

 Listing

86-88 Cove Street, New Haven, CT

DOM: **301** Tax Parcel#: **1236451** List Price: **\$1,950,000**

Status: **Active**

MLS#: **24127300**

Neighborhood: **Morris Cove**


Last Update: **07/01/2026**

Orig. List Price: **\$1,950,000**

Four Family For Sale



Recent: **07/01/2026 : Back On Market : EXPD->ACTV**

 Walkscore is: -- 36

Car-Dependent - A few amenities within walking distance.

Multi Family Property Information

Potential Short Sale: **No**

Total # of Units: 4	Style: 4sides - Units Are Side-by-Side, 4updown - Unit(s) per Floor	Total Rooms: 14	Bedrooms: 6	Bathrooms: 6 Full & 2 Half
Square Footage:	Estimated HEATED Sq.Ft. above grade is 4,010 ; total 4,010 Public records lists total living Sq.Ft. of 1,512 and has no gross basement area information.			Fireplaces: 6 Home Warranty Offered:
New Construction:	No/Resale	Year Built: 1998 (Public Records)	Color: White	
Dir. Waterfront:	Yes	Acres: 0.50 (Public Records)	Zoning: RS2	
Property Tax:	\$22,831	Mil Rate: 39.4	Assessed Value: \$579,460	Tax Year: July 2025-June 2026

Features

Laundry Facilities:	Washer/Dryer All Units, Closet in Kitchen, and bedroom		
Exterior Features:	Balcony, Covered Deck, Deck		
Exterior Siding:	Vinyl Siding		
Construction Info.:	Frame	Foundation: None	Roof: Asphalt Shingle
Attic:	No Attic		
Basement Desc.:	Crawl Space, Unfinished		
Garage Spaces:	4 Car	Parking Spaces: 10 Car	Driveway Type:
Garage/Parking Type:	Detached Garage, Paved, Off Street Parking		
Lot Description:	Water View		
Waterfront Feat.:	L. I. Sound Frontage, Access, Beach, View, Walk to Water		

Utility Information

Hot Water System:	40 Gallon Tank, Natural Gas	Est. Annual Heating Cost:
Heat Type:	Hot Air, Fueled By: Natural Gas	Fuel Tank Location:
Cooling:	Central Air	
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected	

School Information

Elem: Per Board of Ed	Interm: Per Board of Ed	Middle: Per Board of Ed	High: Per Board of Ed
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Public Remarks

Welcome to 86-88 Cove Street, a rare direct waterfront four-unit building in New Haven's Cove neighborhood. This well positioned property offers a unique opportunity for both investors and owner-occupants seeking a strong income-producing asset and may be best served as a short term rental due to it's proximity to event spaces and downtown New Haven. Units feature beautiful hardwood floors, forced hot air with central air conditioning for year-round comfort, and private balconies overlooking the water and fireplaces. Bathrooms in the units have all been remodeled. 88A and 86A units have been remodeled. The building also includes a four-car garage, providing valuable parking and storage space. With its combination of location, character, and water frontage, this property is a standout multi-family offering on the market today. Seller financing available 10% down at 5% IO.

Showing & Contact Information

Showing Inst: Use ShowingTime	Date Available: Immediate	Bank Owned: No
Lockbox: Combo/88A	Owners Phone: (203) 867-5309	Occupied By: Tenant
Owner: Seabrook Investments Inc, (203) 867-5309		
Directions: Townsend to Cove, GPS Friendly		

Listing Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
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Listing Distribution Authorizations

The List Office has **not authorized listing distribution to any SmartMLS authorized website.**

The List Agent has authorized distribution to: **RPR, 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: **David Candelora (CANDELORA)** Lic.#: **REB.0790431**
Website: <http://davidcandelora.com>

Phone: **(203) 804-0058**
Email: candelora21@yahoo.com

List Office: **RE/MAX RISE (14150)**
Website: RemaxRise.com

Phone: **(203) 535-0382**

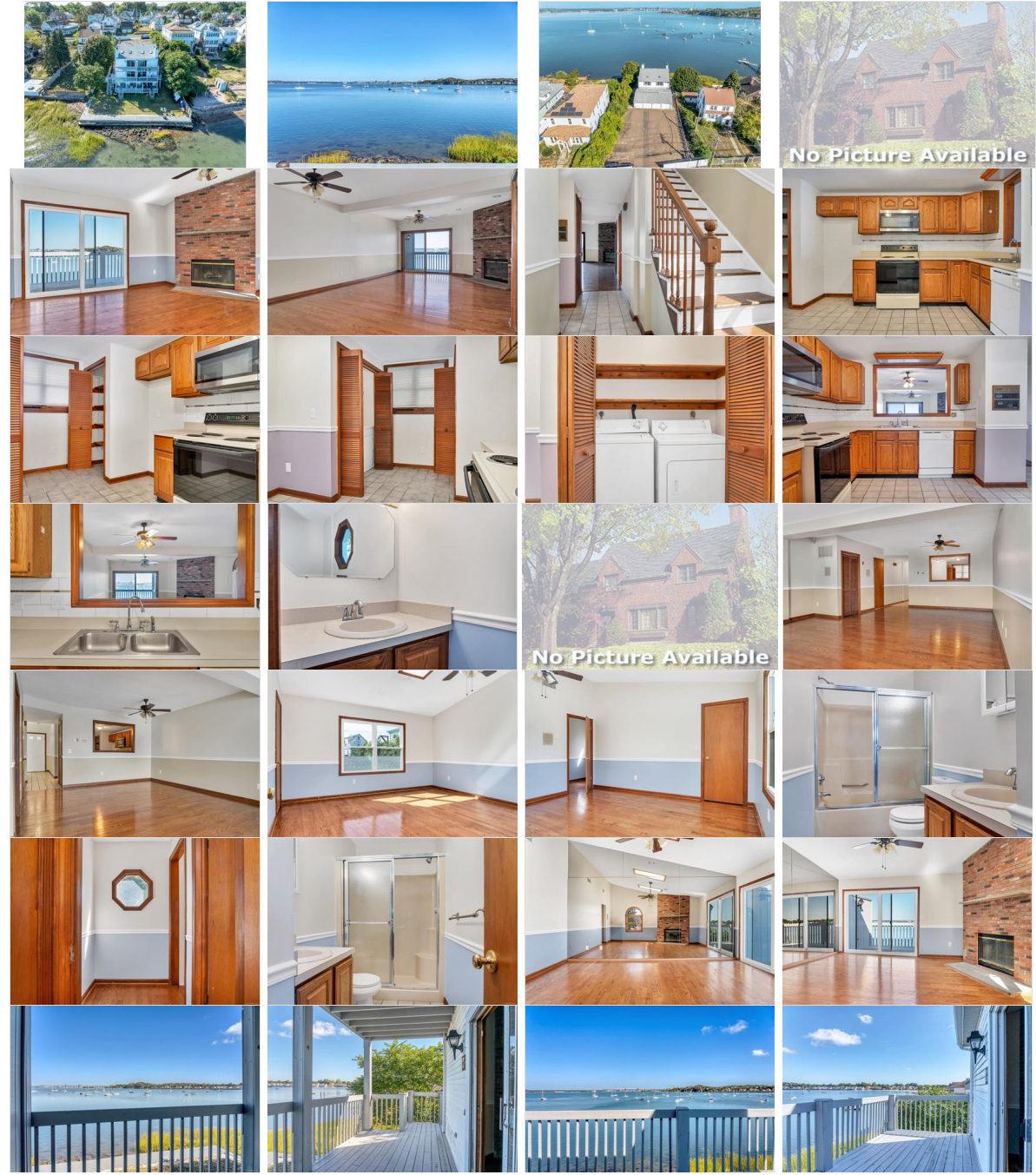
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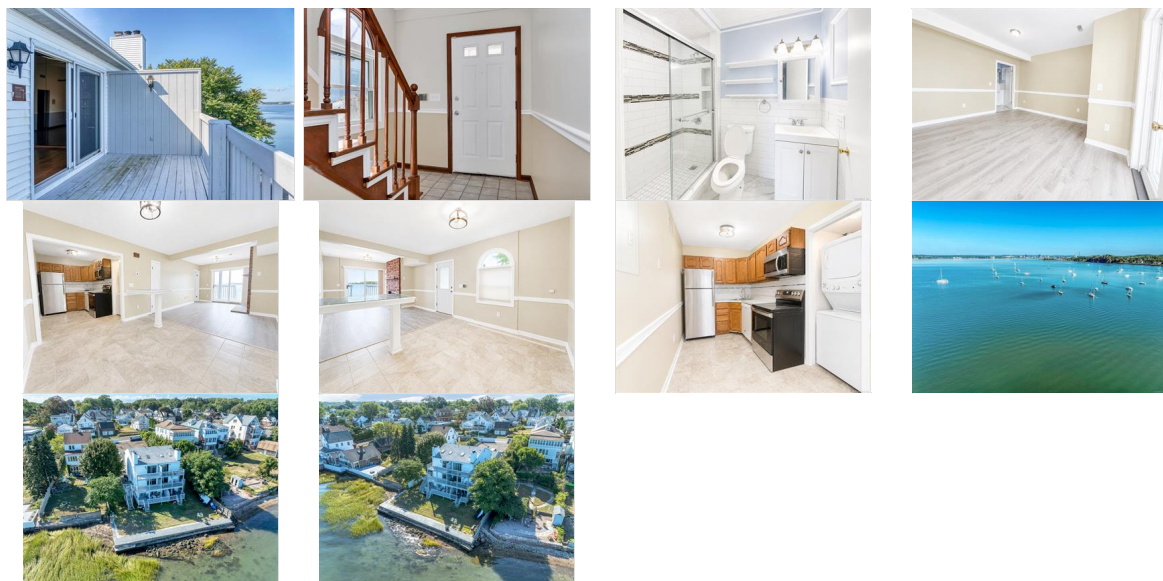
 Photos

24127300 **86-88 Cove Street, New Haven**

Active

List Price: **\$1,950,000**





Public Records

Public Records & Tax Report

86 Cove St, #A, New Haven, CT 06512-4304

Parcel Number: **1236451**
 Census Block: **3013**
 Zoning: **RS2**

Assessor's APN: **035 0865 01403**
 Census Tract: **142800**
 Latitude: **41.255399**

County: **New Haven**
 Carrier Route: **C005**
 Longitude: **-72.897479**

Property Use Type: **Condominium / Condominium**

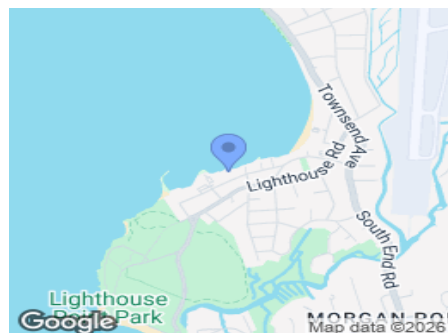
Current Ownership Information

Owner(s): **Seabrook Investments Inc**
 How Related:
 Owner's Address: **PO Box 320268, Cocoa Beach, FL 32932**
 Owner Occupied: **No**

Transaction Details

Type of Sale:
 Closing Date:
 Type of Deed:
 Mtg Date:
 Arms Length Sale:

Recorded: **Vol: , Page:**
 Sale Price:
 Nominal Sale:
 Mtg Recorded: **Vol: , Page:**



Most Recent Tax & Assessment Information

Tax Amount: **\$7,838.00**
 Tax Year: **July 2025-June 2026**
 Fiscal Year: **2025**

Base Mil Rate: **39.400**
 Tax Dist. Mil Rate: **N/A**
 Total Mil Rate: **39.400**
 Municipal Tax District:

Assessed Land Value: **\$0**
 Assessed Building Value: **\$198,940**
 Total Assessed Value: **\$198,940**
 Date of Last Update: **07/03/25**

Property Characteristics

Lot & Exterior

Lot Size in Acres: **0.00**
 Type of Parking:

Lot Size in Sq Ft:
 # of Parking Spaces:

Common Ownership %:

General Construction:

of Buildings: **1**
 Type of Construction:
 Exterior Covering:
 Type of Basement:

Building Style: **Condo/Apt Average**
 Building Condition:
 Type of Roof:
 Heating System: **Forced Air**

Year Built: **1920**
 Last Major Renovation:
 Roofing Material:
 Heating Fuel: **Natl Gas**

Building Size Information

Gross Building Sq Ft: **1,512**
 Living Area in Sq Ft: **1,512**
 Basement Area in Sq Ft:
 # of Rooms: **4**
 # of Half Baths: **1**

of Units: **1**
 First Floor Sq Ft:
 Unfinished Bsmt Sq Ft:
 # of Bedrooms: **2**

Unit is on Floor #: **1**
 Attic Area in Sq Ft:
 # of Floors: **2**
 # of Full Baths: **1**

Property Amenities

Number of Fireplaces:

Additional Amenity: **Outbuildings**

Additional Amenity: **AirConditioned**

Recent Public Notices

Public Notice: None

Tax Assessment History

<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>
2024:	\$198,940	2023:	\$198,940	2022:	\$198,940	2021:	\$198,940	2020:	\$170,380
2019:	\$170,380	2018:	\$170,380	2017:	\$170,380	2016:	\$176,330	2015:	\$176,330

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