

WILLIAM RAVEIS



Presented by



The One Team

Office: 860.850.0500

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Website: TheOneTeam.raveis.com

56 Norwich Avenue, Colchester, CT, 06415 | \$519,000

Opportunity knocks in downtown Colchester! First time offered. Pristinely maintained by original family. Versatile building in town center with generous parking. 3 units most recently used as a salon, clothing/boutique/retail and one residential unit, 2nd floor. Walk up attic offers expansion potential. Living above work is viable here! See attachments for extensive TC permitted uses. Separate utilities for each floor, apt. is on it's own furnace, electric, and hot water. Building is denoted as commercial, so listing is under commercial offering. Practical/ current use is more mixed use, best represented in multiple units. One stylist remains mo. to mo. - with part time hours. Easy to show. Property is also listed under commercial mls #24132407.

Features

- **Rooms:** 7
- **Bedrooms:** 3
- **Baths:** 1 full / 2 half
- **Units:** 3
- **Laundry:** Basement Hook-Up(s)
- **Style:** Other
- **Year Built:** 1950
- **Garage:** Other, Parking Lot, Off Street Parking
- **Heating:** Baseboard
- **Cooling:** Wall Unit, Window Unit
- **Basement:** Full, Unfinished, Full With Walk-Out
- **Above Grade Approx. Sq. Feet:** 2,237
- **Acreage:** 0.54
- **Est. Taxes:** \$6,122
- **Lot Desc:** Level Lot
- **Elem. School:** Per Board of Ed
- **High School:** Per Board of Ed
- **MLS#:** 24132330
- **Website:** https://www.raveis.com/raveis/24132330/56norwichavenue_colchester_ct?source=qrflyer

The data relating to real estate for sale on this website appears in part through the SMARTMLS Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms, and is provided by SMARTMLS through a licensing agreement. Listing information is from various brokers who participate in the SMARTMLS IDX program and not all listings may be visible on the site. The property information being provided on or through the website is for the personal, non-commercial use of consumers and such information may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on the website may no longer be available because they are for instance, under contract, sold or are no longer being offered for sale. Property information displayed is deemed reliable but is not guaranteed.

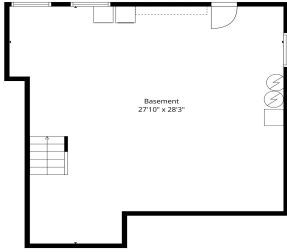


#1 LUXURY BROKER
IN THE WORLD
IN 2018



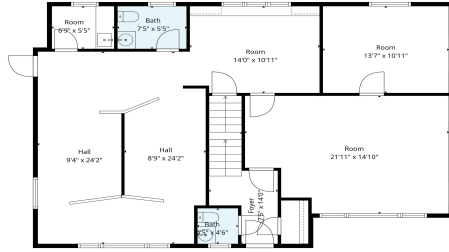






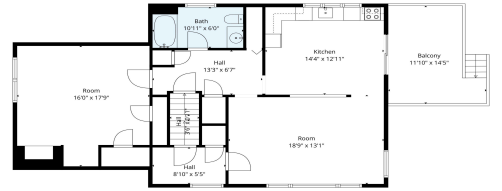
TOTAL 2888 sq. ft.
BELOW GRADE: 0 sq. ft. FLOOR 0: 1200 sq. ft. FLOOR 1: 1017 sq. ft. FLOOR 2: 138 sq. ft.
EXCLUDED AREAS: BASEMENT: 682 sq. ft. BALCONY: 189 sq. ft. ATTIC: 288 sq. ft.
WALLS: 247 sq. ft.

RISE
VISUAL MEDIA



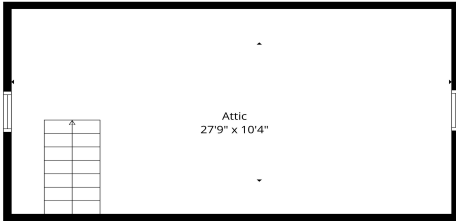
TOTAL 3408 sq. ft.
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William Raveis Family of Services

Our family of companies partner in delivering quality services in a one-stop-shopping environment. Together, we integrate the most comprehensive real estate, mortgage and insurance services available to fulfill your specific real estate needs.



The One Team
Sales Associates
OneandCompany@raveis.com

Our family of companies offer our clients a new level of full-service real estate. We shall:

- Market your home to realize a quick sale at the best possible price
- Place up to 20+ photos of your home on our website, raveis.com
- Provide frequent communication and tracking reports showing the Internet views your home received on raveis.com
- Showcase your home on raveis.com with a larger and more prominent format
- Give you the full resources and strength of William Raveis Real Estate, Mortgage & Insurance and our cutting-edge technology

To learn more about our credentials, visit raveis.com today.



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Our Executive Mortgage Banker:

- Is available to meet with you in our office, your home or office, evenings or weekends
- Offers you pre-approval in minutes!
- Provides a guaranteed closing date that meets your needs
- Has access to hundreds of loan programs, all at competitive rates
- Is in constant contact with a full processing, underwriting, and closing staff to ensure an efficient transaction



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Diane Padelli
Insurance Sales Director, William
Raveis Insurance
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Diane.Padelli@raveis.com

Our Insurance Division:

- Will Provide a home insurance quote within 24 hours
- Offers full-service coverage such as Homeowner's, Auto, Life, Renter's, Flood and Valuable Items
- Partners with major insurance companies including Chubb, Kemper Unitrin, The Hartford, Progressive, Encompass, Travelers, Fireman's Fund, Middleoak Mutual, One Beacon and American Reliable

Ray Cashen
President, William Raveis Attorney Network
203.925.4590

For homebuyers and sellers, our Attorney Network:



- Consult on purchase/sale and financing issues, reviews and prepares the sale agreement, fulfills lender requirements, sets up escrows and title insurance, coordinates closing documents
 - Offers one-stop shopping; to satisfy closing, title, and insurance needs in a single consolidated experience
 - Offers access to experienced closing attorneys at competitive rates
 - Streamlines the process as a direct result of the established synergies among the William Raveis Family of Companies
-

WILLIAM RAVEIS MORTGAGE



56 Norwich Avenue, Colchester, CT,
06415

\$519,000



The One Team

Sales Associates

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	5/6 (30 Yr) Adjustable Rate Conforming*	30 Year Fixed-Rate Conforming	15 Year Fixed-Rate Conforming
Loan Amount	\$415,200	\$415,200	\$415,200
Term	360 months	360 months	180 months
Initial Interest Rate**	5.875%	6.375%	5.490%
Interest Rate based on Index + Margin	8.125%		
Annual Percentage Rate	6.345%	6.533%	5.783%
Monthly Tax Payment	\$510	\$510	\$510
H/O Insurance Payment	\$92	\$92	\$92
Initial Principal & Interest Pmt	\$2,456	\$2,590	\$3,390
Total Monthly Payment	\$3,058	\$3,192	\$3,992

* The Initial Interest Rate and Initial Principal & Interest Payment are fixed for the first and adjust every six months thereafter for the remainder of the loan term. The Interest Rate and annual percentage rate may increase after consummation. The Index for this product is the SOFR. The margin for this adjustable rate mortgage may vary with your unique credit history, and terms of your loan.

** Mortgage Rates are subject to change, loan amount and product restrictions and may not be available for your specific transaction at commitment or closing. Rates, and the margin for adjustable rate mortgages [if applicable], are subject to change without prior notice.

The rates and Annual Percentage Rate (APR) cited above may be only samples for the purpose of calculating payments and are based upon the following assumptions: minimum credit score of 740, 20% down payment (e.g. \$20,000 down on a \$100,000 purchase price), \$1,950 in finance charges, and 30 days prepaid interest, 1 point, 30 day rate lock. The rates and APR will vary depending upon your unique credit history and the terms of your loan, e.g. the actual down payment percentages, points and fees for your transaction. Property taxes and homeowner's insurance are estimates and subject to change.

| RAVEIS.COM |



William Raveis Mortgage, LLC, NMLS ID 2630, 7 Trap Falls Road, Shelton, CT 06484

CT Mortgage Correspondent Lender License 15524