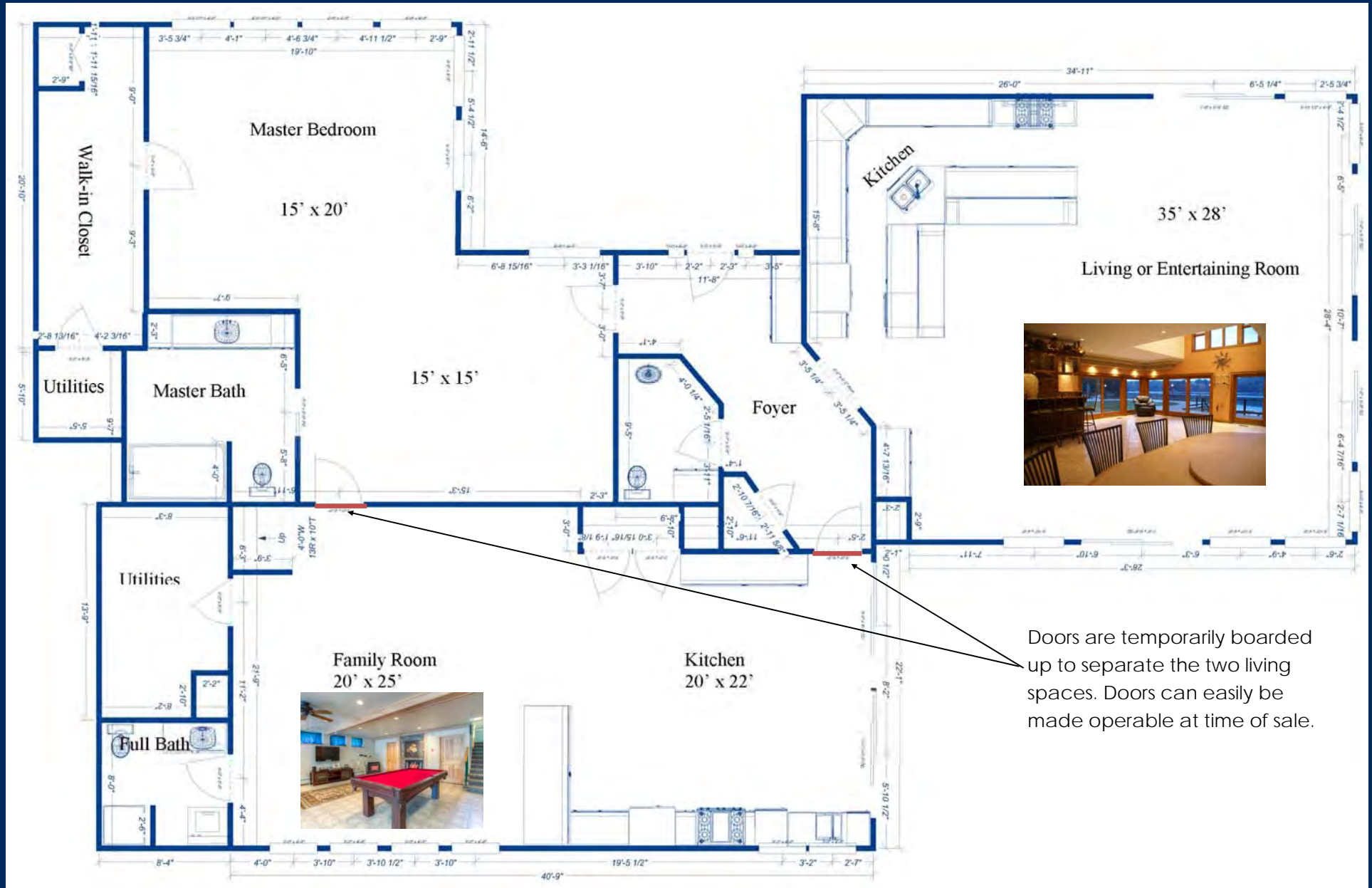
The comfort level, the layouts, the views of the lake, the colorful Autumn leaves across the lake, the large entertaining kitchen, open living areas, and the many bedrooms to accommodate family and guests.

What types of events have you held at the home?

We have hosted large parties in excess of 150 people such as birthdays, graduations, weddings, political functions, and three times we had fireworks events.

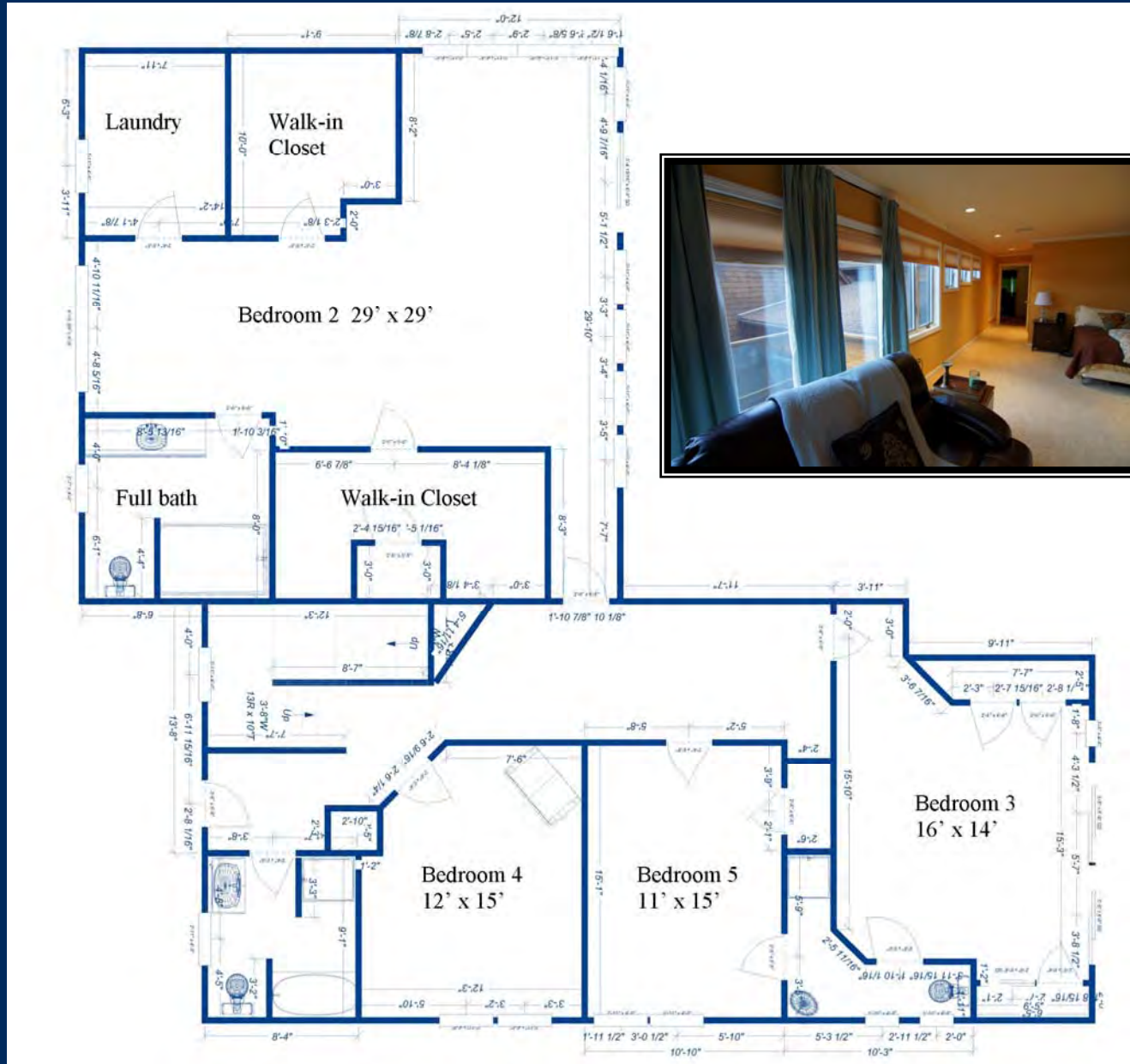


First Level Floor Plan ~ The Lake House



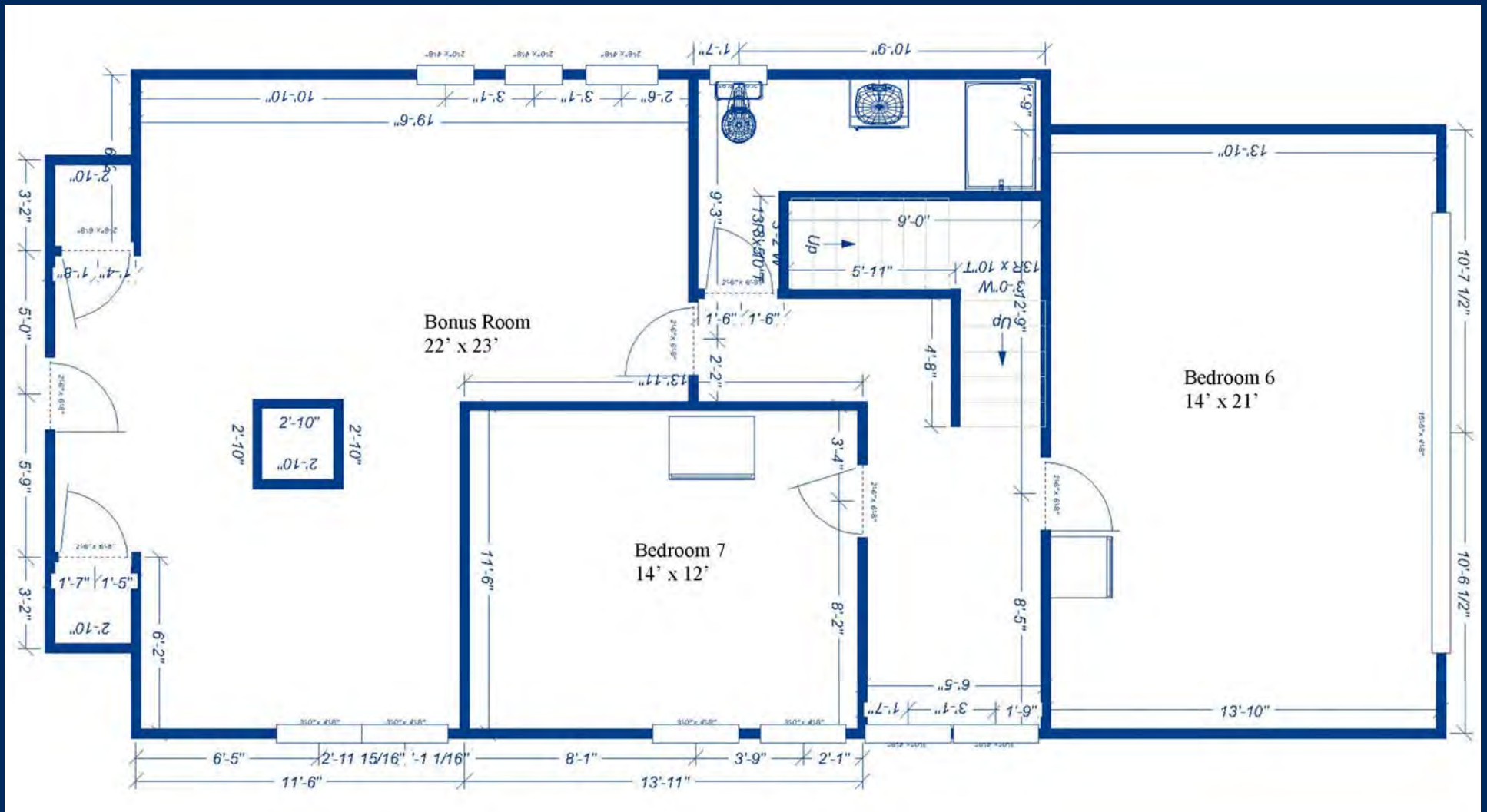


Second Level Floor Plan ~ The Lake House



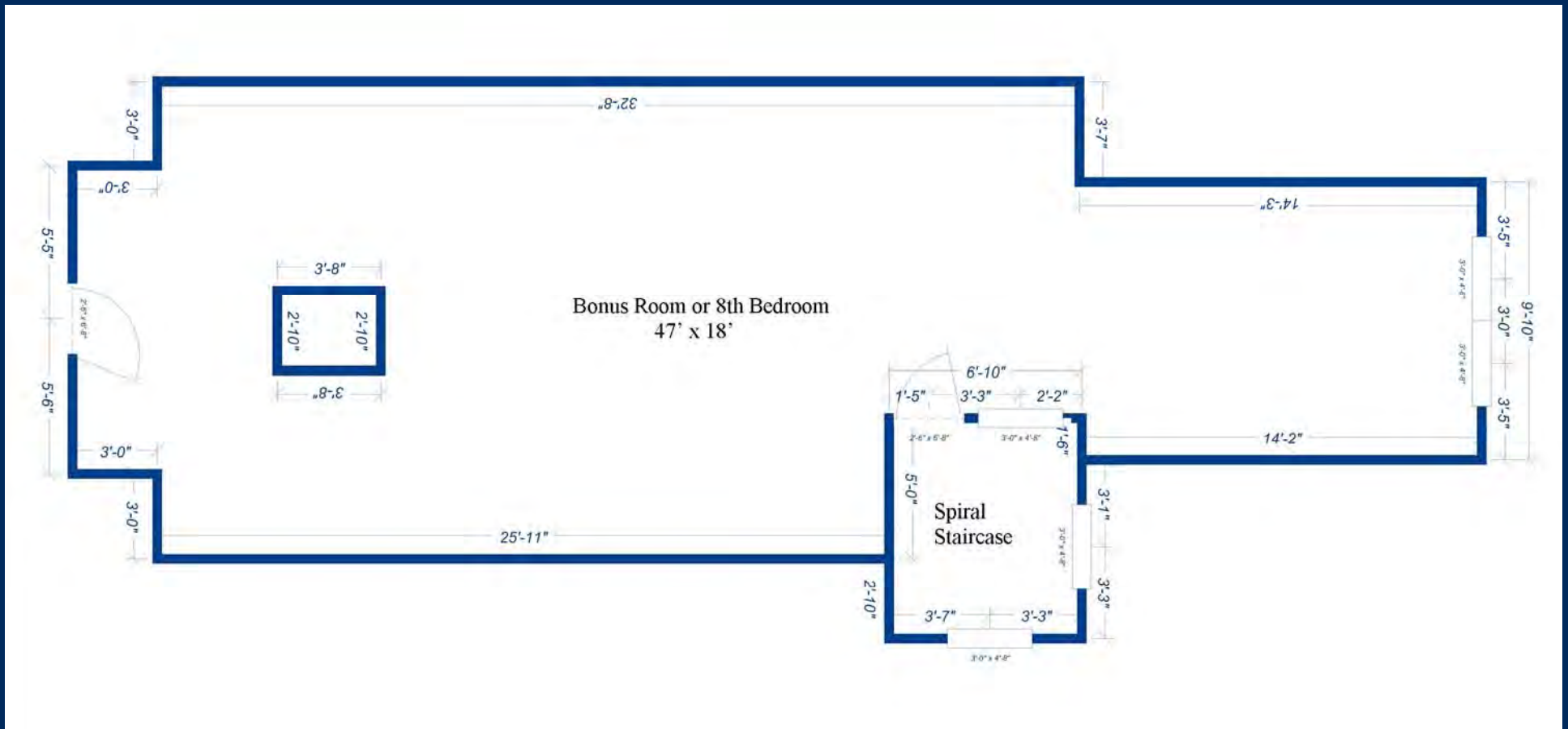


Third Level Floor Plan ~ The Lake House





Fourth Level Floor Plan ~ The Lake House





Cost to Construct

Item	Cost	Totals
Land (three parcels)	\$235,000.00	\$235,000.00
Surveying	12,000.00	12,000.00
Excavation (road)	8,500.00	8,500.00
Gravel, Bituminous Driveway	15,900.00	15,900.00
Retaining Walls, Drainage	65,000.00	65,000.00
Landscaping, Loam, Fill	48,900.00	48,900.00
Driveway Pavers	31,900.00	31,900.00
Exterior Lighting	11,200.00	11,200.00
Garages, 4 Bays & Room Above	52,000.00	52,000.00
Excavation, Backfilling (House)	18,000.00	18,000.00
Foundation, Footings, Slabs	36,800.00	36,800.00
Rough Framing Shell L/M	205,000.00	205,000.00
Window, Doors L/M	68,750.00	68,750.00
Cedar Siding, Trim, Stain L/M	81,400.00	81,400.00
Doors, Trim, Baseboard, Moldings, L/M	43,400.00	43,400.00
Sheetrock, Tape, Paint Walls & Ceilings	65,940.00	65,940.00
Insulation Ceiling, Walls	13,900.00	13,900.00

MECHANICALS

Electrical Fixtures	23,800.00	23,800.00
H.V.A.C. (Half Side)	28,900.00	28,900.00
Electrical (200 AMP) Finish/Rough	32,800.00	32,800.00
Boilers (2)	17,500.00	17,500.00
Plumbing Rough	\$ 16,250.00	\$ 16,250.00
Plumbing Finish	11,400.00	11,400.00
Ceramic Tile Showers (2) (Doors)	25,400.00	25,400.00
Septic Tank, Drywells	15,900.00	15,900.00
Utilities Hookup	12,500.00	12,500.00
Well, Pumps, Lines	11,500.00	11,500.00
Buried Propane Tank, Lines	12,400.00	12,400.00
Cabinets, Granite, Corian Tops	82,000.00	82,000.00
Vanities	12,500.00	12,500.00
Masonry, Chimneys	28,000.00	28,000.00
Appliances	11,200.00	11,200.00



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Cost to Construct (Cont.)

FINISH FLOORING

Tile, Hardwood, Carpet	39,000.00	39,000.00
Decks, Porches, Landings	29,400.00	29,400.00
Fencing, Glass, Finish	11,200.00	11,200.00
Retractable Awning	7,500.00	7,500.00
Exterior Slate Patio, Masonry	27,500.00	27,500.00

GENERAL CONDITIONS

Portolets	12 @ 109.00	1,308.00
Insurance	12 months	16,600.00
Building Permits		12,400.00
Plans Specs		15,000.00

Clean Up Daily	\$	10,500.00
Dumpsters (15 @ 485.00)		7,275.00

