

JoniHomes

All the Right Moves. All the Right Places.

135 LYONS PLAIN ROAD

WESTON, CONNECTICUT



**COLDWELL
BANKER**



Quintessential Country Compound





With Fabulous Entertaining Spaces





Add body text

This sparkling, newly-updated classic home has it all. Grandly scaled rooms in the main house (with 3-stop elevator) offering a desirable open flow. Perched on a pretty and private knoll, the home is tucked behind a totally updated C.1780s 3-BR, 2+1/2 bath cottage, and carriage barn with a separate art studio & 1-car garage. A large addition was completed in 2008, its centerpiece is the 'wow' post & beam great room with two-story hearth adjoining a sleek new chef's kitchen and large pub room. French doors lead to the expansive stone terrace with fireplace, waterfall and gourmet outdoor kitchen, all overlooking an impressive landscape. The home's upper level features an expansive master suite with large gym, dream bath renovated in 2021 and custom dressing room. Also on the second level - the original master suite with fireplace, two other bedrooms with en suite baths, and an office/laundry room. The third floor offers additional sitting room/den, plus another bedroom/bath with Murphy bed. The pristine lower level has a professional recording studio, recreation space & fabulous 2,000 bottle Wine Cellar. Backup generator, Tesla charging station in the 3-car attached heated garage, solar panels and possible pool site adjacent to outbuildings complete this lovely picture.



5-BR Main House + 3 BR Guest Cottage





NEW GOURMET KITCHEN

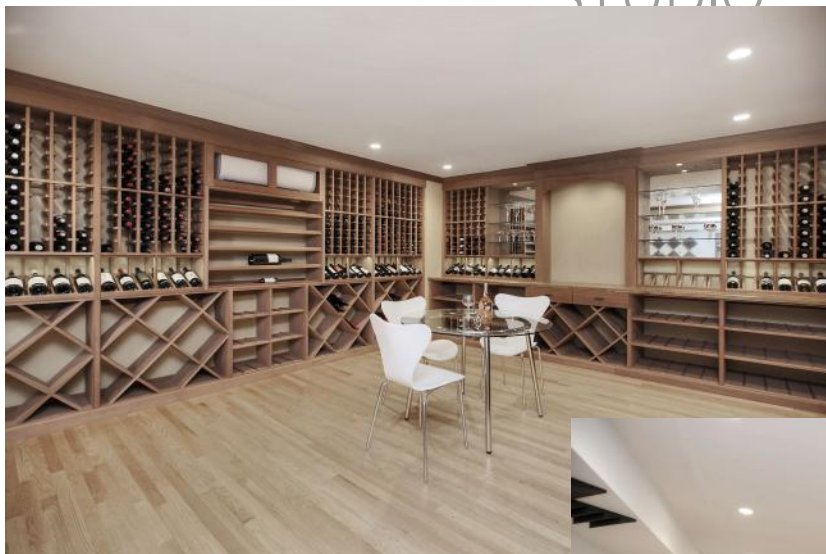




SHOWSTOPPER MASTER SUITE



LUXURIOUS LOWER LEVEL WITH 2,000
BOTTLE WINE CELLAR & RECORDING
STUDIO



STONE TERRACE
WITH GOURMET
OUTDOOR KITCHEN,
FIREPLACE &
WATERFALL





CARRIAGE BARN WITH SEPARATE STUDIO





CHARMING & AUTHENTIC COTTAGE



At A Glance

Main House: 7714 SF

5 BRs, 7 Bths

4 Fireplaces

3BR/2.5 Bth Guest Cottage

Barn/Studio/Carriage House

1.20 Acres

4 Garage Bays

Taxes: \$38,293

List Price: \$1,750,000

135 Lyons Plain Road

Floor Plans
+
Documents

JoniHomes

All the Right Moves. All the Right Places.

135 Lyons Plain Road, Weston, CT
Recent Improvements & Noteworthy Features

Improvements:

New addition and house home completely renovated in 2009:

- Added post and beam great room with stone hearth and radiant heated floors 2009
- Finished third floor attic into additional bedroom in 2009 with:
 - sitting room
 - full bath
 - built-in twin size Murphy bed in sitting room
- Chef's kitchen renovation in 2021 including:
 - New appliances
 - GE Café double oven with French doors
 - GE Monogram side-by-side fridge
 - GE Monogram cook-top
 - GE Monogram dishwasher
 - Miele Coffee station
 - Added large island
 - Quartz countertops
- Converted in-law suite into grand master suite with 2009
 - Gas fireplace
 - Walk-in closet with built-ins for clothing and shoes
 - Master bathroom renovation in 2021 including:
 - Increased size
 - Stand alone tub
 - Huge walk-in shower with linear drain, Speakman shower head, center rainheads, hand-held shower wand, and bench
 - Added substantial number of cabinets with interior lighting
 - Private water closet
 - Radiant floors
 - Towel warmer
- Added mudroom with cubbies off garage 2009
- Added propane heating system to garage 2011
- Added outdoor kitchen with fridge, gas grill, and fireplace 2009
- Added stone patio with fully landscaped terrace with waterfall and small Koi pond 2009
- New perennial gardens 2009
- Added storage shed 2014
- Renovated laundry room/office in 2018 including stack washer/dryer

135 Lyons Plain Road, Weston, CT

Noteworthy Features:

Invisible fence in backyard 2009

Freshly painted inside and out in 2018 including cottage

1781 historic cottage may be used periodically for guests and family, however it may not be rented nor taken down unless cleared through the Town of Weston

Room for a pool in 2 locations: to the right of the cottage and in the backyard

4 fireplaces including 3 gas fireplaces:

- Stone hearth added to great room
- Gas fireplace added to Master Suite
- Gas fireplace in sitting room
- Gas fireplace in second master suite

Bar area:

- Built-in bar with dishwasher, bar fridge w/ice maker, Built-in 140 bottle sub-zero wine fridge

Home includes a recording studio

Added mirrored exercise room with cork floor, music, and TV in 2010

Added 2,000 bottle wine room in 2013

Renovated barn includes a one-car garage with automatic garage door and an in-home office space, both heated and cooled with split units in 2013

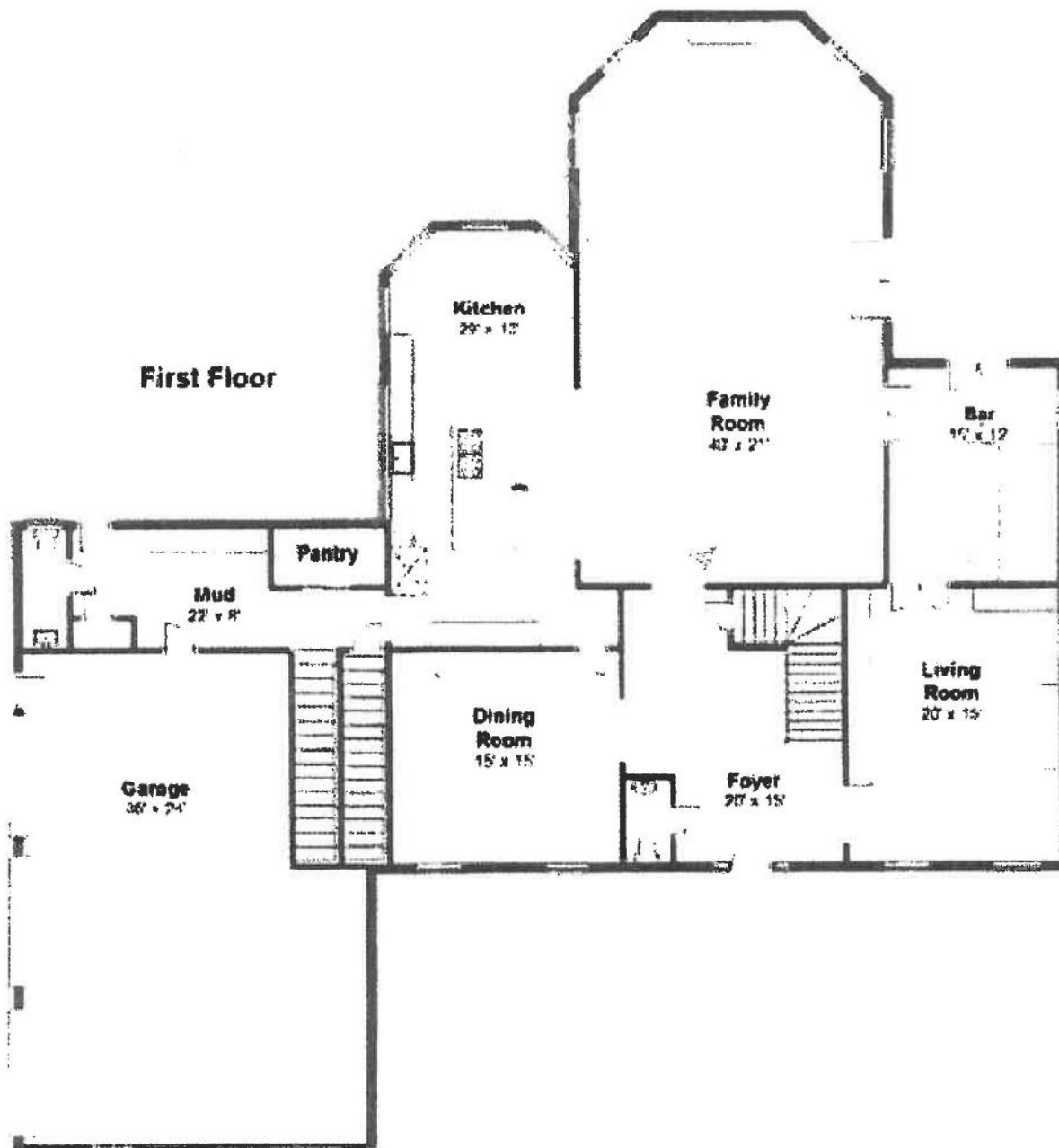
3-car garage heated with propane

Storage shed

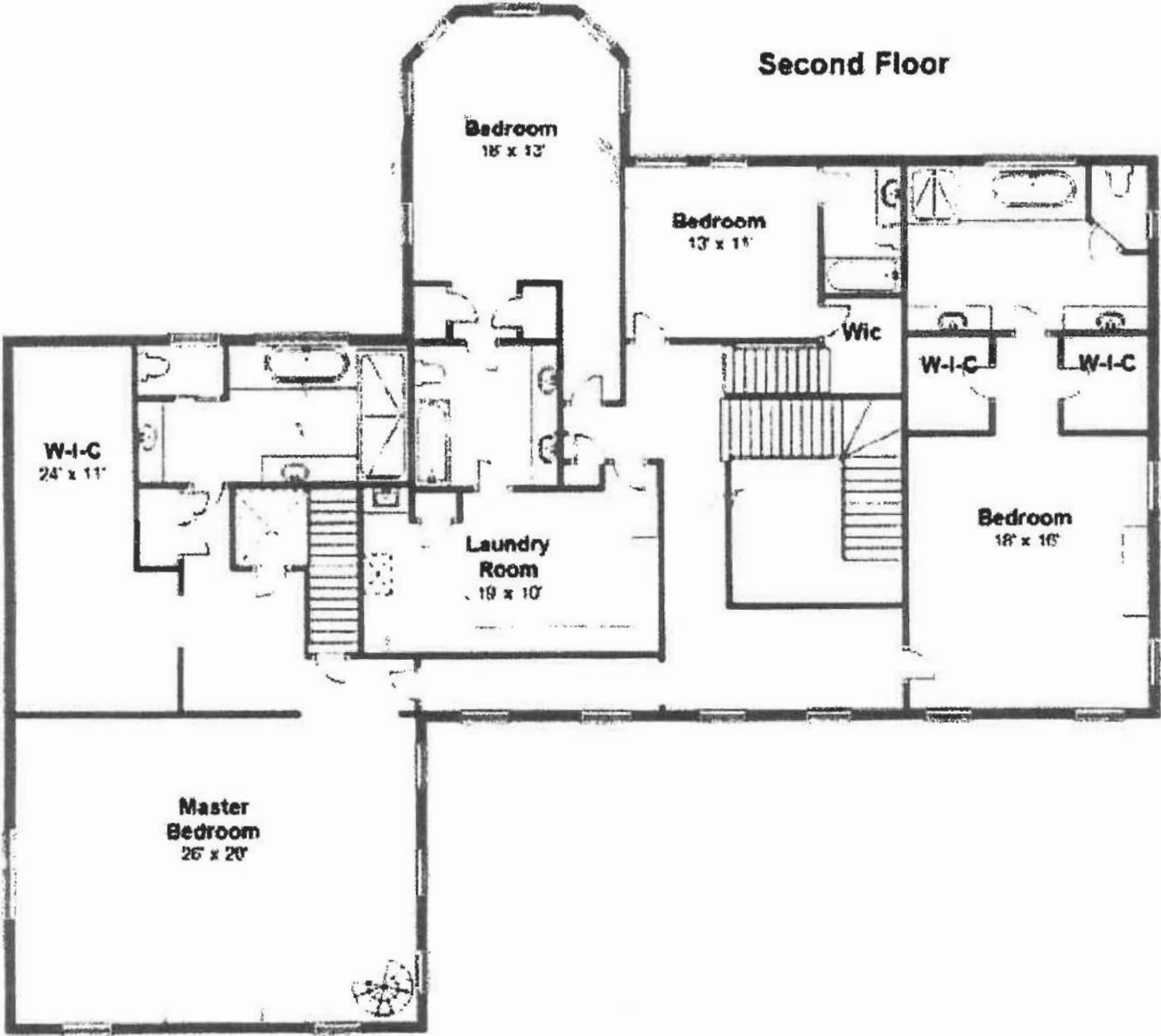
Home systems added in 2009 and upgraded periodically:

- Security System
- Video surveillance system with cameras positioned both on the property and inside the home
- Sonos music system with built-in speakers throughout the home and on the patio
- New water pump in 2017
- Added RO water filtration system with drinker at kitchen sink 2014
- Added full home Generac generator 2009
- Added solar panels and Tesla charging station in 2012

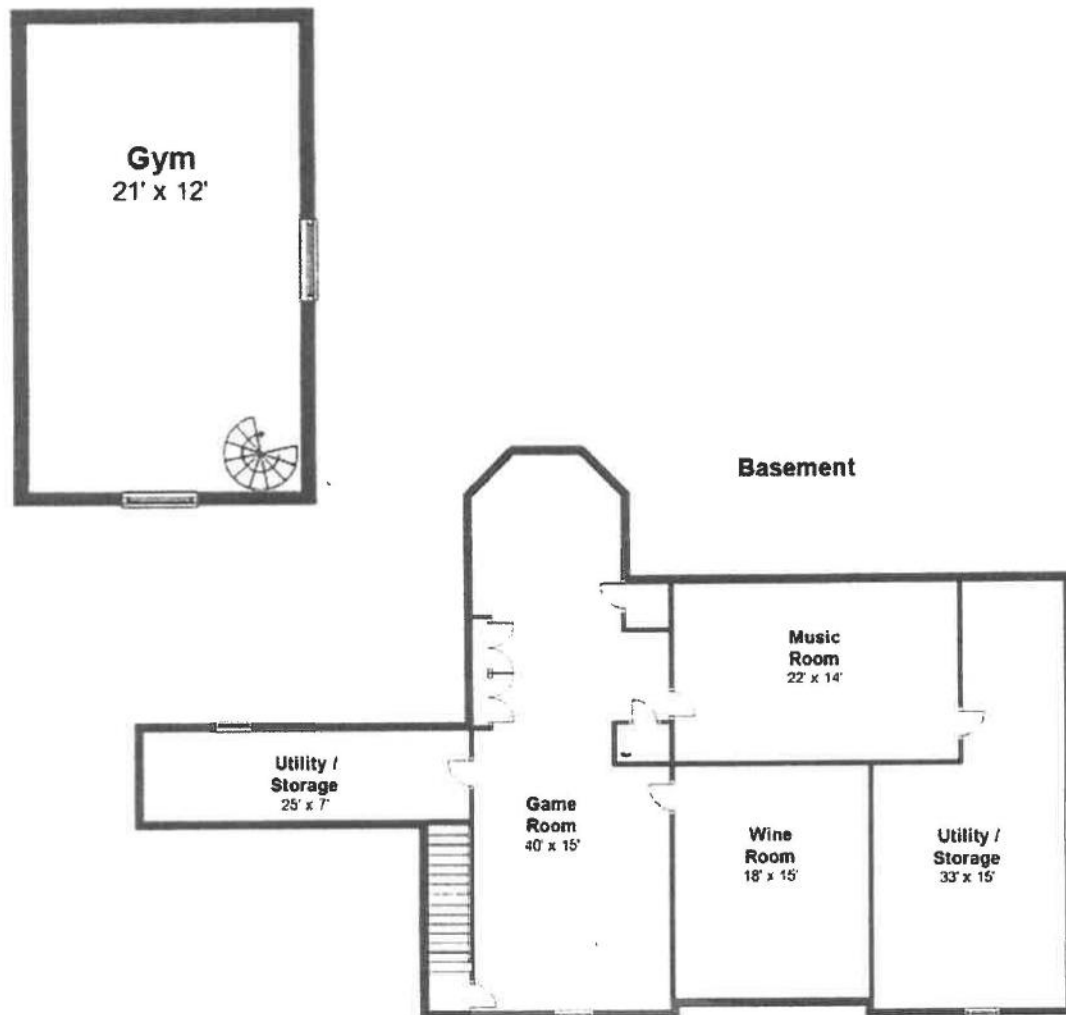
First Floor



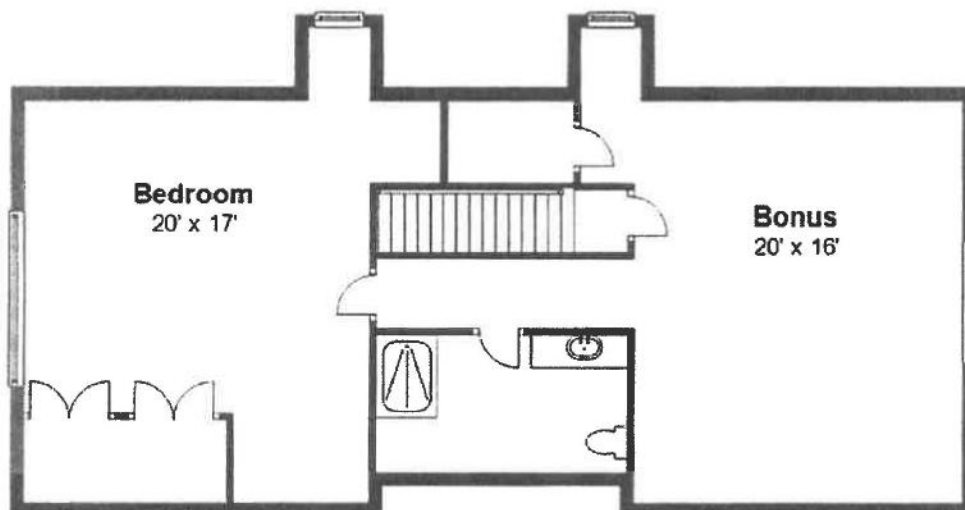
Second Floor



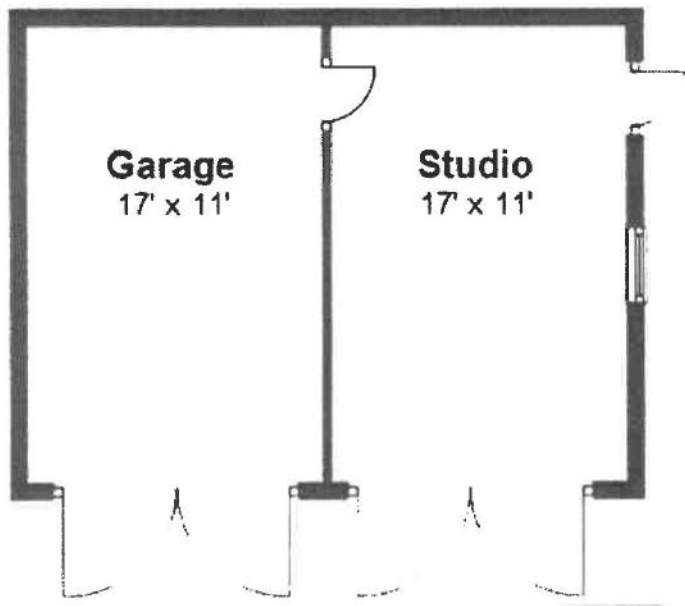
Gym Floor



Third Floor



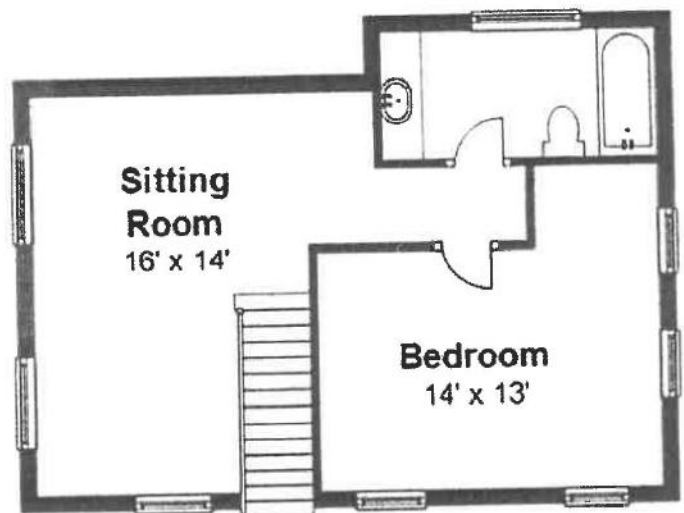
Barn

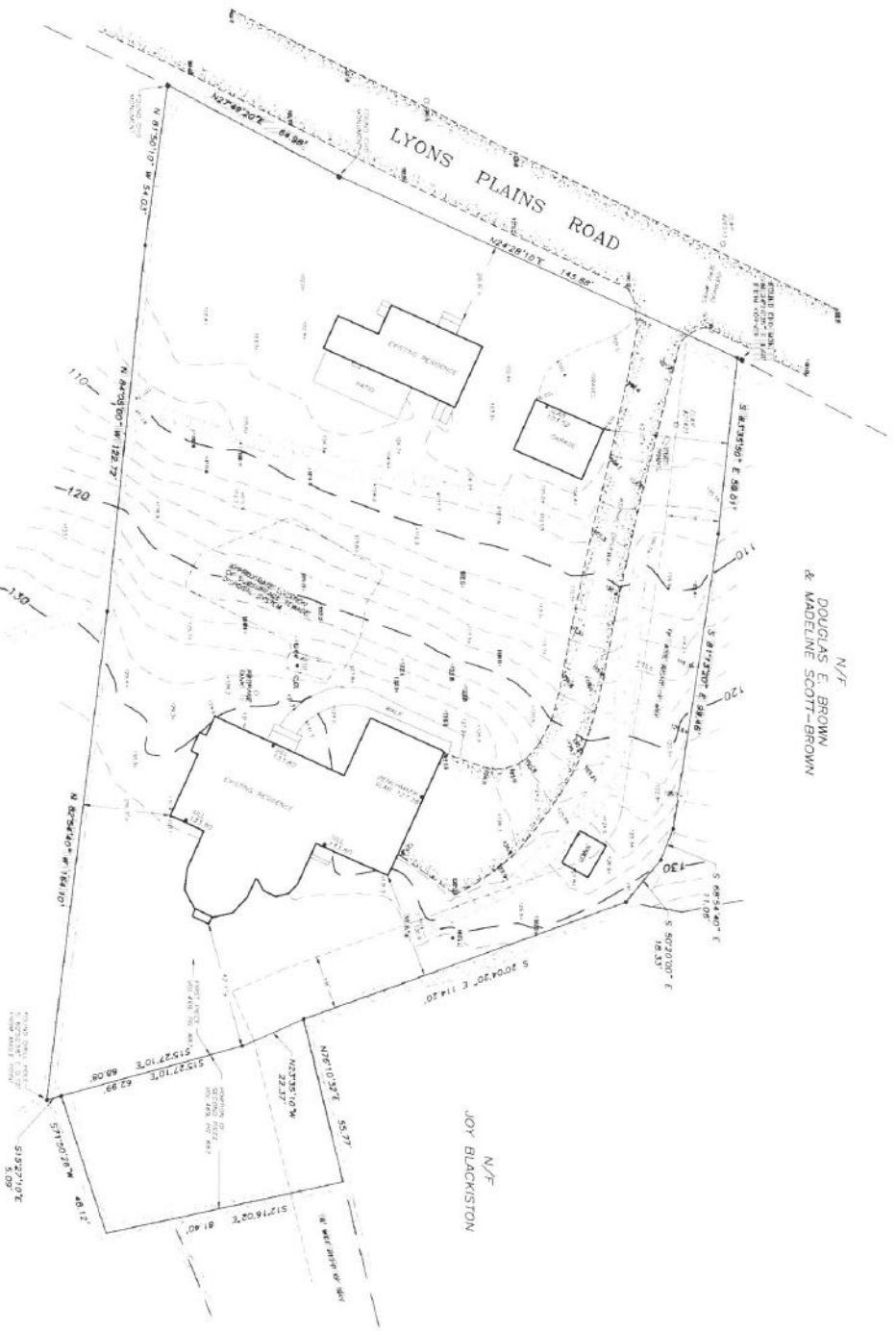
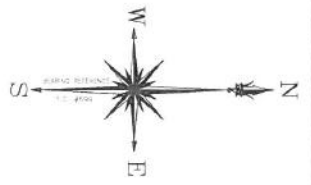


Cottage First Floor



Cottage Second Floor





NOTES:
1. THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANT ON THE 20TH DAY OF MAY, 1998.
2. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANT ON THE 20TH DAY OF MAY, 1998.
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10. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANT ON THE 20TH DAY OF MAY, 1998.

ROBERT C. LAWN

N/F
RICHARD O. HASSON
& STEPHANIE L. SIMON
LOT #25 T.C. 3286 I

BRAUTIGAM LAND SURVEYORS, P.C.
90 South Main Street
Newtown, Connecticut 06470
Telephone (203) 279-8020
E-mail: Surveyors@brautigam.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
I, THE SURVEYOR, CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF CONNECTICUT.
I, THE SURVEYOR, CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF CONNECTICUT.

JOB No. 31000401	SCALE 1" = 20'	DRAWN BY: LFC/FMB	NO. DATE
FIELD NOTES 178-130	DATE 5/1/98	CHECKED BY: PAB	3 7/1/98
20 0 20 40 60		3000 FT. 1:50	

REVISIONS	DATE
1. CORRECTION TO FIELD NOTES	7/1/98
2. CORRECTION TO FIELD NOTES	7/1/98
3. CORRECTION TO FIELD NOTES	7/1/98
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9. CORRECTION TO FIELD NOTES	7/1/98
10. CORRECTION TO FIELD NOTES	7/1/98

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
KATHRYN KOSLOW
135 LYONS PLAINS ROAD
WESTON, CONNECTICUT

**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): Kathryn Koslow
- 2) Street address, municipality, zip code: 135 Lyons Plain Rd, Weston, CT 06883-3010

YES NO UNK N/A

B. GENERAL INFORMATION

- 3) What year was the structure built? 1999
- 4) How long have you occupied the property? 12 If not applicable, indicate with N/A.
- 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: no
- 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: no
- 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: no

Seller Initials KK Buyer Initials _____ Revised 08/2019

YES	NO	UNK	N/A	B. GENERAL INFORMATION (Continued)
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☐ ☒ ☐ ☐

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: _____

☒ ☐ ☐ ☐

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: _____
Historic District _____

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: _____

☐ ☒ ☐ ☐

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: _____

☐ ☒ ☐ ☐

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: _____

☐ ☒ ☐ ☐

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: _____

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:

- | | |
|---|---|
| <input type="checkbox"/> Propane fuel tank | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater | <input type="checkbox"/> Solar devices |
| <input type="checkbox"/> Security alarm system | <input type="checkbox"/> Major appliances |
| <input type="checkbox"/> Fire alarm system | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Satellite dish antenna | |

Property Address: **135 Lyons Plain Rd**
Weston, CT 06883-3010 Seller Initials **KK** Buyer Initials _____ Page 2 of 7

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

- ☐ ☒ ☐ ☐ 15) Fuel types? Oil Are you aware of any heating system problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 16) Hot water heater type? Oil Age: _____ Are you aware of any hot water problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 17) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____
- ☐ ☐ ☐ ☒ 18) Are you aware of any problems with the underground storage tank? If yes, explain: _____
- ☐ ☒ ☐ ☐ 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? ☐ Yes ☐ No
If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____
- Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.
- ☐ ☒ ☐ ☐ 20) Air conditioning type: ☒ Central; ☐ Window; Other _____
Are you aware of any air conditioning problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 21) Plumbing system problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 22) Electrical system problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 23) Electronic security system problems? If yes, explain: _____
- ☐ ☒ ☐ ☐ 24) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors 3 and whether there have been problems with such detectors: _____
- ☐ ☐ ☐ ☒ 25) Fire sprinkler system problems? If yes, explain: _____

Property Address: **135 Lyons Plain Rd**
Weston, CT 06883-3010

Seller Initials **[JK]**

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: _____

☐ ☐ ☐ ☒

b) Are there unpaid water charges? If yes, state amount unpaid: _____

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: _____

☐ ☒ ☐ ☐

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: _____

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? _____

☐ ☐ ☐ ☒

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: Winds River Environmental

☐ ☐ ☐ ☐

b) Date last pumped: 12/20 Frequency of pumping during ownership: annually

☐ ☒ ☐ ☐

c) For any sewage system, are there problems? If yes, explain: _____

Property Address: 135 Lyons Plain Rd
Weston, CT 06883-3010

Seller Initials KLK

Buyer Initials _____

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YES NO UNK N/A

G. ASBESTOS/ LEAD

☐ ☒ ☐ ☐

32) Are asbestos insulation or building materials present? If yes, location: _____

☐ ☒ ☐ ☐

33) Is lead paint present? If yes, location: _____

☐ ☒ ☐ ☐

34) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

☒ ☐ ☐ ☐

35) Is the foundation made of concrete? If no, explain: _____

☐ ☒ ☐ ☐

36) Foundation/slab problems or settling? If yes, explain: _____

☐ ☒ ☐ ☐

37) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____

☐ ☐ ☐ ☒

38) Sump pump problems? If yes, explain: _____

☐ ☒ ☐ ☐

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: _____

☐ ☐ ☒ ☐

41) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: _____

☐ ☐ ☐ ☐

42) Roof type: shingle ; Age: 22 years

☐ ☒ ☐ ☐

43) Roof leaks? If yes, explain: _____

Property Address: **135 Lyons Plain Rd**
Weston, CT 06883-3010

Seller Initials **KK**

Buyer Initials _____

Page 5 of 7

☐ ☒ ☐ ☐

44) Exterior siding problems? If yes, explain: _____

☐ ☒ ☐ ☐

45) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

☐ ☒ ☐ ☐

46) Patio/deck problems? If yes, explain: _____

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: _____

☐ ☒ ☐ ☐

49) Water drainage problems? If yes, explain: _____

☐ ☒ ☐ ☐

50) Interior floor, wall and/or ceiling problems? If yes, explain: _____

☐ ☒ ☐ ☐

51) Fire and/or smoke damage? If yes, explain: _____

☐ ☒ ☐ ☐

52) Termite, insect, rodent or pest infestation problems? If yes, explain: _____

☐ ☒ ☐ ☐

53) Rot or water damage problems? If yes, explain: _____

☒ ☐ ☐ ☐

54) Is the structure(s) insulated? If yes, type: blown foam ; location: attic

☐ ☐ ☒ ☐

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: yes - in cottage

☒ ☐ ☐ ☐

57) Has a radon control system been in place in the previous 12 months? If yes, explain: Cottage since our purchas

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/dep

Property Address: **135 Lyons Plain Rd**
Weston, CT 06883-3010

Seller Initials **KK**

Buyer Initials _____

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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 _____	Signature _____	Buyer _____	Print Name _____
Date _____	Buyer _____	Signature _____	Buyer _____	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 <u>04/22/2021</u>	Seller <u>Kathryn Koslow</u>	Signature <u>Kathryn Koslow</u>	Seller <u>Kathryn Koslow</u>	Print Name _____
Date _____	Seller _____	Signature _____	Seller _____	Print Name _____

135 Lyons Plain Rd
Property Address: Weston, CT 06883-3010

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) ☒ 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.

Kathryn Koslow Date: 04/22/2021	Seller Date
Purchaser Date	Purchaser Date
Gail Zawacki Date: 04/22/2021	Agent Date
35 Lyons Plain Rd, Weston, CT 06883-3010 Address of Property/Unit	



Property Inclusions/Exclusions Rider page _____ of _____
PROPERTY INCLUSIONS / EXCLUSIONS RIDER
 Connecticut REALTORS®, Inc.



Property Address: **135 Lyons Plain Rd** Town **Weston**

*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc Ex NA APPLIANCES

☒ ☐ ☐ Air conditioner _____ unit(s)
☒ ☐ ☐ Clothes dryer
☒ ☐ ☐ Clothes washer
☐ ☐ ☒ Dehumidifier
☒ ☐ ☐ Dishwasher
☐ ☐ ☒ Garbage Compactor
☒ ☐ ☐ Garbage Disposal
☒ ☐ ☐ Hood for oven range
☒ ☐ ☐ Microwave
☒ ☐ ☐ Oven range
☒ ☐ ☐ Refrigerator
☐ ☒ ☐ Add'l refrigerators/freezers

Inc Ex NA INTERIOR ITEMS

☒ ☐ ☐ Alarm/Security System
☒ ☐ ☐ Blinds & shades
☐ ☐ ☒ Curtains/drapes
☐ ☐ ☒ Curtain Rods
☒ ☐ ☐ Carbon monoxide detector(s)
☒ ☐ ☐ Carpeting
☒ ☐ ☐ Ceiling fans
☐ ☐ ☒ Coal/Wood Stoves
☐ ☐ ☒ Fireplace items
☒ ☐ ☐ Lighting fixtures incl. chandeliers
☒ ☐ ☐ Smoke detector(s)
☒ ☐ ☐ Bathroom Mirrors
☒ ☐ ☐ Wall Mounted T.V. Brackets
☒ ☐ ☐ Smart Home Devices

Inc Ex NA EXTERIOR ITEMS

☒ ☐ ☐ Garage door opener(s) & Remotes
☒ ☐ ☐ Gas grill
☐ ☐ ☒ Hot tub & equipment
☒ ☐ ☐ Other outbuildings
☒ ☐ ☐ Play equipment
☐ ☐ ☒ Pool & pool equipment
☒ ☐ ☐ Storage shed(s)
☐ ☐ ☒ Storm door(s)
☐ ☐ ☒ Storm windows
☒ ☐ ☐ Fence(s)
☒ ☐ ☐ Invisible Pet Fence, Equipment & Collars
☐ ☐ ☒ Satellite dish

Inc Ex NA MISCELLANEOUS ITEMS

☒ ☐ ☐ Firewood
☒ ☐ ☐ Generator
☒ ☐ ☐ Wall Mounted Shelving
☒ ☐ ☐ Other Shelving
☒ ☐ ☐ Trees & shrubs
☒ ☐ ☐ Water Softener
☒ ☐ ☐ Workbenches

Inc Ex NA OTHER ITEMS

☐ ☐ ☐ _____
☐ ☐ ☐ _____
☐ ☐ ☐ _____
☐ ☐ ☐ _____

*If you have an solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

Additional Seller Comments:

04/22/2021 **Kathryn Koslow**
 Date Seller Kathryn Koslow

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

04/22/2021 **KK**
 Date Buyer _____ If Changes Made: Date Seller Date Seller

SCHEDULE

A PRIVATE SHOWING



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