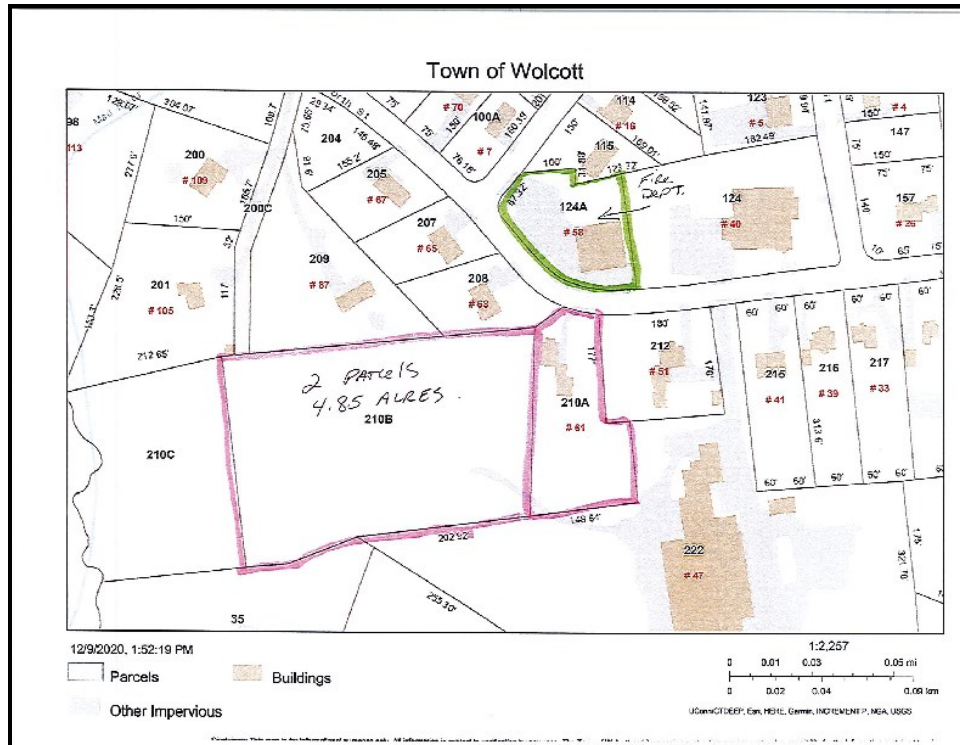


FOR SALE

**61 North Street
Wolcott, CT**



2 ABUTTING PARCELS OF LAND COMPRISED OF 4.85 +/- ACRES

- 61 North Street is a single family home with 1.38 +/- acres
- Abutting parcel is raw land containing 3.47 +/- acres
- Property is located directly across The Wolcott Volunteer Fire Department Company #2 at 8 North Street.
- Both parcels are available for the combined asking price of \$299,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

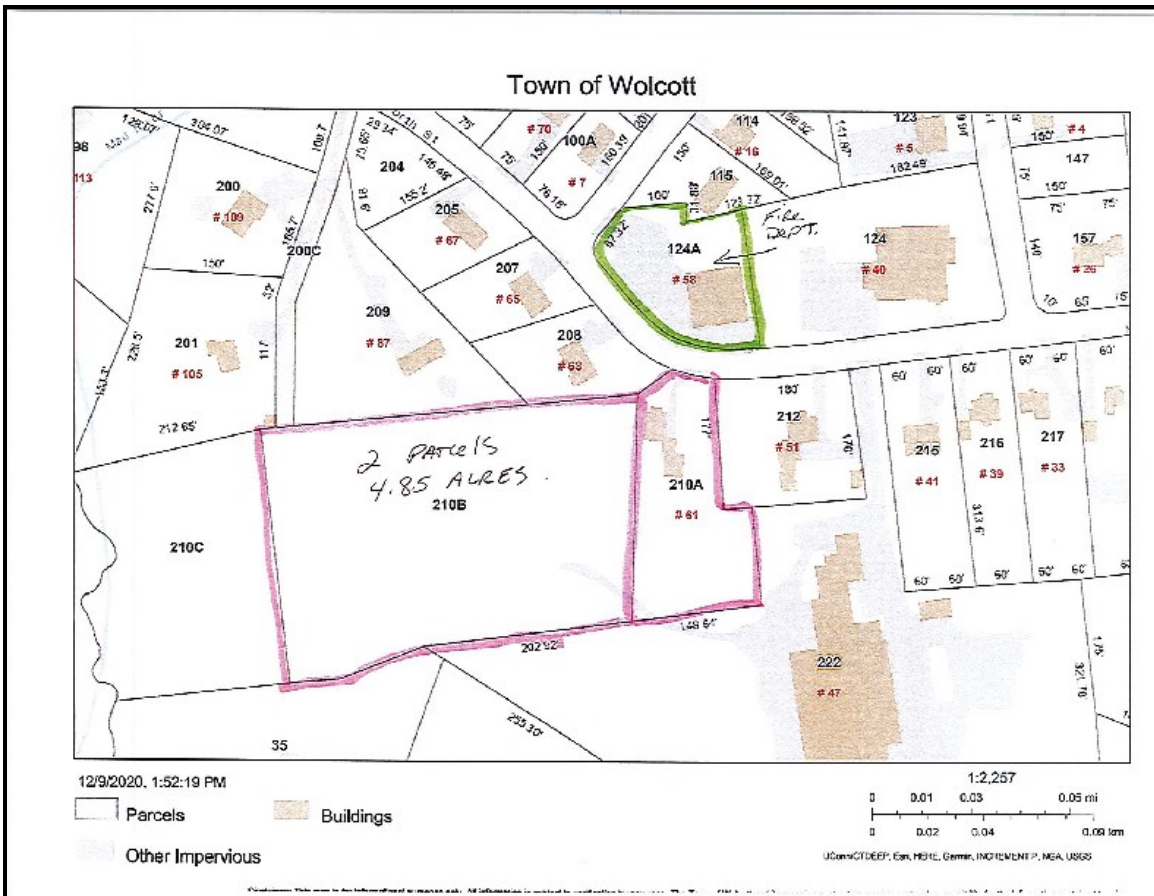
819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com

CONTACT: Gerry Matthews 203-753-5800
Email: gdmattews@snet.net

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	61 North Street		
CITY, STATE	Wolcott, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	1,435 SF+/- living space	Type of heat	Steam
Basement Area	768 SF+/-	Heat Fuel	Oil
Basement Access	Interior & Exterior	TAXES	
Stories	1.65	Total Assessment	\$155,230.00
Exterior construction	Vinyl Siding	Total Taxes	\$5,144.32
Foundation	Concrete Block		
Interior construction	Panel / Hardwood Floors	OTHER	
Bedrooms	3	Total acres	4.85 +/- Total acres
Full Bathrooms	2	Zoning	R-30 and R-40
Garage	Yes	Assessed Value - House	1.38 +/- acres \$121,560
Roof	Gable / Arch Shingles	Assessed Value - Parcel Land	3.47 +/- acres \$33,670
Year Built	1947	TERMS	
UTILITIES		Sales price	Combined \$299,000.00
Sewer			
Water			
Gas			



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MATTHEWS COMMERCIAL PROPERTIES
203-753-5800 FAX 203-574-3875

2 PATEL'S
4.85 ACRES
210B

200C

210C

124A #58

124 #40

210A #81

210B

210C

200C

200 #100

201 #105

202 #102

203 #103

204 #104

205 #105

206 #106

207 #107

208 #108

209 #109

210 #110

211 #111

212 #112

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Parcels

Buildings

1:2,257

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0 0.02 0.04 0.06 km

UConn/IDEEP, Ean, HEHE, Gemin, INCREMENT P, NEA, USGS

Grandchildren: While some in this category appear to remain in the U.S. (e.g., 100% of 1st generation children of 1st generation immigrants), others appear to be assimilated by the second and/or third generation (e.g., 100% of 2nd generation children of 1st generation immigrants).