

[23 Thimble Farm Rd, Branford, CT 06405-5641](#)

MLS: N10103490 PropType: Residential - Single Family Price: \$899,000
 Status: Active County: New Haven
 Subdv: Town/City: Branford Neighborhood Branford (94)



BR/FB/HB: 5/3.1 #FP: 1 # Rms: 11
 PAR ID: 1070485
 Style: Contemporary Color:
 SqFt: 3,977 SqFt Below Grade: /Town Records
 Yr Bilt/Desc: 1961/Town Records New Const: No
 Acres: 0.4/Public Records Lease Purch: No
 Waterfront: No Adult 55+: No
 Flood Zone: Gated Com: No Horse Prop: No
 ADOM: 55

Property Information

Property Mgt Co: Phone: PUD: No [MLS#:N10103490](#)
 Waterfront Desc: Beach Rights, View, Walk To
 Assessed Value: \$673,800 Taxes: \$18,145 HOA: No
 Mill Rt: 26.93 Other Taxes: No Tax Phs In: No
 Elementary Schl: Mary T. Murphy Middle: PBOE
 Junior High Schl: PBOE Sr High: Branford
 Photo Srvc Req/Opt: No

Remarks: Wonderful opportunity in Pine Orchard! Located steps to private assoc beach, with waterviews. Large, updated, open kitchen w/brand new SS appliances, granite counters, 2 full size refrigerators. Formal living room w/gas fp and den w/walk-out to patio. Huge 2 level master w/spa tub, deck on both levels w/great seasonal views of Sound. Separate laundry room off master w/huge walk-in closet. Freshly painted inside and out. Two car garage w/room for storage. "3 Season" Lighthouse w/kitchen, bath and loft area! Great views from the top!! Walk to PO Country Club, walking trails, minutes to town center and short ride to New Haven/Yale.

Rooms

Type	Dimension	Level	Description
Kitchen		Main	
Den		Main	
Living Room		Main	Fireplace - Gas log

Main Floor MBRNo
 Laundry Info: Upper Level

Additional Information

Appliances Inc: Dishwasher, Gas Range, Oven/Range, Refrigerator
 AtticYN/Desc: No
 Basement: Crawl Space
 Energy: Ceiling Fan(s), Multi Zone Heat, Thermopane Windows
 Exterior Feat: Deck, Other, Patio, Paved Drive
 Exterior Siding: Clapboard
 Garage/Desc: 2/Attached
 Driveway: Paved
 Interior Feat: Cable - Available, Fireplace, Internet - Available, Sprinkler System
 Lot Desc: Corner, Neighborhood, Water View
 Inlaw Suite/Access: No
 Pool/Type: No

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Utilities

Cooling: None
 Heating: Warm Air
 Hot Water: Natural Gas
 Water: Public Water Connected
 Sewage System: Public Sewer Connected
 Undrgrd Fuel Tank: No
 Radon Mitigation System: Air: No Water: No
 Water Swr Lien: Neither

Fuel Type: Natural Gas
 Fuel Tank Desc: Non Applicable
 Electrical:
 Est Annl Sew Assess:

Tuesday, March 8, 2016

12:32 PM

Prepared By: Ariana Farino