

September 1, 2022

Town of Westport Historic Commission
110 Myrtle Avenue
Westport, CT 06880
Attn: Donna Douglass

Proposed Historic Residential special permit:

Property address: Sharon and Sam Carpenter
48 Treadwell Avenue, Westport, CT

On the Property of 48 Treadwell there exists a one family two and one half story Colonial Revival house built in 1900 with 1,575 sf. of living area. There is also a one and a half story accessory barn structure with 554 sf. area built in 1900.

The first step in the request for renovations begins with restoration of the original clapboard siding on the first level and cedar wood shingles on Second floor with the removal of the Vinyl siding on the entire main house.

House Renovation will consist of:

- New Covered porch (10' x 40') at first floor facing on west side of house.
- New second floor shared bath over existing first floor kitchen at rear of house.
- New two car Garage (583sf.)
- Master Bedroom and Bathroom over the new garage
- Mudroom addition (75 sf.) at area of existing deck connecting new back stair up to second floor and access to new garage.
- New first floor bay addition (50 sf.) for Dining area.
- New stone patio on grade of rear west side of property connecting to covered porch.
- Two new dormer roof windows to match existing original front dormer roof design.

The Barn Renovation:

- The foundation will be shored up and replaced with repairs to wood plank flooring to be restored.
- The original windows will be replaced with insulated glass units to match original detail and style.
- The Roofing will be replaced to avoid any more water leaking issues.
- The East and West siding is an unoriginal patterned asphalt shingles to be removed and replaced with vertical wide barn board siding painted red to match original look.
- The unrelated Garage door will be removed to allow for a small entry door.
- Proposed on car Garage to be a one story addition following the roof lines of barn.
- The first floor will be updated to a small Kitchen and living area
- A new code complying stair to replace existing stair to Loft area
- Upper Floor Loft studio to be structurally repaired and renovated to include a rear addition of new full Bath over existing roof.

ZONE "A"

REFER TO WESTERLY PARCEL ON MAP No. 4124
ON FILE AT THE WESTPORT TOWN CLERK'S OFFICE
AS MAP No. 4124

EXISTING
LOT COVERAGE
HOUSE 171 S.F.
ENCLOSED PORCH 155 S.F.
BARN 554 S.F.
DECK 243 S.F.
STAIRS 18 S.F.
ROOF O.H. 16 S.F.
LANDING 23 S.F.
STAIRS 15 S.F.

TOTAL = 1803 S.F. / 31,306 S.F. = 5.76%

PROPOSED
NEW 1,452 S.F.
251 S.F. TO BE REMOVED
1,191 S.F. NEW
PROPOSED DRIVEWAY 2,184 S.F.

TOTAL 3,975 S.F.
PROPOSED COVERAGE 12.7%

AVERAGE GRADE
 $83.85 + 84.3 + 85.0 + 84.4 + 84.0 = 421.55 / 5 = 84.31'$

EAVE ELV. = 104.65
PEAK ELV. = 114.35
HEIGHT = 30.04'

KINGS HIGHWAY SOUTH

TREADWELL AVENUE

NOW OR FORMERLY LAND OF
ROBERT A. & MARY D. FOSTER

NOW OR FORMERLY LAND OF
VINCENT JOSEPH PENNA



SCALE 1"=20'
0 10 20 40



DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER
THAN THAT WHICH HAS ORIGINALLY INTENDED IS A VIOLATION OF THIS
INFORMATION AND RENDERS THE PREPARING DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY
ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY WHICH BEARS
THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREIN
NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT
THE LICENSED SURVEYORS ORIGINAL STAMP OR IMPRESSED SEAL.

THIS MAP DOES NOT CONSTITUTE EITHER A GUARANTEE OR A RESURVEY
UNDER THE TERMS OF SECTION 9-6 OF THE CONNECTICUT GENERAL STATUTES
AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT
THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE
STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE
CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS
ADOPTED, JUNE 2, 1996, AS AMENDED BY THE CONNECTICUT ASSOCIATION
OF LAND SURVEYORS, INCORPORATED.

Michael L. McElroy
MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
48 TREADWELL AVENUE
PREPARED FOR
SHARON CARPENTER
APRIL 27, 2022 SCALE: 1" = 20'
REV ~~23-2022~~ WESTPORT, CONNECTICUT
BLACK ROCK SURVEYORS
108 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net



EXISTING RESIDENCE
PLANS AND IMAGES

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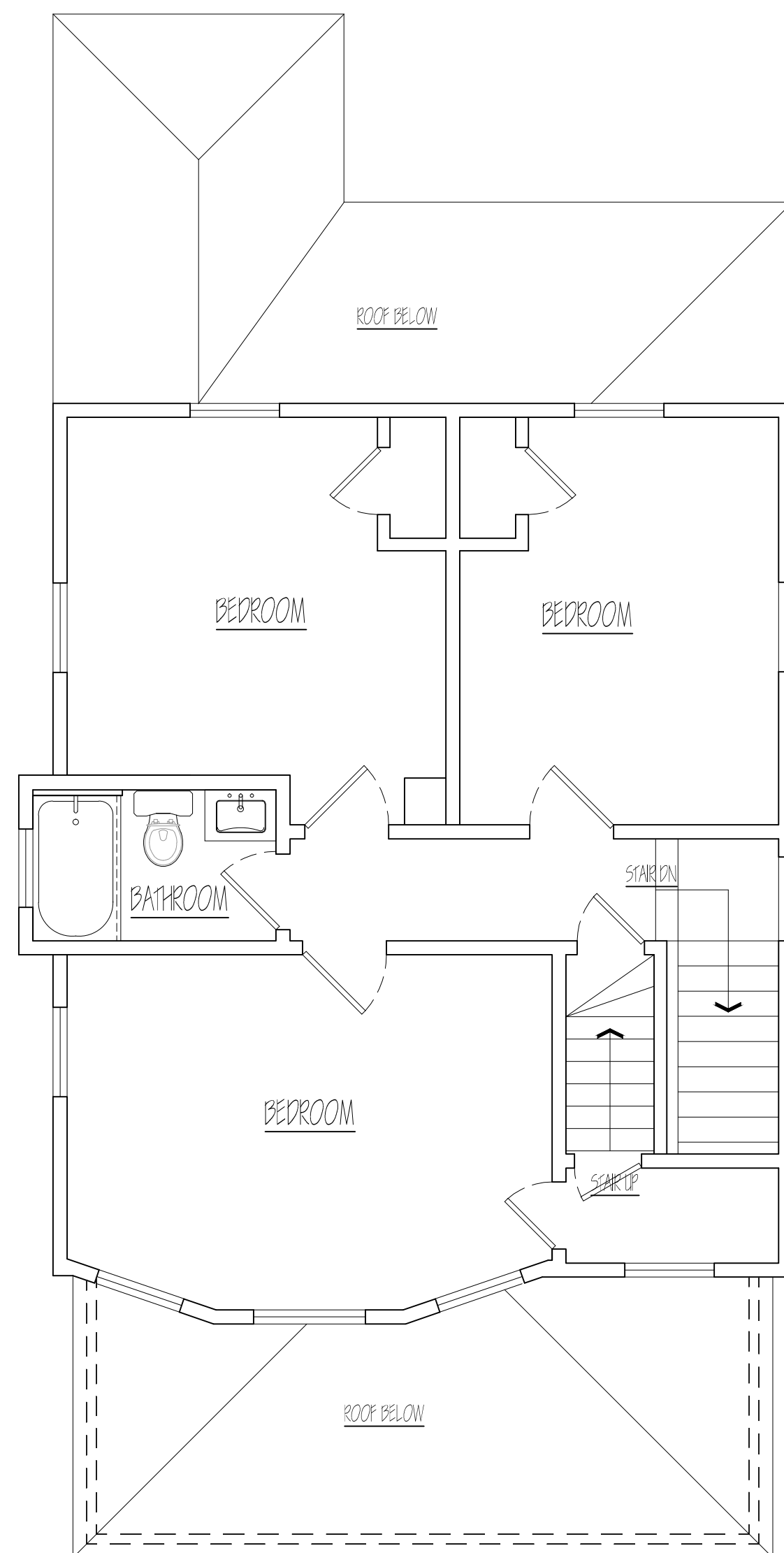
Project:
**ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE**
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	Date:
	08.29.22

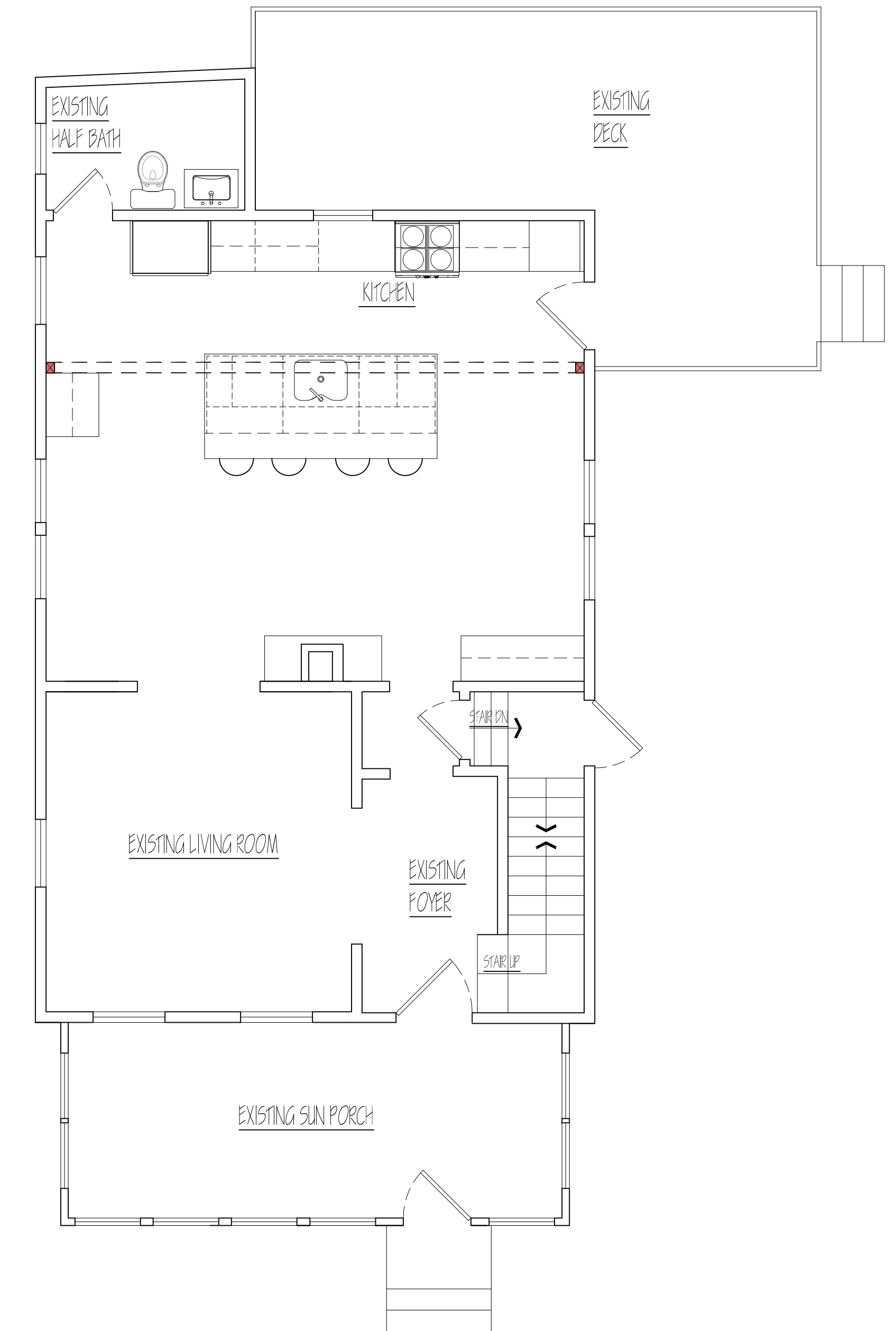
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Proj. No.
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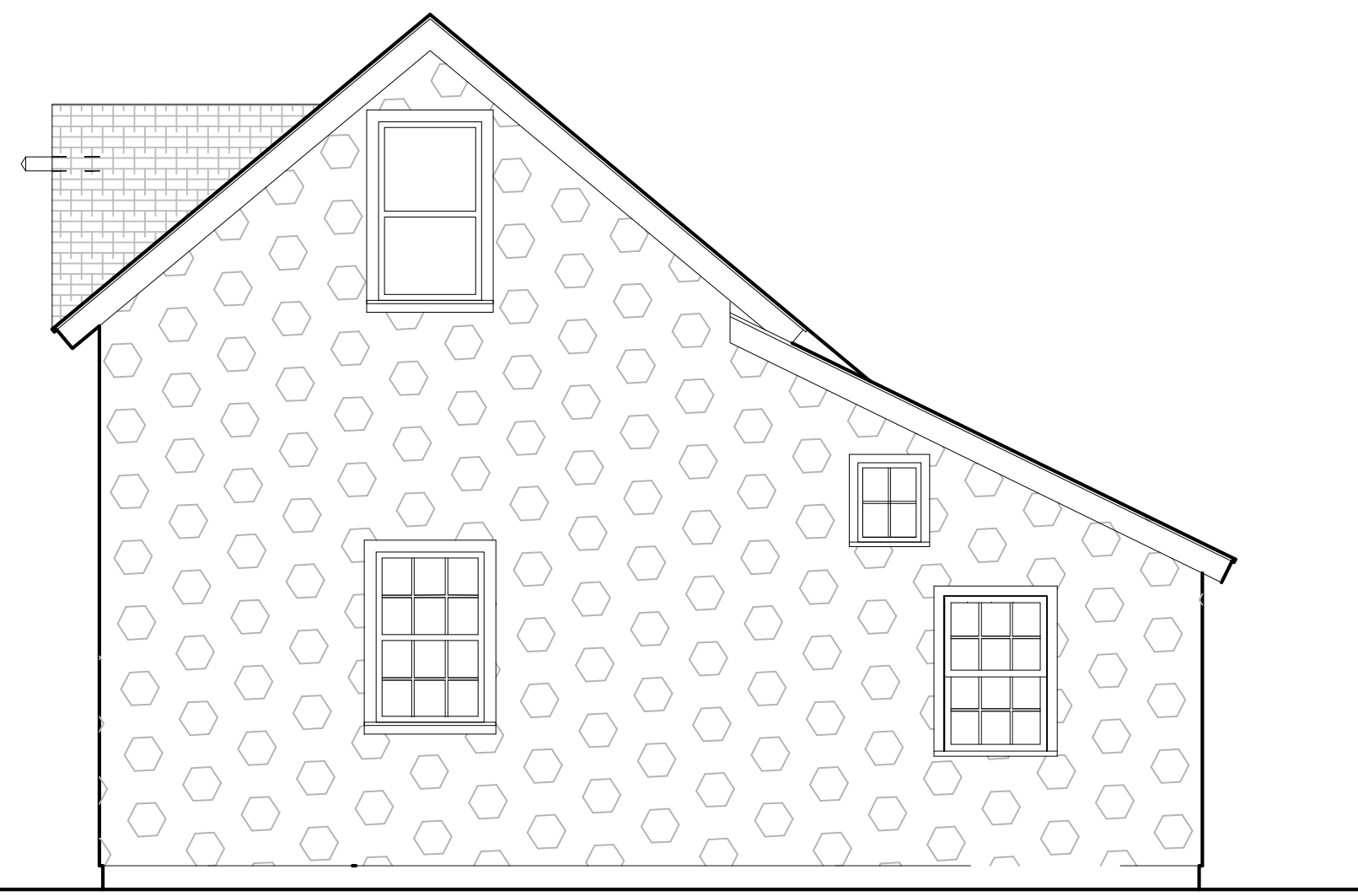
EX-1



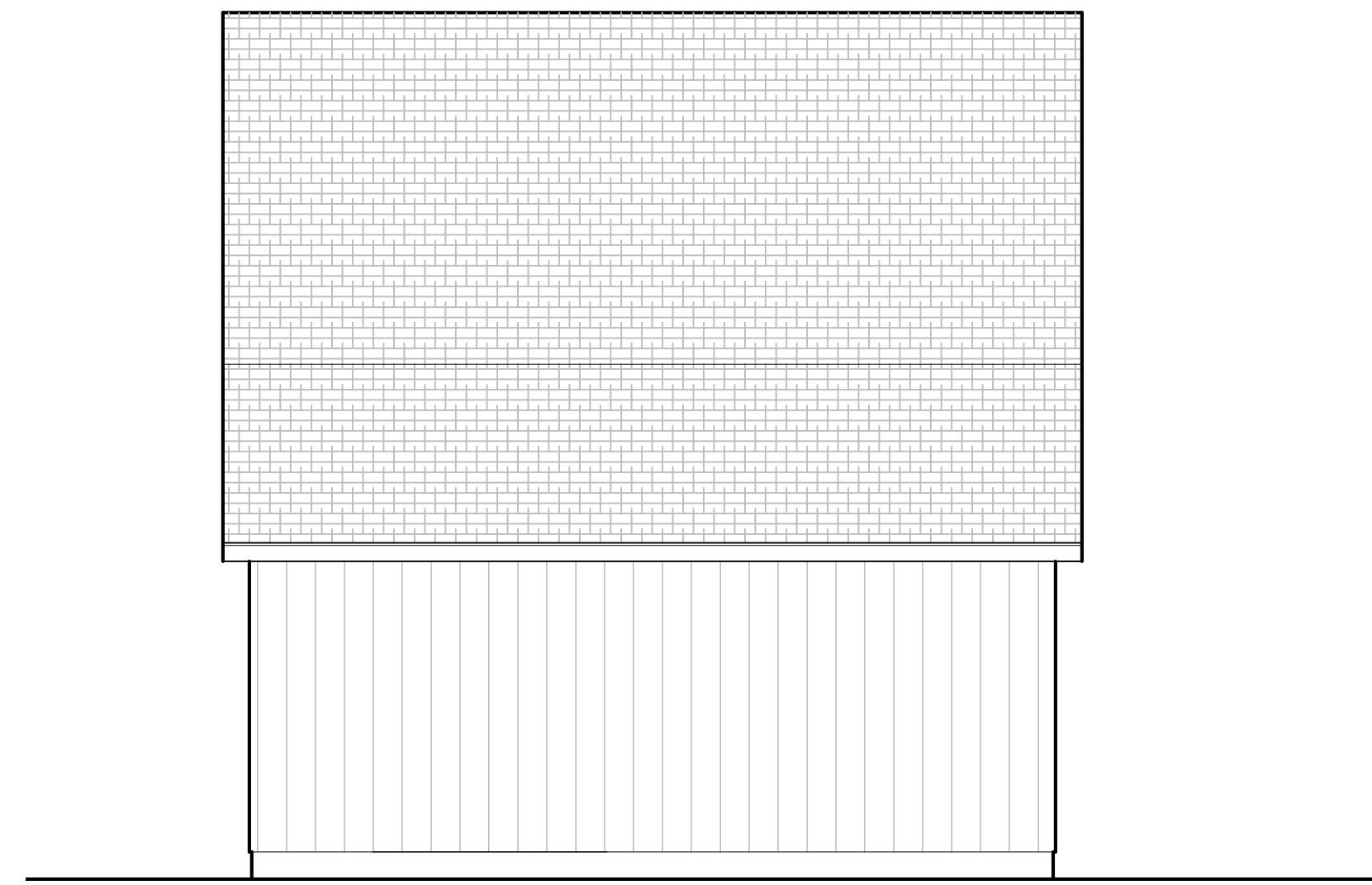
1 EXISTING SECOND FLOOR PLAN
EX-1 SCALE: 1/4"=1'-0"



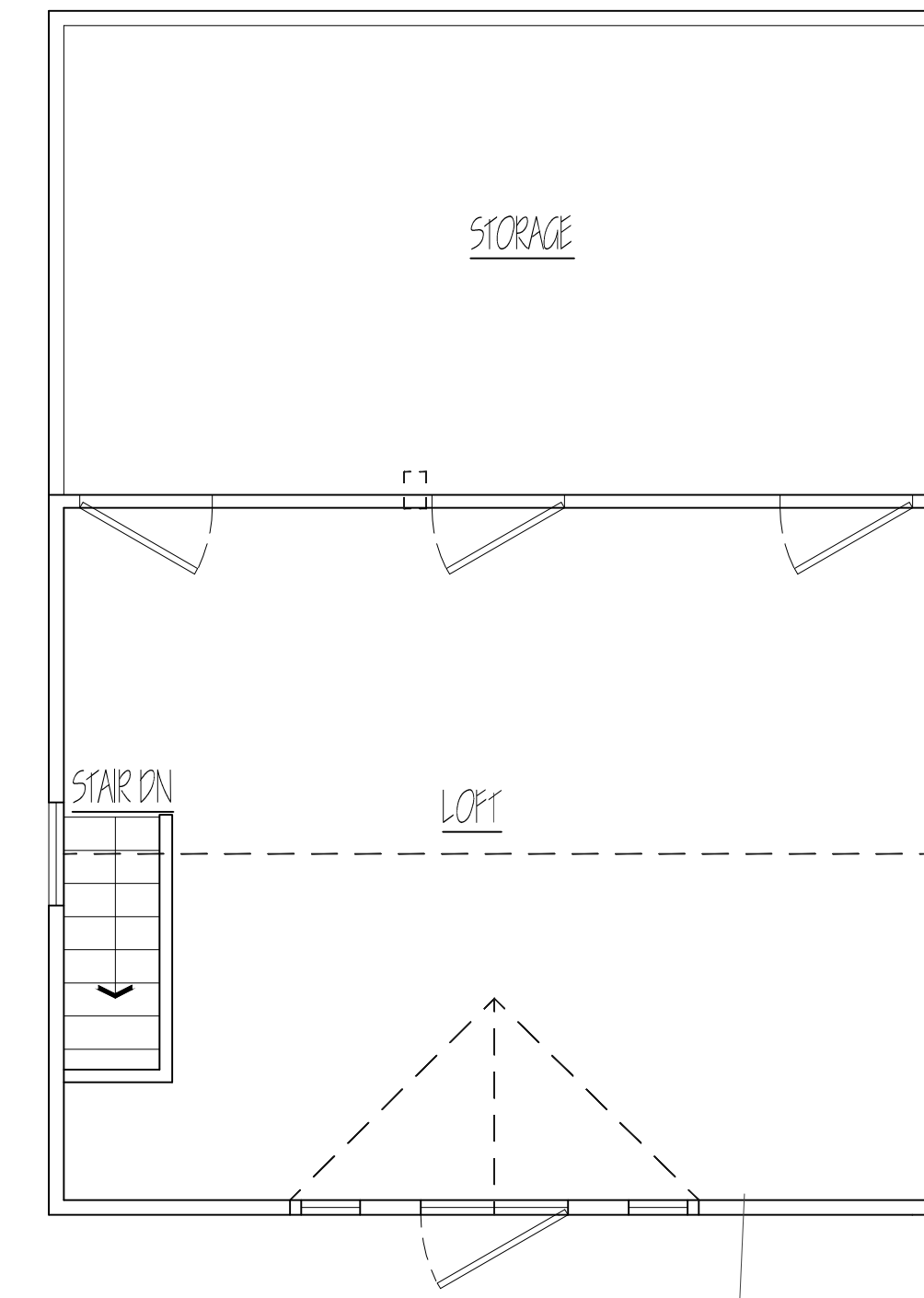
1 EXISTING FIRST FLOOR PLAN- (1,572 SF. Total 1st / 2nd Floor Area)
EX-1 SCALE: 1/4"=1'-0"



1 EXISTING EAST ELEVATION
EX-2 SCALE: 1/4"=1'-0"



1 EXISTING NORTHWEST ELEVATION (REAR)
EX-2 SCALE: 1/4"=1'-0"



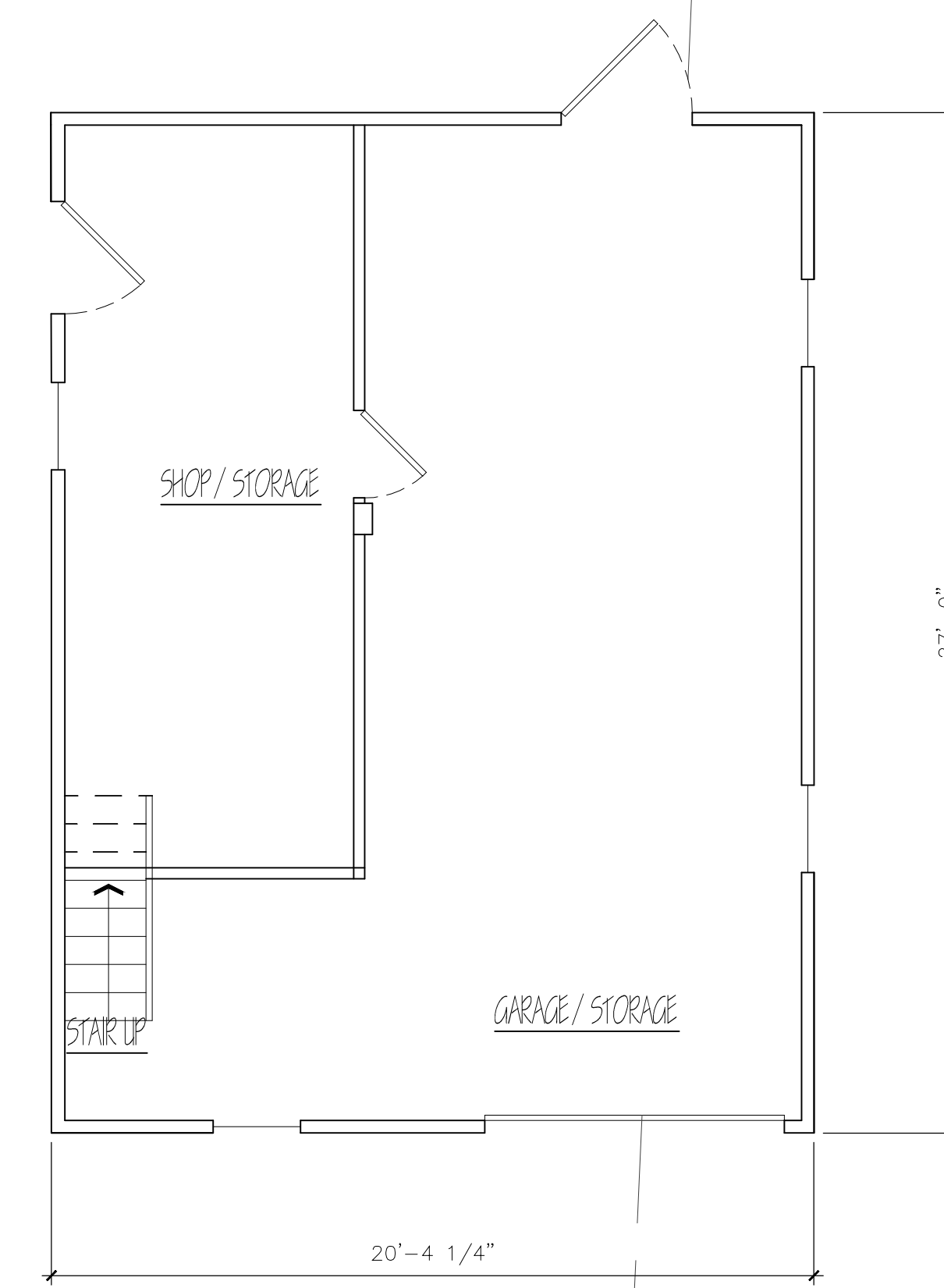
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EX-2 SCALE: 1/4"=1'-0"



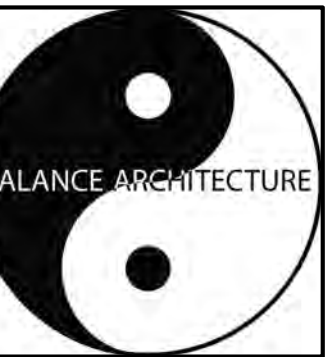
1 EXISTING WEST ELEVATION
EX2 SCALE: 1/4"=1'-0"



1 EXISTING SOUTHWEST ELEVATION (TREADWELL FRONT)
EX2 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN - 554 SF. AREA
EX-2 SCALE: 1/4"=1'-0"



EXISTING BARN - 1900 YR/BLT.
PLANS AND ELEVATIONS

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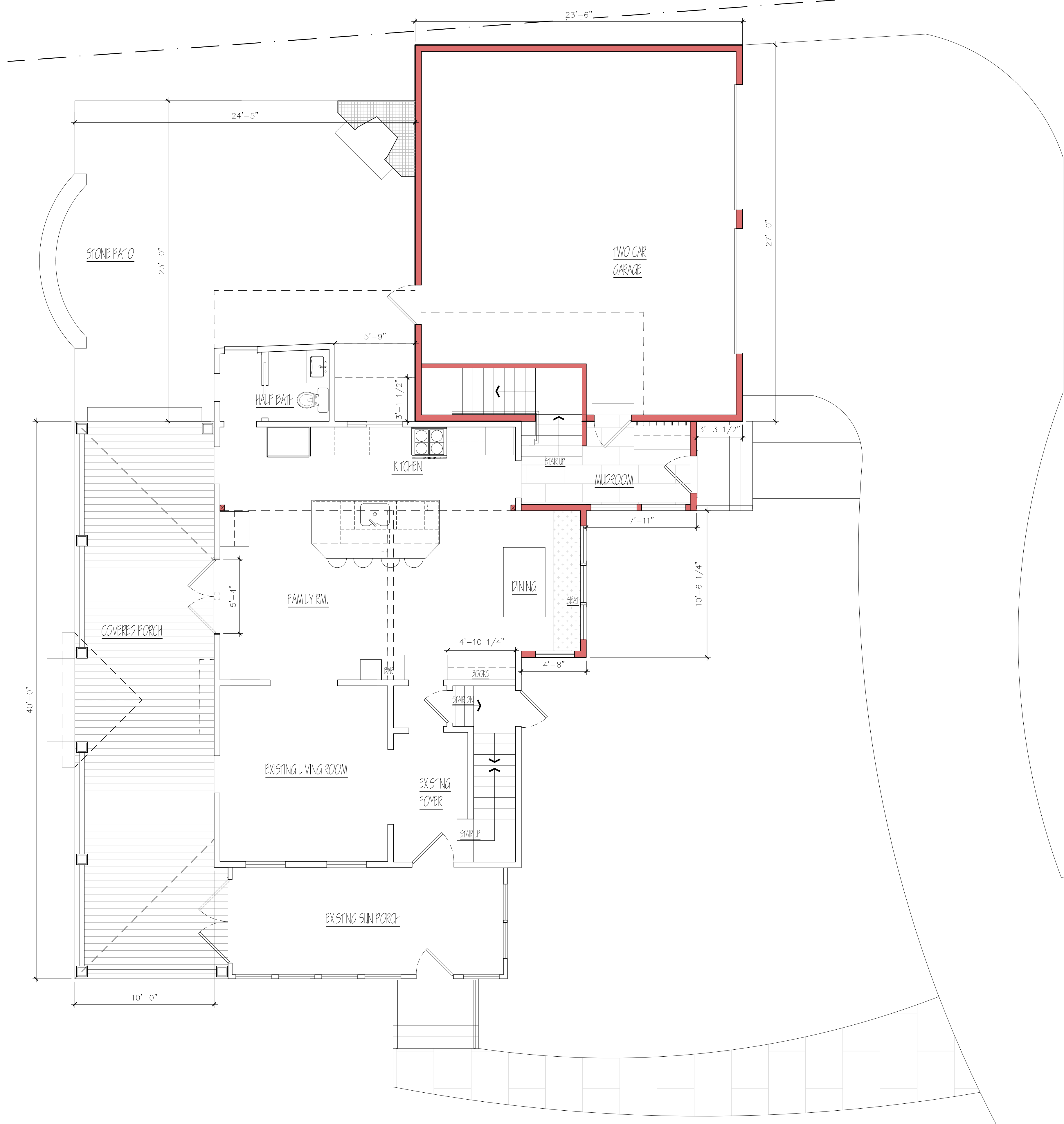
Project:
ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	Date:

Date: 07.09.22
Proj. No.
Drawn by: FMD
Scale: 1/4"=1'-0"

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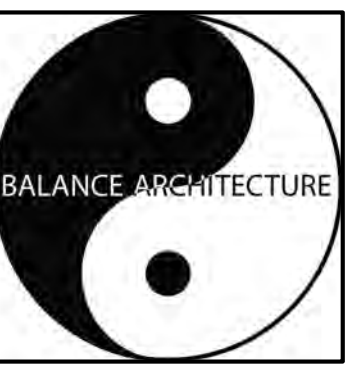
EX-2



- HOUSE RENOVATION MASTER PLAN:**
- REMOVE VINYL SIDING AND RESTORE TO LOOK ORIGINAL WITH WOOD CLAPBOARD SIDING FIRST FLOOR AND CEDAR SHINGLES ON UPPER FLOOR .
 - NEW TWO CAR GARAGE (583 SF.)
 - MASTER BEDROOM AND BATHROOM OVER NEW GARAGE
 - NEW (75 SF.) MUDROOM ADDITION AT EXISTING DECK AREA, CONNECTING NEW BACK STAIR UP TO SECOND FLOOR
 - FIRST FLOOR BAY (50 SF.) DINING BANQUET ADDITION
 - NEW COVERED PORCH (10'X 40') AT FIRST FLOOR WEST FACING OF HOUSE
 - SECOND FLOOR NEW BATH AND BACK HALL OVER EXISTING FIRST FLOOR KITCHEN AND BATH AT REAR OF HOUSE
 - NEW 500 SF. STONE PATIO ON GRADE AT WEST SIDE OF RESIDENCE CONNECTING TO COVERED PORCH
- BARN RENOVATION :**
- RENOVATION OF INTERIOR FIRST FLOOR TO CREATE KITCHEN AND OPEN LIVING AREA AND HALF BATH (554SF.)
 - SECOND FLOOR TO BE RENOVATED TO OPEN LOFT ART STUDIO WITH NEW BATHROOM TOTAL (325 SF.)
 - NEW ONE CAR GARAGE ADDITION ON WEST SIDE OF BARN



1 FIRST FLOOR MASTER PLAN
A-1.1 SCALE: 1/4"=1'-0"



MASTER SITE
FIRST FLOOR PLAN

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Project:
ADDITIONS AND RENOVATION TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

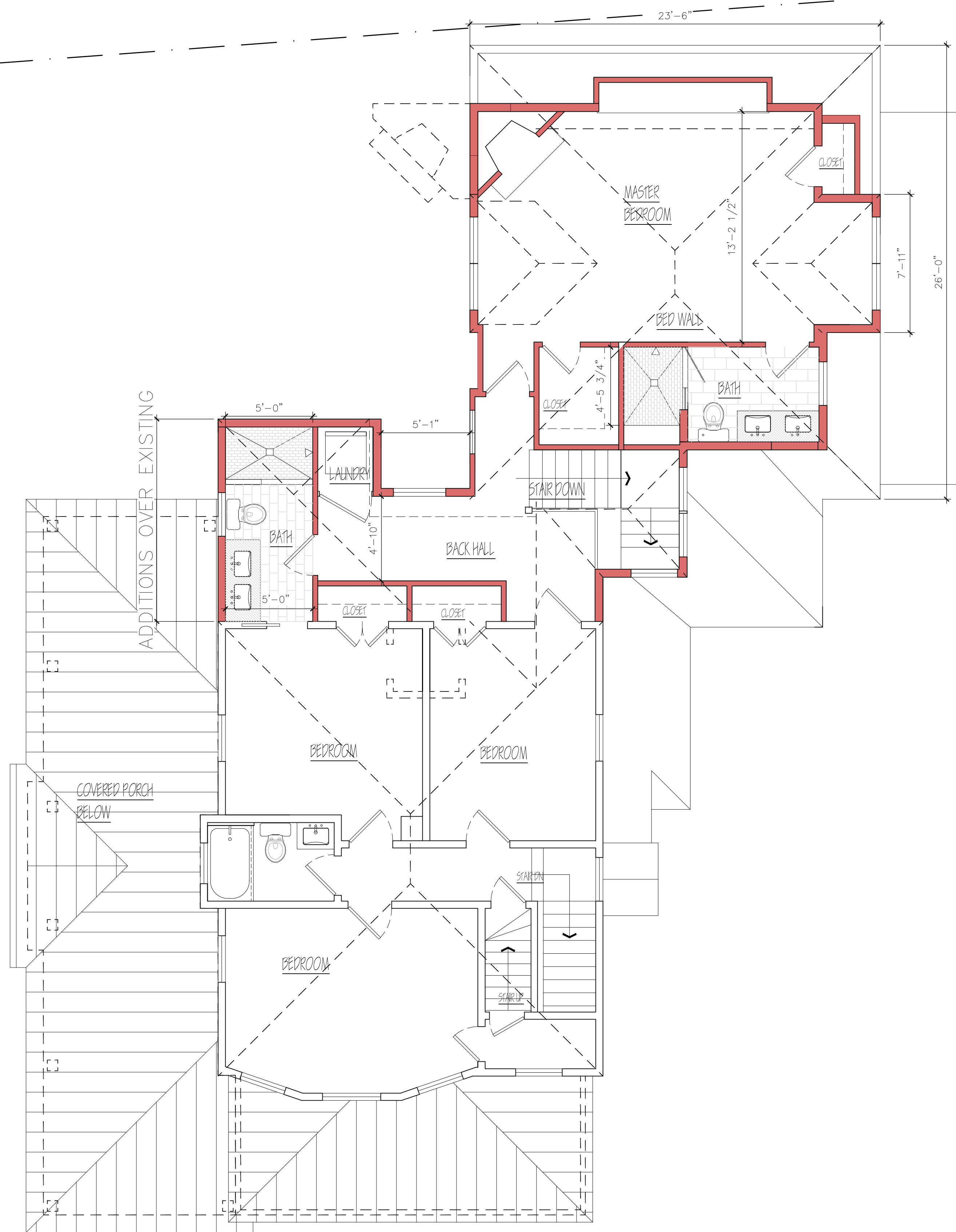
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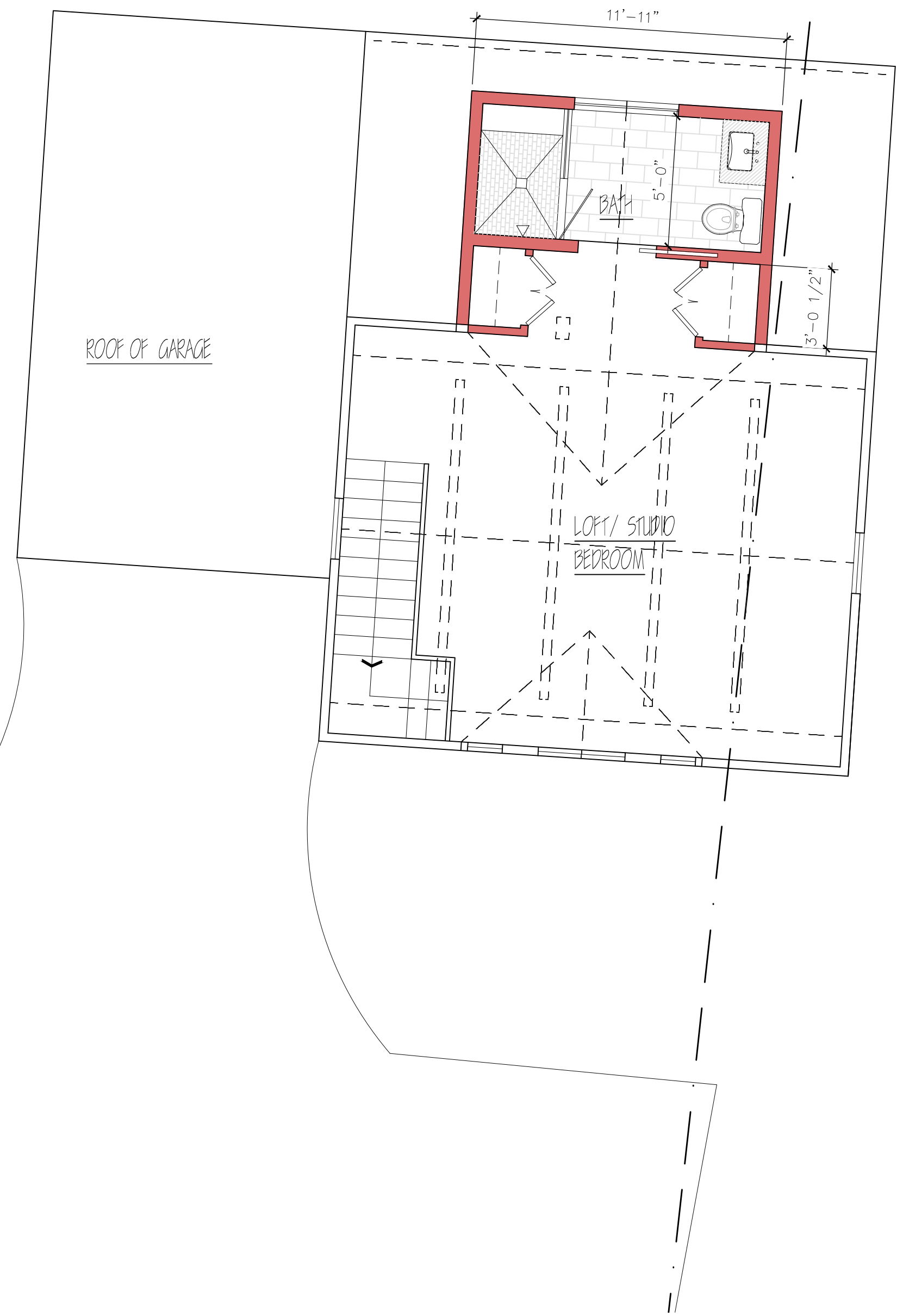
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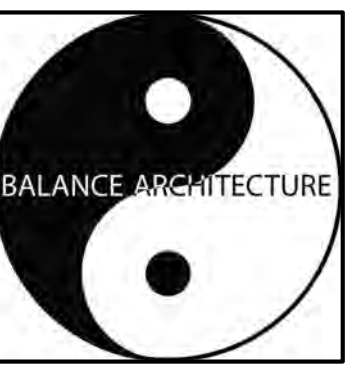
A-1



- HOUSE RENOVATION MASTER PLAN:**
- REMOVE VINYL SIDING AND RESTORE TO LOOK ORIGINAL WITH WOOD CLAPBOARD SIDING FIRST FLOOR AND CEDAR SHINGLES ON UPPER FLOOR .
 - NEW TWO CAR GARAGE (583 SF.)
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- RENOVATION OF INTERIOR FIRST FLOOR TO CREATE KITCHEN AND OPEN LIVING AREA AND HALF BATH (554SF.)
 - SECOND FLOOR TO BE RENOVATED TO OPEN LOFT ART STUDIO WITH NEW BATHROOM TOTAL (325 SF.)
 - NEW ONE CAR GARAGE ADDITION ON WEST SIDE OF BARN



1 SECOND FLOOR MASTER PLAN
A-1.1 SCALE: 1/4"=1'-0"



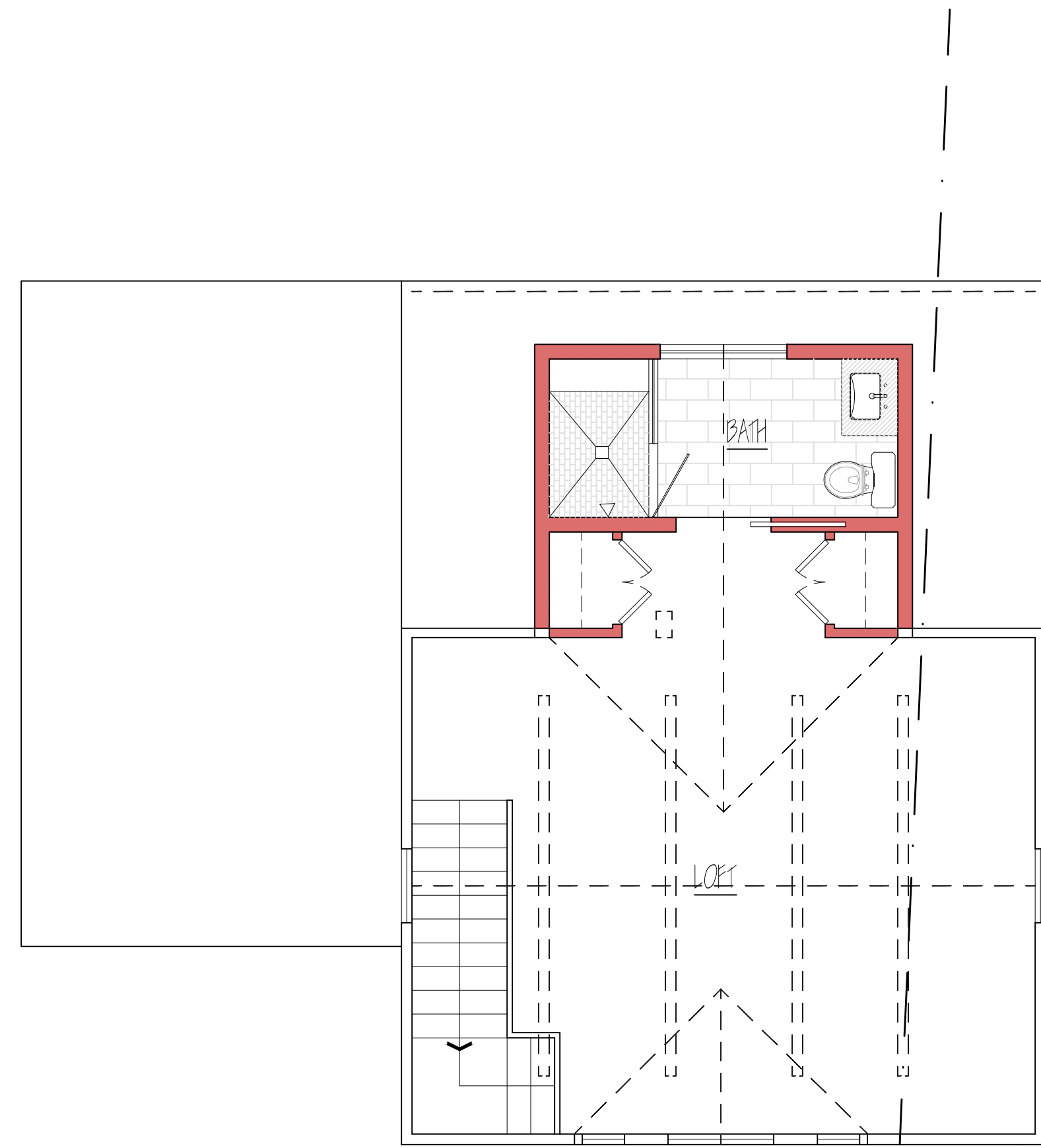
Project: **MASTER SITE SECOND FLOOR PLAN**

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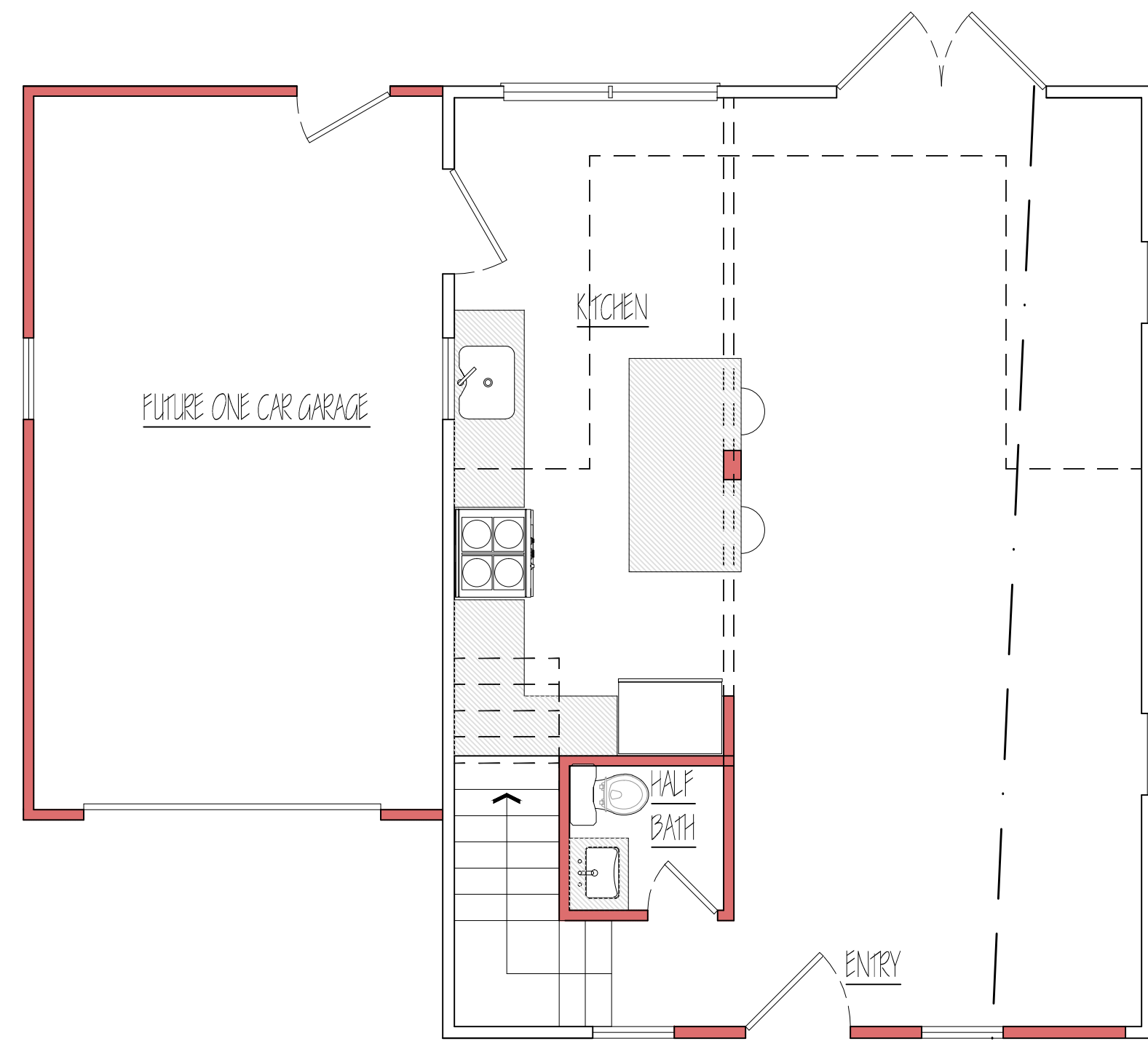
Project: **ADDITIONS AND RENO. TO: CARPENTER RESIDENCE**
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	
Date:	08.26.22
Proj. No.	
Drawn by:	FMD
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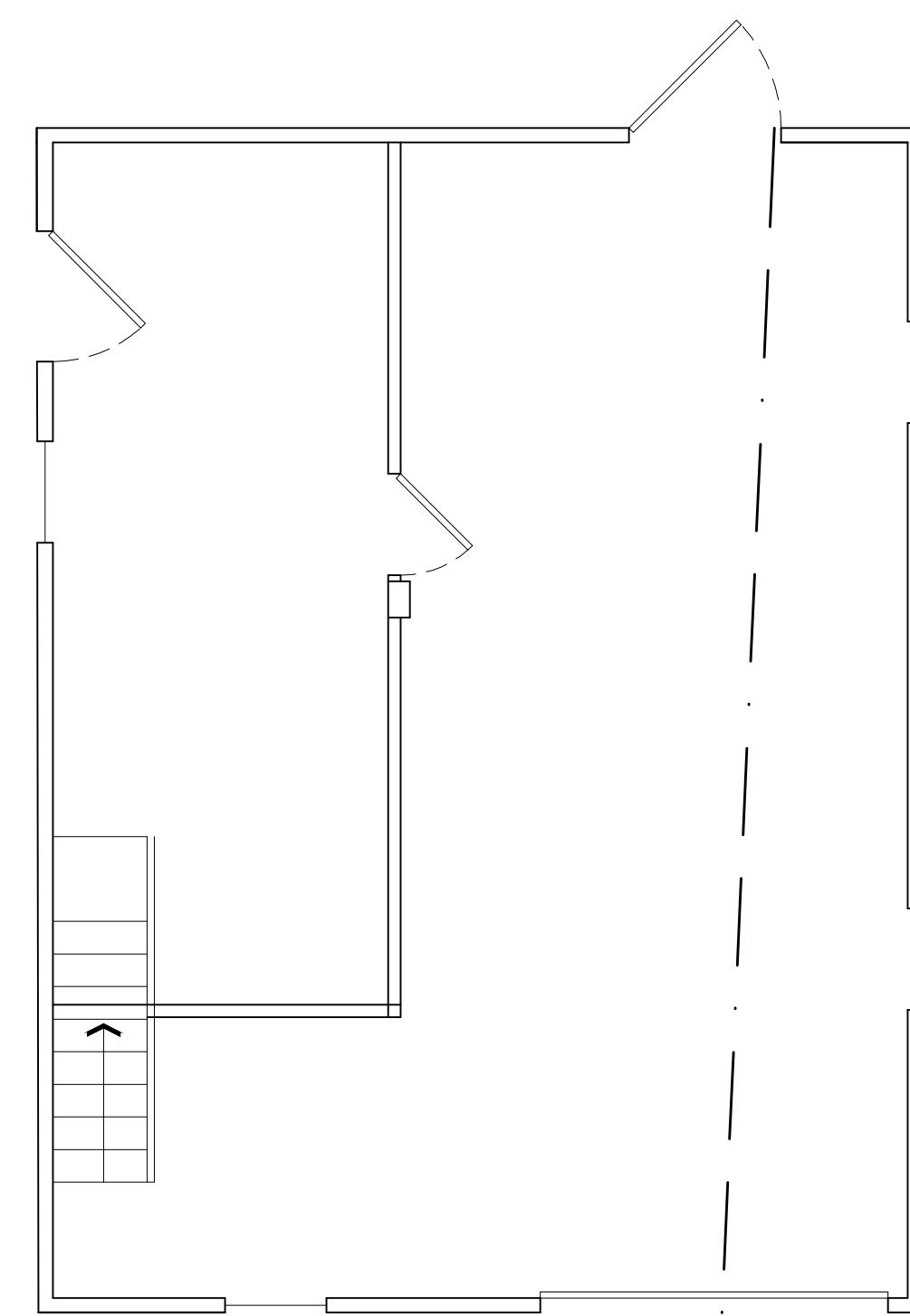
Seal:



1 SECOND FLOOR COTTAGE PLAN
A-1.1 SCALE: 1/4"=1'-0"



1 FIRST FLOOR COTTAGE PLAN
A-1.1 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR COTTAGE PLAN
A-1.1 SCALE: 1/4"=1'-0"

COTTAGE PLANS

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Project:
**ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE**
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	Date:	Proj. No.	Drawn by:	Scale:
	07.09.22		FMD	1/4"=1'-0"

Date: 07.09.22
Proj. No.
Drawn by: FMD
Scale: 1/4"=1'-0"

Seal:



1 PROPOSED SOUTH ELEVATION MAIN HOUSE AND BARN/ COTTAGE
A-5 SCALE: 1/4"=1'-0"



1 PROPOSED BARN/COTTAGE NORTH ELEVATION
A-5 SCALE: 1/4"=1'-0"



1 PROPOSED BARN/COTTAGE WEST ELEVATION
A-5 SCALE: 1/4"=1'-0"

ELEVATIONS

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Project: ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:

Date: 08.26.22
Proj. No.
Drawn by: FMD
Scale: 1/4"=1'-0"

Seal:

NEW ROOF DORMER TO MATCH EXISTING AT SOUTH FACING FRONT ELEVATION



NEW TWO CAR GARAGE WITH MASTER BEDROOM AND BATH ABOVE THE GARAGE

BAY WINDOW DINING BANQUET

NEW MUDROOM ADDITION

1
A-4 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

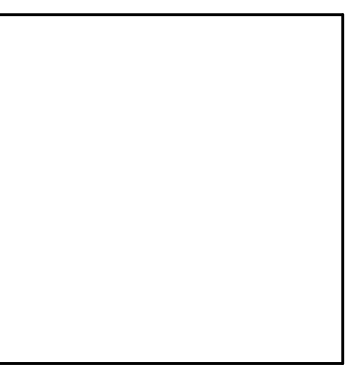
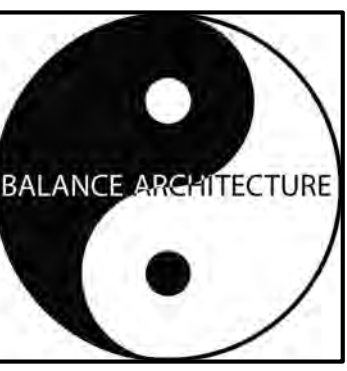
NEW ROOF DORMER TO MATCH EXISTING AT SOUTH FACING FRONT ELEVATION



NEW STONE PATIO WITH OUTDOOR FIREPLACE ON WEST SIDE OF GARAGE

NEW COVERED PORCH

1
A-3 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



ELEVATIONS

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Project: ADDITIONS AND RENO. TO:
CARPENTER RESIDENCE
48 TREADWELL AVE.
WESTPORT, CONNECTICUT

Revisions:	Date:
	08.26.22

Date: 08.26.22

Proj. No.

Drawn by: FMD

Scale: 1/4"=1'-0"



Seal:

A-4

**Historic Resources Inventory
Buildings and Structures**

**State of Connecticut
State Historic Preservation Office
59 South Prospect Street, Hartford, CT 06106
203-566-3005**

FOR OFFICE USE ONLY			
Town No.		Site No.	
UTM			
QUAD			
District		If NR Specify	
<input type="checkbox"/> S <input type="checkbox"/> NR		<input type="checkbox"/> Actual <input type="checkbox"/> Potential	

I D E N T I F I C A T I O N	1. Building Name (Common)		(Historic)
	2. Town/City <u>Westport</u>	Village	County <u>Fairfield</u>
	3. Street and Number (and /or location) <u>48 Treadwell Avenue</u>		
	4. Owner(s) <u>Dolores J. Andrian</u>		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
	5. Use (Present) <u>Residential</u>		(Historic)
	6. Accessibility To Public:	Exterior Visible from Public Road <input checked="" type="radio"/> Yes <input type="radio"/> No	Interior Accessible <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, explain
	7. Style of Building <u>Colonial Revival</u>		Date of Construction <u>ca. 1900</u>
	8. Material(s) (Indicate use or location when appropriate)		
	<input checked="" type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos siding <input type="checkbox"/> Brick <input type="checkbox"/> Other <input checked="" type="checkbox"/> Wood shingle <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Fieldstone (Specify) _____ <input type="checkbox"/> Board & batten <input type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____		
	9. Structural System		
	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon <input type="checkbox"/> Load-bearing masonry <input type="checkbox"/> Structural iron or steel <input type="checkbox"/> Other (Specify) _____		
	10. Roof (Type)		
	<input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other Material (Specify) _____ <input type="checkbox"/> Wood shingle <input type="checkbox"/> Roll asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Other <input checked="" type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile (Specify) _____		
	11. Number of Stories <u>2</u>	Approximate Dimensions <u>22' X 42'</u>	
	12. Condition (Structural)		Exterior
	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated		<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated
	13. Integrity (Location)	When?	Alterations
	<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved		<input checked="" type="radio"/> Yes <input type="radio"/> No If yes, explain <u>replacement windows</u>
	14. Related Outbuildings or landscape features		
	<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Other Landscape features or buildings (specify) <input type="checkbox"/> Carriage House <input type="checkbox"/> Shop <input type="checkbox"/> Garden <u>Gothic Revival barn</u>		
	15. Surrounding Environment		
	<input type="checkbox"/> Open Land <input type="checkbox"/> Woodland <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Rural <input type="checkbox"/> High building density		
	16. Interrelationship of building and surroundings <u>Suburban Residential Neighborhood</u>		

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17. Other Notable features of building or site (interior and/or exterior)

18. Architect Builder

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19. Historical or Architectural Importance

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P H O T O G R A P H Y	Photographer Phillip Esser	Date April 2008	Place Photograph Here
	View Northwest; north	Negative on File	
	Name Phillip Esser & Paul Graziano	Date June 2008	
	Organization Associated Cultural Resource Consultants		
	Address 54 Danbury Road, Suite 227, Ridgefield, CT 06877		

20. Subsequent Field Evaluations

21. Threats to building or site

<input type="checkbox"/> None Known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	Explanation _____

STATE OF CONNECTICUT
COMMISSION ON CULTURE AND TOURISM
One Constitution Plaza, Hartford CT 06103

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Consultant's Name: ACRC

Property Address: 48 Treadwell Avenue, Westport, CT

FOR OFFICE USE ONLY		
TOWN NO:	SITE NO:	UTM:
18/	/	/
QUAD:		
DISTRICT:	NR:	Actual Potential



48 Treadwell Avenue, Westport, CT 06880

Status: **Coming Soon**

County: **Fairfield**

MLS#: **170474805**

Single Family For Sale

Neighborhood: **Saugatuck**

Tax Parcel#: **409915**

List Price: **\$950,000**

Active On: **04/01/2022**

Orig. List Price: **\$950,000**

Days On Market:



Recent: **03/18/2022 : Coming Soon : ->SOON**

[Walkscore: Get More Info](#)

Residential Property Information

Potential Short Sale: **No**

Style: **Farm House** Total Rooms: **7** Bedrooms: **3** Bathrooms: **1 Full & 1 Partial** Home Warranty Offered: **No**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **1,572**; total **1,572** Fireplaces:
 Public records lists total living Sq.Ft. of **1,572** and has no gross basement area information.
 New Construction: **No/Resale** Year Built: **1900 (Public Records)**
 Dir. Waterfront: **No** Acres: **0.71 (Public Records)** Zoning: **A**
 Property Tax: **\$8,341** Mil Rate: **18.07** Assessed Value: **\$461,600** Tax Year: **July 2021-June 2022**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Hardwood Floor
Dining Room	Main		Hardwood Floor
Kitchen	Main		Partial Bath
Sun Room	Main		
Primary Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor

Laundry Location: **Lower Level**

Features

Appliances Incl.: **Electric Range, Microwave, Dishwasher, Washer, Electric Dryer**
 Interior Features: **Auto Garage Door Opener, Cable - Available**
 Home Automation:
 Attic: **Has Attic - Walk-up, Floored, Storage Space**
 Basement Desc.: **Full, Unfinished, Concrete Floor, Interior Access, Storage, Sump Pump**
 Exterior Siding: **Vinyl Siding**
 Exterior Features: **Deck, Garden Area, Gutters, Porch-Enclosed**
 Construction Info.: **Frame** Foundation: **Concrete, Stone** Roof: **Shingle**
 Garage & Parking: **2 Car, Detached Garage, Barn** Driveway Type: **Private, Crushed Stone**
 Swimming Pool: **No Pool**
 Waterfront Feat.: **Beach Rights**
 Lot Description: **Dry, Corner Lot, Level Lot, Fence - Partial**
 Nearby Amenities: **Golf Course, Health Club, Library, Paddle Tennis, Park, Playground/Tot Lot, Public Pool**
 The following Items are not included in this sale: **refrigerator**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Special Assoc. Assessments: **No**

Utility Information

Hot Water System: **Tankless Hotwater** Est. Annual Heating Cost:
 Heat Type: **Baseboard, Fueled By: Oil** Fuel Tank Location: **In Basement**
 Cooling: **Window Unit** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

School Information

Elem: **Saugatuck** Interm: Middle: High: **Staples**

Public Remarks

Are you struggling to imagine a charming farm house and barn/garage could still exist right here in the middle of Westport? Well no imagination necessary! This sweet three bedroom home has all the charms of yesteryear including beautiful woodwork through out, lovely hardwood floors, a welcoming sunroom, a very cool barn/garage with a large loft ready for a new vision for its use. Best of all this charming home is situated on almost 3/4's of a dry, flat acre with gardens and fencing and trees making it very private. You might go by it every day and not even know that it is there. This lovely house is situated in Saugatuck with an easy walk to the train or the center of Saugatuck with its many restaurants. You can also get your steps in with an easy walk to the beach! This home has been lovingly maintained by the current owner who has enjoyed it for 46 years. Now it is just

waiting for the next owners and their vision for the next 46 years! It has city water and city sewer and oil heat. Don't hesitate, this location with beautiful sunsets and sunrise's is a unique opportunity!

Marketing History

Current List Price: \$950,000	Last Updated: 03/18/22	DOM:
Previous List Price: \$950,000	Entered in MLS: 03/18/22	CDOM:
Original List Price: \$950,000	Listing Date: 03/18/22	Expiration Date:

Showing & Contact Information

Showing Inst: Please call or text listing agent for all showings.	Date Available: immediate	Bank Owned: No
Lockbox: SMLS Compatible Elec./call LA for location	Owners Phone:	Occupied By:
Owner: Withheld	Riverside Ave to Treadwell, all the way to the end, house on right at the corner of Kings Hwy and Treadwell	

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
Buyer's Agent Comp.: 2.5% of sale price		

Listing Distribution Authorizations

The List Office has authorized distribution to: [RPR, Homesnap, IDX Sites, Realtor.com, immoviewer](#)

The List Agent has authorized distribution to: [Homes.com, Homesnap, IDX Sites, Realtor.com](#)

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: Toni Mickiewicz (9799) Lic.#:	Phone: (203) 246-4340
Website:	Email: toni.mickiewicz@raveis.com
List Office: William Raveis Real Estate (RAVE101)	Phone: (203) 227-4343
Website:	

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 Photos

170474805 [48 Treadwell Avenue, Westport](#)

Coming Soon

List Price: **\$950,000**



 Prop. History

Property Marketing History

[48 Treadwell Avenue, Westport, CT 06880](#)



(Parcel ID: **409915**)
170474805

Single Family For Sa

DOM:

List Office: [William Raveis Real Estate](#)

Change Type	Price History	Change Details	When Changed	DOM	Modified By
Coming Soon		I -> CS	03/18/22 02:56 PM		9799