

JoniHomes

All the Right Moves. All the Right Places.

# 232 GEORGETOWN ROAD

## WESTON, CONNECTICUT







# Modern Ranch Living





Spacious character ranch, privately set, with many fresh updates and whimsical style, in convenient Weston location. Bright, open floor plan with huge space, updated kitchen, lovely living room and adjoining family room with walls of glass and expansive decks overlooking impressive rolling acreage. Four bedrooms on main level in two wings, one with an enormous master suite with fireplace, large sitting area and private office. Huge walk-out lower level, with sun-drenched recreational space/gym, fireplace & guest suite potential with separate entrance. Lovingly cared-for gardens and plenty of room for a pool. Convenient to Weston and Georgetown Centers, schools and central corridor to Parkway, Westport Center and beaches. The whole package at an amazing value.



# Recently Updated Kitchen & Baths





MULTI-PURPOSE  
LOWER LEVEL WITH PRIVATE  
ENTRANCE



232 Georgetown Rd.

3,001 SF

4BR 3 Bths

3 Fireplaces

2.02 Acres

2-Car Garage

Taxes: \$13,075

\$799,000.



# What the Owners Want You to Know!



We love the  
open flow &  
the 2 bedroom  
wings



So close to some of  
CT's best schools,  
beaches, shopping  
and charming towns





# LARGE DECKS OVERLOOK THE GORGEOUS YARD



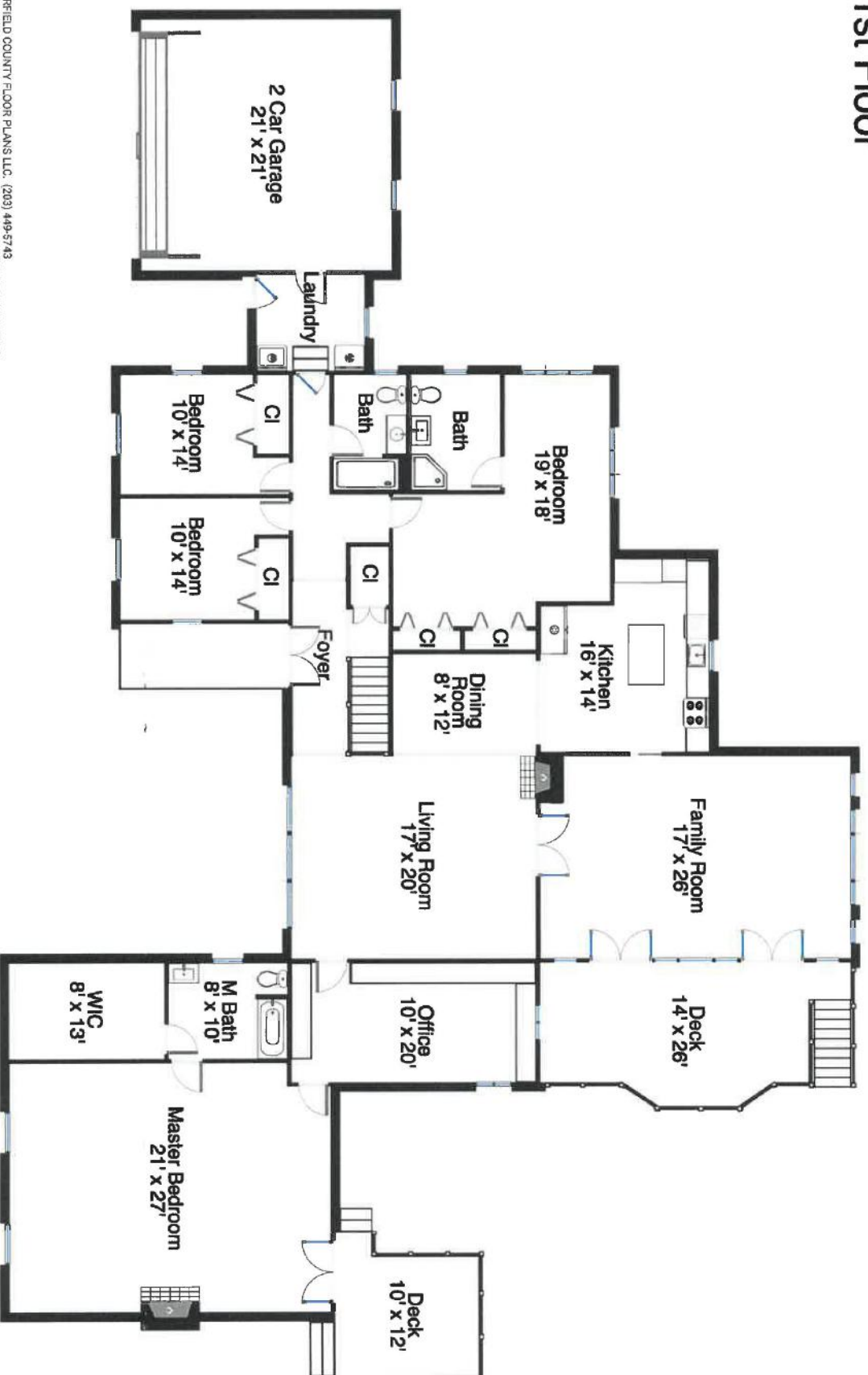


232  
Georgetown  
Road  
Documents  
+  
Floor Plans

JoniHomes

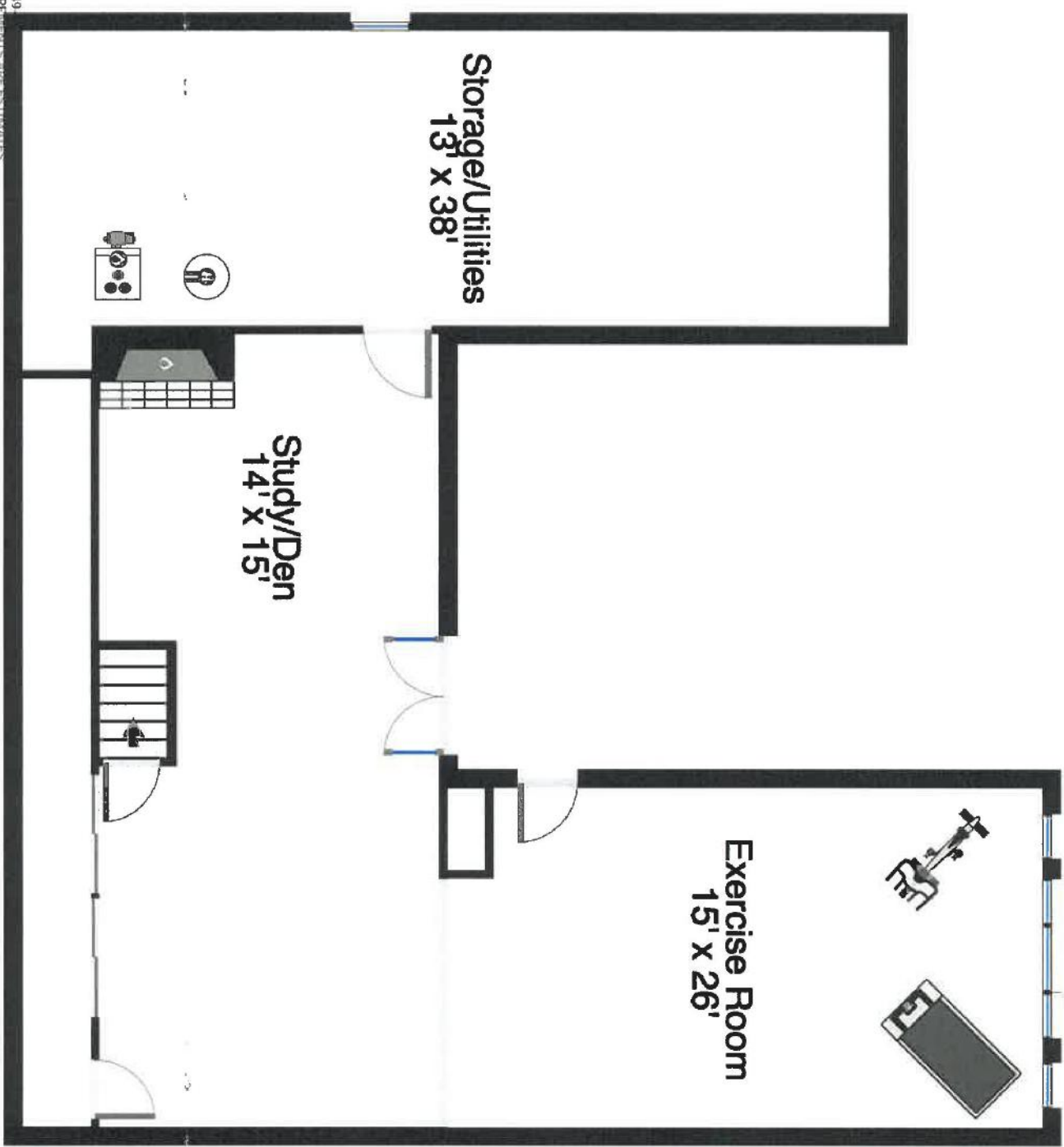
All the Right Moves. All the Right Places.

# 1st Floor





# Lower Level



# SURVEYOR'S CERTIFICATE

Property Surveyed For: **Robert Wolvek & Lori Wolvek**

Location: # 232 Georgetown Road, Weston, Conn. Property being Lot '3' as shown on a certain map entitled "Map Of Property Prepared For Anna B. Corsa Et Al, Weston, Conn., Scale: 1"=40', April 23, 1956," bearing File No. 1123 in the Weston Town Clerk's Office.  
Scale: 1"=60'

Date: August 3, 1998

n/f Randolph B. & Margaret H. Brown  
(Map No. JJ69, J284, 2456, 2255 & 2109 W.T.C.)

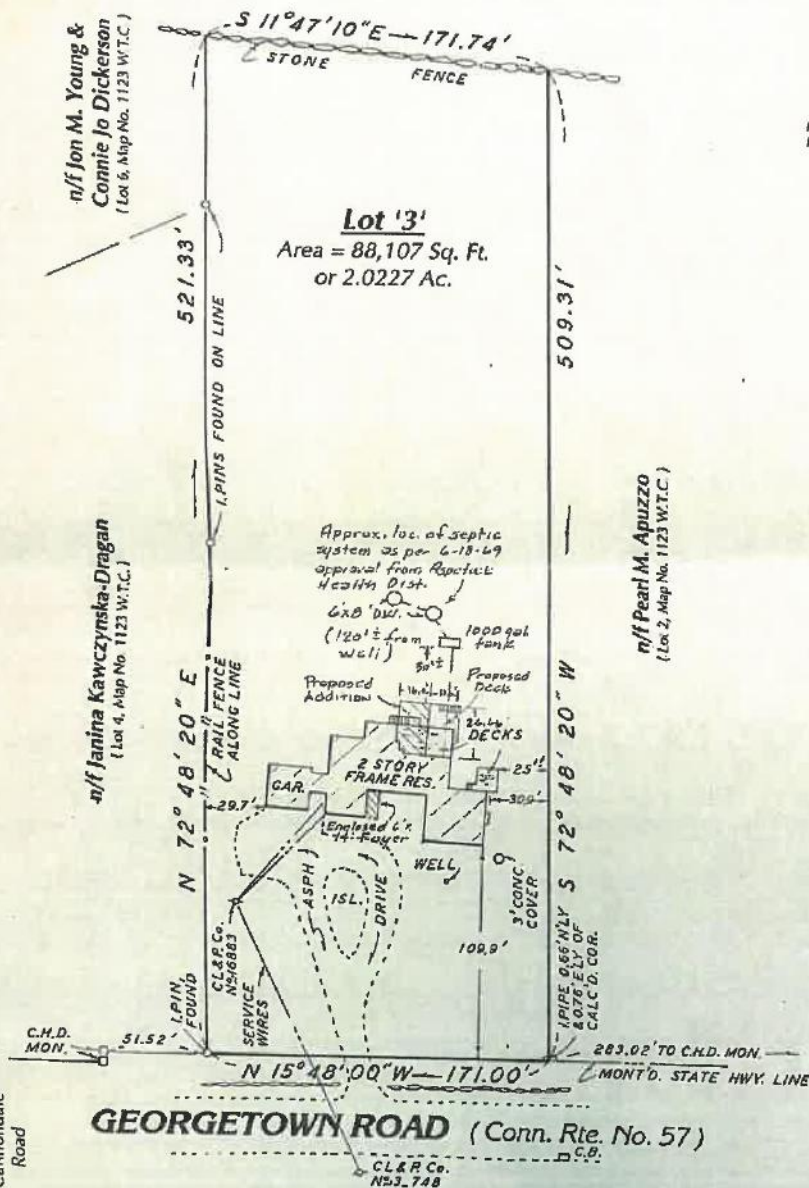
N

MAP NO. 1123 W.T.C.

n/f Jon M. Young &  
Connie Jo Dickerson  
(Lot 6, Map No. 1123 W.T.C.)

n/f Janina Kawczynska-Dragan  
(Lot 4, Map No. 1123 W.T.C.)

n/f Pearl M. Apuzzo  
(Lot 2, Map No. 1123 W.T.C.)



Note: Property located in Flood Zone 'X' as per FEMA Flood Insurance Rate Map 09007B (0003C), Dec. 19, 1997

**Tax Assessor's Designation:**  
Map 12 Block 3  
Zone 2Ac. Res. Lot 24

**Minimum Zoning Requirements:**  
Lot Width 25' - 170' X 200' Rect.  
Lot Area 87,120 Sq. Ft.  
Front Yard 50'  
Side Yard 30'  
Rear Yard 30'

**Lot Coverage**  
Exist. hse. = 3212<sup>2</sup>S.F. Docks = 563<sup>2</sup>S.F.  
Porch = 83<sup>2</sup>S.F. Exist. B.L.C. = 3858<sup>2</sup>S.F.  
or 4.38%

Note: Dwelling has existed for more than three years and garage is legally non-conforming for sideyard as per Sect. B-13a C.G.S.

I hereby attest that this is a "Dependent Resurvey" as per Sect. 20-300b-1 - 20-300b-20 of the regulations of Connecticut State Agencies effective June 21, 1996; this is a property survey intended to depict boundaries & improvements on site; boundary determination / opinion is based on a resurvey as per map No. 1123 and deed recorded in Vol. 159 - Pg. 286 W.L.R. This plan conforms to Class A-2 Horizontal Accuracy.

Note: There are no apparent wetlands on site.

**Proposed Plot Plan**  
September 11, 1998  
Prop. 26.6' X 16' Addition (Net) = 200<sup>2</sup>S.F. Prop. Deck (Net) = 150<sup>2</sup>S.F.  
Total Prop. & Exist. B.L.C. = 4208<sup>2</sup>S.F.  
or 4.77%

Cannondale Road

I hereby attest

that this survey was performed on the ground as of the date shown hereon; that this survey and the bounds and measurements shown hereon are substantially correct; that the title lines and lines of possession are the same; that the buildings are located as shown and do not encroach over or upon street, title or building lines except as noted; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings; that there are no easements or encroachments affecting this property apparent from a careful physical inspection of the same; other than those shown and depicted hereon; and that this survey complies with the standards for a Class A-2 survey.

Prepared by:  
B.G. Root, P.L.S.  
P.O. Box 2323  
Westport, Conn. 06880  
Phone (203) 544-9097

*[Signature]*  
Bruce G. Root, P.L.S., Conn. Reg. No. 12062

Note: This plan not valid without the stamped seal of the issuing surveyor.



Ex. A.



# DISTANCES:

POINT A TO: ① 102'

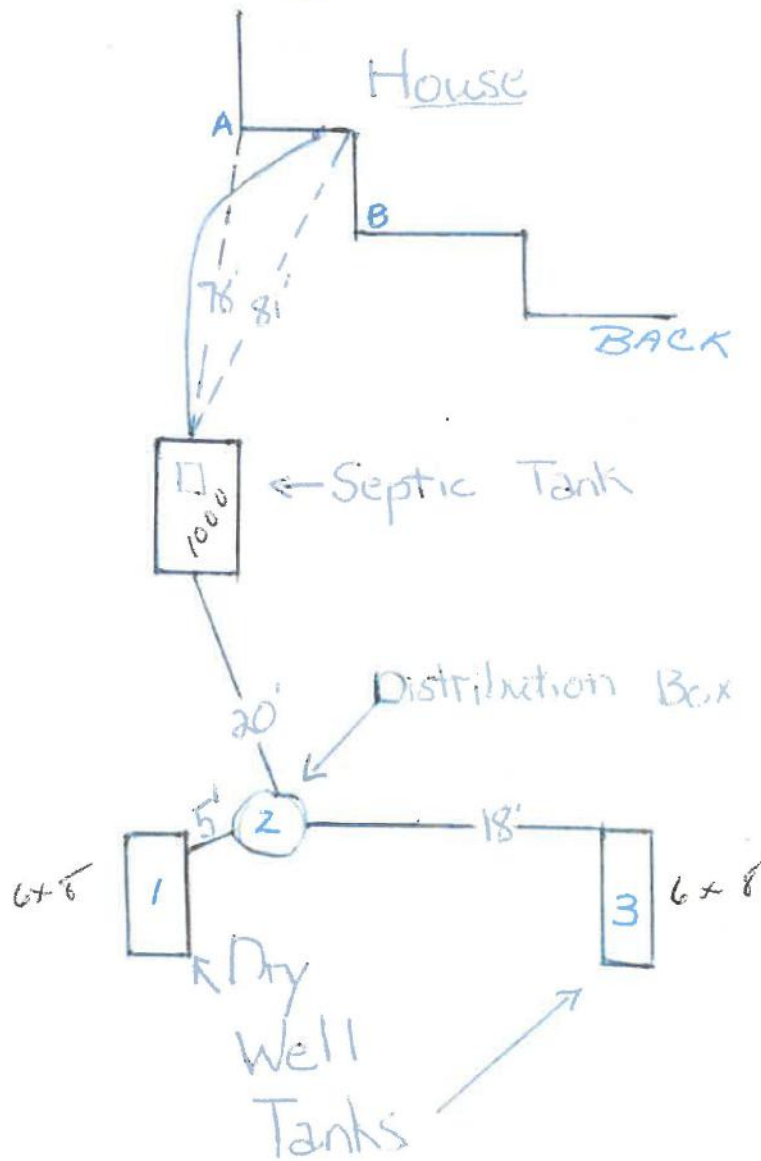
② 101'

③ 105'

POINT B TO: ① 84'

② 82'

③ 85½'



Home Service Corp.

Final Sketch 7/20/69

**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



**RESIDENTIAL PROPERTY CONDITION REPORT**

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report 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, including cooperatives and condominiums, 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 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

**INSTRUCTIONS TO SELLERS:**

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

**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:**

**A. SUBJECT PROPERTY**

- 1) Name of seller(s): ROBERT WOLVEK, LORI WOLVEK
- 2) Street address, municipality, zip code: 232 GEORGETOWN ROAD, WESTON, CT  
06883

**YES NO UNK N/A B. GENERAL INFORMATION**

- |                          |                                     |                          |                                     |   |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3) What year was the structure built? <u>1963</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 4) How long have you occupied the property? <u>23 yrs</u> If not applicable, indicate with N/A.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: <u>No</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: <u>No</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: <u>No</u>  |

Seller Initials [Signature]

Buyer Initials \_\_\_\_\_

Revised 08/2019



YES NO UNK N/A

**B. GENERAL INFORMATION (Continued)**

☐ ☒ ☐ ☐

8) 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: No

☐ ☒ ☐ ☐

9) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: No

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

☐ ☒ ☐ ☐

10) Is the property located in a special tax district? If yes, explain: No

☐ ☒ ☐ ☐

11) Is the property subject to any type 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: No

☐ ☒ ☐ ☐

12) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: No

☐ ☒ ☐ ☐

13) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: No

YES NO UNK N/A

**C. LEASED EQUIPMENT**

☐ ☒ ☐ ☐

14) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

- ☐ Propane fuel tank  
☐ Water heater  
☐ Security alarm system  
☐ Fire alarm system  
☐ Satellite dish antenna

- ☐ Water treatment system  
☐ Solar devices  
☐ Major appliances  
☐ Other \_\_\_\_\_

232 GEORGETOWN ROAD

Property Address: WESTON, CT 06883

Seller Initials WJ Buyer Initials SK

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YES	NO	UNK	N/A	D. MECHANICAL/ UTILITY SYSTEMS
-----	----	-----	-----	--------------------------------

- |                                     |                                     |                          |                                     |   |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 15) Fuel types? <u>oil</u> Are you aware of any heating system problems? If yes, explain: <u>No</u>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16) Hot water heater type? _____ Age: <u>10</u> Are you aware of any hot water problems? If yes, explain: <u>No</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 17) Is there an underground storage tank? If yes, list the age of tank <u>No</u> and location: _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18) Are you aware of any problems with the underground storage tank? If yes, explain: <u>NA</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 19) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, what was the date of removal <u>6/28/12</u> and what was the name and address of the person or business who removed such underground storage tank?<br><u>Absolute Tank Removal 24 Henck St Milford</u><br>Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 20) Air conditioning type: <input type="checkbox"/> Central; <input checked="" type="checkbox"/> Window; Other _____<br>Are you aware of any air conditioning problems? If yes, explain: <u>No</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 21) Plumbing system problems? If yes, explain: <u>No</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 22) Electrical system problems? If yes, explain: <u>No</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23) Electronic security system problems? If yes, explain: <u>No</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors <u>4</u> and whether there have been problems with such detectors: <u>No</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25) Fire sprinkler system problems? If yes, explain: <u>No</u>  |

232 GEORGETOWN ROAD  
 Property Address: WESTON, CT 06883

Seller Initials WV

Buyer Initials \_\_\_\_\_

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YES NO UNK N/A

**E. WATER SYSTEM**☐ ☐ ☐ ☒26) Domestic water system type: ☐ Public; ☒ Private well; Other \_\_\_\_\_☐ ☒ ☐ ☐

27) If public water:

a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? \_\_\_\_\_ Provide the amount of the expense/fee \_\_\_\_\_ and explain:

No☐ ☒ ☐ ☐b) Are there unpaid water charges? If yes, state amount unpaid: No

28) If private well:

☐ ☐ ☐ ☒Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: Olsen's Well Water Systems☐ ☒ ☐ ☐If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: No

YES NO UNK N/A

**F. SEWAGE DISPOSAL SYSTEM**☒ ☐ ☐ ☐29) Sewage disposal system type: ☐ Public; ☒ Septic; ☐ Cesspool; Other: \_\_\_\_\_☐ ☒ ☐ ☐

30) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? \_\_\_\_\_

No☐ ☒ ☐ ☐

b) If it is a flat amount, state amount \_\_\_\_\_ and due dates: \_\_\_\_\_

☐ ☒ ☐ ☐

c) Are there any unpaid sewer charges? If yes, state the amount: \_\_\_\_\_

☐ ☐ ☐ ☒

31) If private:

a) Name of service company: JA Epiterno & Sons☐ ☐ ☐ ☒b) Date last pumped: 5/12/2019 Frequency of pumping during ownership:Approx every 2 years☐ ☒ ☐ ☐c) For any sewage system, are there problems? If yes, explain: No

232 GEORGETOWN ROAD

Property Address: WESTON, CT 06883

Seller Initials

WW  
LZ

Buyer Initials

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YES	NO	UNK	N/A	G. ASBESTOS/ LEAD
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☐ ☒ ☐ ☐ 32) Are asbestos insulation or building materials present? If yes, location: No

☐ ☒ ☐ ☐ 33) Is lead paint present? If yes, location: No

☐ ☒ ☐ ☐ 34) Is lead plumbing present? If yes, location: No

YES	NO	UNK	N/A	H. BUILDING/ STRUCTURE/ IMPROVEMENTS
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☒ ☐ ☐ ☐ 35) Is the foundation made of concrete? If no, explain: Yes

☐ ☒ ☐ ☐ 36) Foundation/slab problems or settling? If yes, explain: No

☐ ☒ ☐ ☐ 37) Basement water seepage/dampness? If yes, explain amount, frequency and location: No

☐ ☒ ☐ ☐ 38) Sump pump problems? If yes, explain: No

☐ ☐ ☐ ☒ 39) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:

☐ ☒ ☐ ☐ 40) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs: No

☐ ☒ ☐ ☐ 41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: No

☒ ☐ ☐ ☐ 42) Roof type: Shingles ; Age: 11 years

☐ ☒ ☐ ☐ 43) Roof leaks? If yes, explain: No

Property Address: **232 GEORGETOWN ROAD**  
**WESTON, CT 06883**

Seller Initials WJ Buyer Initials WJ

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- ☐ ☒ ☐ ☐ 44) Exterior siding problems? If yes, explain: \_\_\_\_\_
- ☐ ☒ ☐ ☐ 45) Chimney, fireplace, wood or coal stove problems? If yes, explain: No
- ☐ ☒ ☐ ☐ 46) Patio/deck problems? If yes, explain: No

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

- ☐ ☐ ☒ ☐ 47) If patio/deck is constructed of wood, is the wood treated or untreated? \_\_\_\_\_
- ☐ ☒ ☐ ☐ 48) Driveway problems? If yes, explain: No
- ☐ ☒ ☐ ☐ 49) Water drainage problems? If yes, explain: No
- ☐ ☒ ☐ ☐ 50) Interior floor, wall and/or ceiling problems? If yes, explain: No
- ☐ ☒ ☐ ☐ 51) Fire and/or smoke damage? If yes, explain: No
- ☐ ☒ ☐ ☐ 52) Termite, insect, rodent or pest infestation problems? If yes, explain: No
- ☐ ☒ ☐ ☐ 53) Rot or water damage problems? If yes, explain: No
- ☐ ☐ ☒ ☐ 54) Is the structure(s) insulated? If yes, type: \_\_\_\_\_, location: \_\_\_\_\_
- ☐ ☐ ☒ ☐ 55) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: \_\_\_\_\_
- ☐ ☒ ☐ ☐ 56) Is there a radon control system in place? If yes, explain: No
- ☐ ☒ ☐ ☐ 57) Has a radon control system been in place in the previous 12 months? If yes, explain: No

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: \_\_\_\_\_

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at:

[www.ct.gov/dcp](http://www.ct.gov/dcp)

Property Address: **232 GEORGETOWN ROAD**  
**WESTON, CT 06883**

Seller Initials MW

Buyer Initials LV

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## IMPORTANT INFORMATION

### (A) 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.

### (B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

### (C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

### (D) 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.

### (E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

### (F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

### (G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

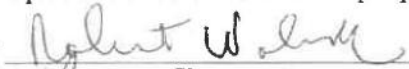
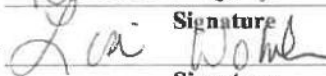
### (H) Buyer's Certification

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 that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____	Buyer _____	Buyer _____	Buyer _____
	Signature		Print Name
Date _____	Buyer _____	Buyer _____	Buyer _____
	Signature		Print Name

### (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 brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date 11/5/2020	Seller 	Seller ROBERT WOLVEK	
	Signature		Print Name
Date 11/5/2020	Seller 	Seller LORI WOLVEK	
	Signature		Print Name

Property Address: 232 GEORGETOWN ROAD  
WESTON, CT 06883

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**SALES Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  
Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Name of Document(s)

Author

Date

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

(f) Jon Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Robert Wolvek 10/30/2020  
Seller **ROBERT WOLVEK** Date

Lori Wolvek 10/30/2020  
Seller **LORI WOLVEK** Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

Jonny Usdan 10/30/20  
Agent **JONI USDAN** Date

\_\_\_\_\_  
Agent Date

**232 GEORGETOWN ROAD, WESTON, CT 06883**

Address of Property/Unit

Seller's Inclusion/Exclusion Addendum.pdf

Open with

**Seller's Inclusion/Exclusion Addendum**Property Address: 232 Georgetown Weston CT 06883

Item	Included	Excluded	NA
Awnings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioning - Window/ Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blinds/Shades/Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If excluded, please specify:			
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vac Attachments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chandelier(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If excluded, please specify:			
Clothes Washer & Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Items/Tools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door Openers & Remotes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If excluded, please specify:			
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Playground Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Screens/Storm Doors & Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spa/Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stove (wood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Brackets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Mounted Sound System(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Mounted Television(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Treatments/Drapes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If excluded, please specify:			
Workbenches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If checked, please specify "Other":


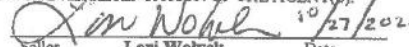
Are there any of the items included that are not in operating condition as of the date below? Yes ☐ No ☒

If yes, then describe the problem:

Additional comments:

Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the seller.  
 Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE REPRESENTATIONS ARE MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATION OF THE AGENT(S).

	
Seller <b>Robert Wolvek</b> Date <u>10/27/2020</u>	Seller <b>Lori Wolvek</b> Date <u>10/27/2020</u>
Buyer _____ Date _____	Buyer _____ Date _____

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## WHY WE LOVE OUR HOME AT 232 GEORGETOWN ROAD

We have the convenience of ranch style living, but with the privacy offered by two separate bedroom wings, plus a totally separate walkout lower level (This layout afforded independence for our children yet we were still able to monitor their activities.)

The open flow in the kitchen/living room/ family room provide the ideal spot for the entire family and guests to come together.

During the summer, we have spent many nights grilling on the convenient deck, accessible through the family room. Another smaller deck, located right off the huge master bedroom, provides a tranquil spot for morning coffee.

The lower level, which provides a fireplace as well as a home gym, has oftentimes been used as a guest suite. It has lots of storage, which was well utilized throughout the years.

Living at 232 Georgetown Road proved to be the ideal location, as it is right in between Weston Town Center and shopping in Georgetown.

In addition, if you need to commute into NYC, you need not travel into Westport for the MetroNorth. You are less than a five-minute drive to both the Cannondale station and the Branchville Station.

Set far back from the road, we enjoyed the privacy of rural living.

One of the best perks of this location includes never being "snowed in" as the driveway is level and Georgetown Road is a priority state road.

Nowadays, you can even hook up a gas line and reduce heating bills.

The flow of the house is conducive to working/home schooling. Right outside the master bedroom, there is an additional home office with wall-to-wall built-ins.

With a heavy heart, we will now be downsizing. We can only hope we find a new home as perfect as this one.

*The Wolueks*



# SCHEDULE

## A PRIVATE SHOWING



**JONI USDAN/GAIL ZAWACKI**

**THE JONIHOMES.GROUP**

**203.216.7654/203.856.9949**



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