



MARTASTROLL
Broker Associate



11 Lighthouse Lane, Old Greenwich, CT 06870

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Houlihan Lawrence Greenwich Brokerage
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On a Cul de Sac in a Private OG Beach Association



Beds: 5 ▪ Baths: 4 full/1 half ▪ .28 acres

In-Ground Pool ▪ Private Beach Association

Picture coming home after a long day at work, driving down an undulating road in Old Greenwich. All at once, Long Island Sound unfolds directly before you, with the Stamford Harbor Lighthouse in the background. Instantly, your cares are washed away. Turning left into the cul-de-sac which is Lighthouse Lane, your front porch beckons. This was the vision of the owner, an established award-winning local builder, for his own family's residence.





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Stepping through the entry door, the wide, front-to-back hallway draws you in immediately. The living room and formal dining room are gracious entertaining areas but the heart of the house, where this family gathers most often, is the expansive kitchen and family room with light pouring in through walls of windows and French doors. There, the gorgeous fieldstone fireplace is bookended by a pair of built-in desk stations in crisp white and where the room is crowned with a coffered ceiling. The breakfast area has an ample banquette where informal meals are made special with views of the lush garden. Outdoor living for this active family is especially enjoyable in the secluded backyard.

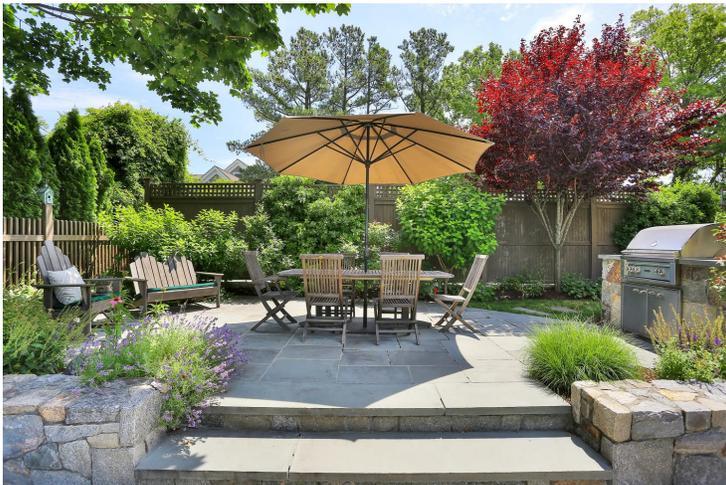




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A sparkling pool has been a hub of entertaining with both a lovely patio area and a comfortable loggia. A cozy, well-appointed office, a butler's pantry with wine cooler, and a powder room round out the first floor.

When ready to retreat to the master suite for some quiet time, a fireplace will set the tone for relaxation. In the master bathroom, draw a warm bath in the soaking tub or melt into a soothing cloud of eucalyptus-scented steam in the shower at day's end. Three double en suite bedrooms and a sunny laundry with beautifully crafted built-ins can be found. What's more, the third floor offers a bedroom with water views!



Printed 07/24/2017 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Tax ID 448/002

OWNERSHIP

GILSON MELISSA B & TIMOTHY N W/S
11 LIGHTHOUSE LANE
OLD GREENWICH, CT 06870
LOT NO 4-1 LIGHTHOUSE LA W 6Z

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
06-3712/S
Parent Parcel Number

Property Address
LIGHTHOUSE LANE 0011

Neighborhood
111060 DISTRICT 6 S OLD GREENWICH (1)

Property Class
101 Single Family

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001

Corporation 057

District 06

Section & Plat 396

Routing Number 4697W0006

Site Description

Topography:

Public Utilities:
Water, Sewer, Electric
Street or Road:

Neighborhood:

Zoning:
R-12 Single Fam 12.06, 1 Residential Land
Legal Acres:
0.2800

Date	Transferor	Grantee	Amount
12/02/2005	BAX JAMES E R & MCLAUGHLAN LORETTA V	\$2135000	Bk/Pg: 5075, 121
03/07/2005	MCLAUGHLAN LORETTA V	\$0	Bk/Pg: 4866, 315
07/01/1999	GREGOR ANDREW & PHYLLIS R	\$975000	Bk/Pg: 3295, 51
12/09/1986	MUNCY JOHN & MIRJA W/S	\$0	Bk/Pg: 1653, 42
08/23/1983	UNITOR MANAGEMENT CORP	\$0	Bk/Pg: 1333, 68

VALUATION RECORD

Assessment Year	10/01/2005	10/01/2006	10/01/2007	10/01/2010	10/01/2015	10/01/2015	10/01/2016
Reason for Change				2010 Reval	2015 Prelim	2015 Final	2016 List
VALUATION	I 1733300	1733300	1733300	1440200	1614700	1614700	1614700
Market	B 305100	0	1378200	1244700	1507600	1507600	1507600
	I 2038400	1733300	3111500	2684900	3122300	3122300	3122300
VALUATION	I 1213310	1213310	1213310	1008140	1130290	1130290	1130290
70% Assessed	B 213570	0	964740	871290	1055320	1055320	1055320
	I 1426880	1213310	2178050	1879430	2185610	2185610	2185610

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	-or- Square Feet	Rate	Rate	Value	Factor	Value
Actual Frontage	Effective	Depth	-or- Square Feet	Rate	Rate	Value	Factor	Value
1.00	0.2800		4004642.00	4004642.00	4004642.00	4004642.00	-10% K	60%
								1614700

LAND:
K- WATER INFLUENCE SOUND

Permit Number Filingdate Est. Cost Field Visit
Type Est. Sgt

Supplemental Cards
TRUE TAX VALUE 1614700

Supplemental Cards
TOTAL LAND VALUE 1614700



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100760 Public Detail Report - Residential Active **11 Lighthouse Lane, Old Greenwich, CT 06870** **\$3,995,000**



List Number: 100760 **Status:** Active **Type:** Single Family **Firm ID:** **List Price:** \$3,995,000
Address: 11 Lighthouse Lane **City:** Old Greenwich **Zoning:** R-12 **Orig Price:** **Owner Fin:** No
Section: Old Greenwich **Assoc:** Ledge Road **Unit #:** **Zip:** 06870 **Area:** 2 - Old Greenwich **For Rent:** No
Property ID: 06-3712/S **CIOA:** No

Bedrooms: 5 **Baths:** 4/1 **# FP:** 3

General Information							
Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1						Front to Back
Liv Rm	1				1		French Doors
Din Rm	1						Bay Window
Lib/Den							
Family	1				1	Coffered	French Doors
Powder	1						
Kitchen	1						Eat-In Kitchen; Island
M Bdrm	1				1		Master Bedroom Suite; Multi-Closets
M Bath	1						Steam Shower; Updated in Past 5 Yr
D Bdrm		3	1				
S Bdrm							
Bath		3					
Staff							
Laundry	1						Separate Room
Other	1						Office Space
Other	1						Butler's Pantry
Other	1						Extra Height Mudroom

Year Built: 2007	Design: Shore Colonial	Features: Auto Garage Door
Yr Reno: 2017	Design Plan: Open Plan	Fenced Yard
Yr Add'tn:	SqFt +/-:	Gas Grill
Cooling System: Central A/C	SqFt Source:	Security System
Heat System: Hydro-Air	Exterior: Shingle	Terrace
Heat Fuel: Gas	Roof: Wood Shingle	Outbuildings:
Hot Water: Gas	Acres +/-: 0.28	Included: All Kitchen Appliances
Attic:	Lot Desc: Cul-de-Sac/Waterviews	Washer/Dryer
Basement Type: None	Assmnt: \$2,185,610	Excluded: Call LB
Garage #: 2	Mill Rate: 12.018	
Garage Desc: Under	Taxes: \$26,267	
Water Source: Public	Sp Tax/Yr:	
Sanitation Source: Town Sewer	Assn Chg/Yr:	
Gas Source: Public Utility	Documents: Call LB	
Elementary: Old Greenwich	GIS Maps	
Middle: Eastern	Plot Plan	
	Pool: Yes	
	Pool Desc: Heated	
	Court: No	
	Court Desc:	

OH Remarks:

Remarks: Stepping through the entry door, the wide, front-to-back hallway draws you in immediately. The living room and formal dining room are gracious entertaining areas but the heart of the house, where this family gathers most often, is the expansive kitchen and family room with light pouring in through walls of windows and French doors. There, the gorgeous field stone fireplace is bookended by a pair of built-in desk stations in crisp white and where the room is crowned with a coffered ceiling. The breakfast area has an ample banquette where informal meals are made special with views of the lush garden. Outdoor living for this active family is especially enjoyable in the secluded backyard. A sparkling pool has been a hub of entertaining with both a lovely patio area and a comfortable loggia.

Directions: Sound Beach Avenue to the end. Left onto Shore Road and an immediate right onto Ledge Road. A left onto Lighthouse Lane. Proceed directly ahead to number 11.

Virtual Tour:

Condo Coop Information		
Comm Chgs:	Heat Incl:	Common Amenities:
Coop Charges:	Wtr Incl:	CC Included:
Pet Info:		

Sold Information		
Sold Date:	Sold Price:	Selling Firm ID:

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