

~ FOR SALE ~



APPROVED AFFORDABLE SUBDIVISION WITH EXISTING HOUSE

TOWER REALTY CORP.



**69 Sunny Valley Road
New Milford, CT**

Sale Price: \$329,900 PRICE REDUCED

Property has six lots. Two of which are approved for affordable housing. There is a potential for fifteen affordable apartments. Property also includes existing home. The three-bedroom, two-bath cape cod home being sold as-is.

Lot:	1.80 Acres
Zone:	R-40
Heating:	Oil
Utilities:	House has Septic and Well City Water and Sewer in Street
Current Taxes:	\$4,713 Yearly



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax

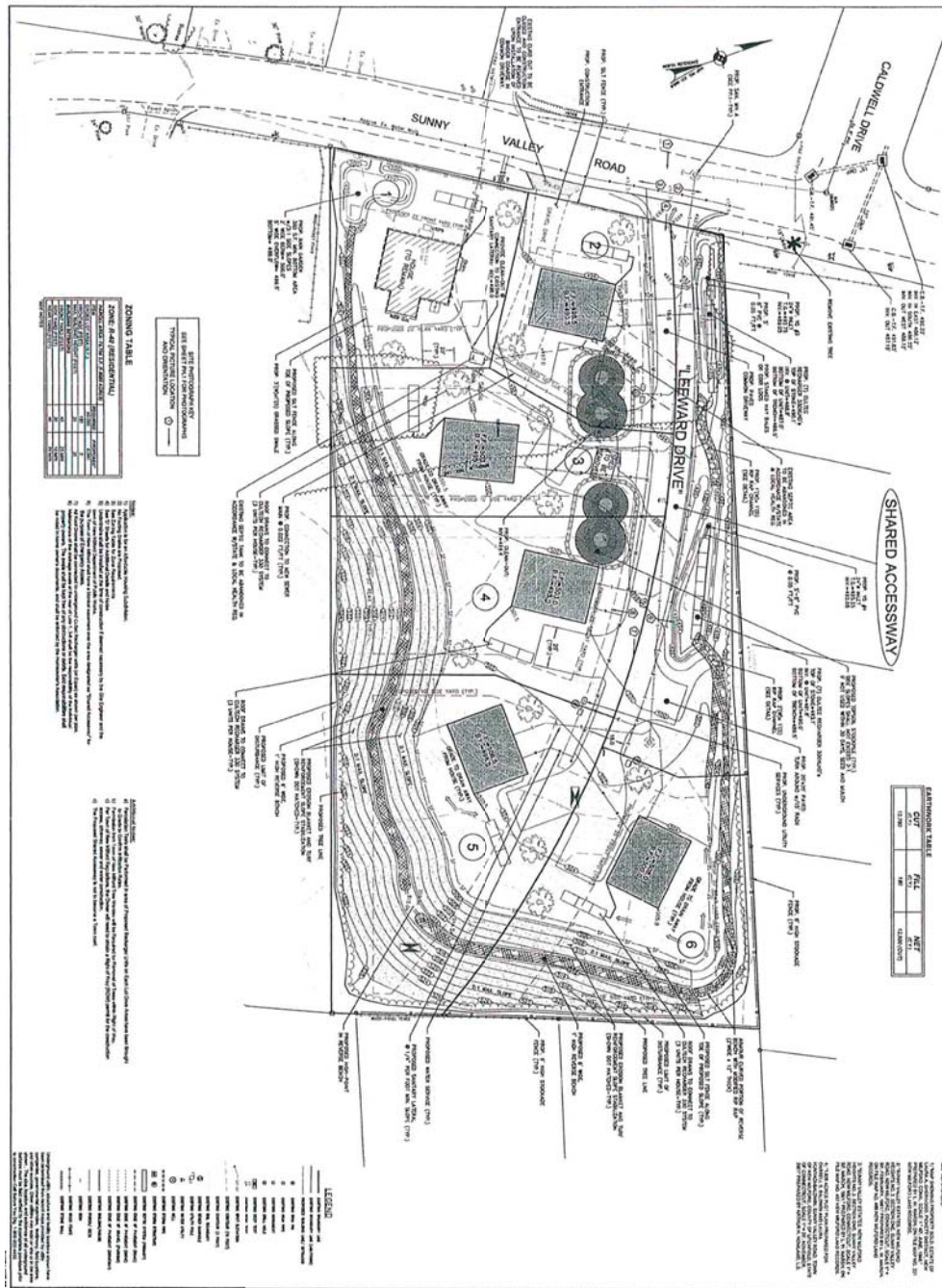
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

SITE PLAN

69 SUNNY VALLEY ROAD
NEW MILFORD, CT



TOWER REALTY CORP.



ZONING TABLE

ZONE	PERMITTED USES	MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM LOT COVERAGE (%)	MINIMUM SETBACKS (FEET)
RESIDENTIAL	Single-Family Detached	35	35	5
COMMERCIAL	Office, Retail, Restaurant	40	40	10
INDUSTRIAL	Manufacturing, Warehouse	50	50	15

SETBACKS

1. Front: 10 feet

2. Side: 5 feet

3. Rear: 10 feet

4. Corner: 15 feet

5. Easement: 5 feet

6. Accessway: 10 feet

LEGEND

Symbol	Description
—	Proposed Building Footprint
- - -	Proposed Parking Lot
~ ~ ~	Proposed Driveway
•	Proposed Tree
○	Proposed Light Pole
□	Proposed Sign
▭	Proposed Easement
▨	Proposed Accessway
▧	Proposed Stormwater Management
▩	Proposed Utility



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com