



83 Boston Post Road

Waterford, CT 06385



Mary Poola

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Broker

The One Team At William Raveis

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oneteamct.com

William Raveis Real Estate

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Documents

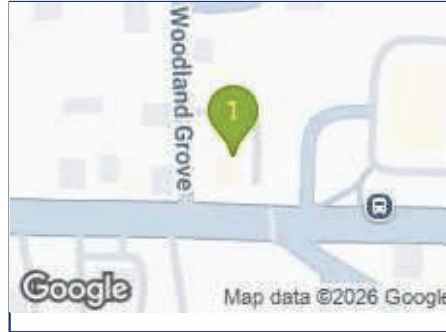
1.	83 Boston Post Rd._MLS	1 page
2.	83 Boston Post Rd._Exterior pics	2 pages
3.	83 Boston Post Rd._Interior pics	2 pages
4.	83 Boston Post Rd._Floor Plans	2 pages
5.	83 Boston Post Rd._google map	4 pages
6.	83 Boston Post Rd._Gis Map	1 page
7.	83 Boston Post Rd._Map2	1 page
8.	83 Boston Post Rd._Zoning Regs	6 pages
9.	83 Boston Post Rd._Field Cards	6 pages
10.	83 Boston Post Rd._Utilityrev	1 page
11.	83 Boston Post Rd._Property Disclosure	9 pages
12.	83 Boston Post Rd._Lead	1 page
13.	83 Boston Post Rd._Cerc Info	2 pages

83 Boston Post Road, Waterford, CT 06385

Status **Active**
 County **New London** Neighborhood **N/A**
 MLS Number **24175476**
Commercial For Sale

Tax Parcel # **1588742**
 Last Update **05/14/2026**

List Price **\$630,000**
 Orig. List Price **\$630,000**
 Days On Market **0**



Recent: **05/14/2026: NEW**

Walk Score® : 58 Somewhat Walkable - Some errands can be accomplished on foot

Financial Information

Gross Income	Gross Operating Expense		Net Income	
Description of the Property Containing the Space For Sale				
Location	Highway Access, Other		Fronts On	State Road, Municipal Street, Paved Road
Acres	0.48	In Flood Zone No	Elevation Certificate	
Zoning	C-G		Conforming Use	
Year Built	1944	Number of Units	Number of Tenants	
Property Tax	\$7,033	Mil Rate	23.36	Assessed Value \$301,060 Tax Year July 2025-June 2026
Assoc. District Tax				

Utility Information

Available Utilities	Electric, Cable			
Electrical Voltage	Electrical Amperage	200	Electrical Phases	2 # of Electrical Services
Heat Type	Hydro Air	Fueled By	Oil	
Cooling	Central Air			
Water & Sewer Service	Public Water Connected		Sewage System	Public Sewer Connected
Annual Sewer Usage Fee	Sewer Assessment Info			

Parking Information

Covered Spaces	Uncovered Spaces	Total Spaces	15
Parking Spaces Per 1000 Sq. Ft.	Parking Description	Paved, Parking Lot, Off Street Parking	

Square Foot Information

Total Square Feet	3,128	Square Foot Source	Public Records	Space is Subdividable	No
Industrial Square Feet		Office Square Feet	3158	Residential Square Feet	
Retail Square Feet		Warehouse Square Feet		Additional Spaces Available	No

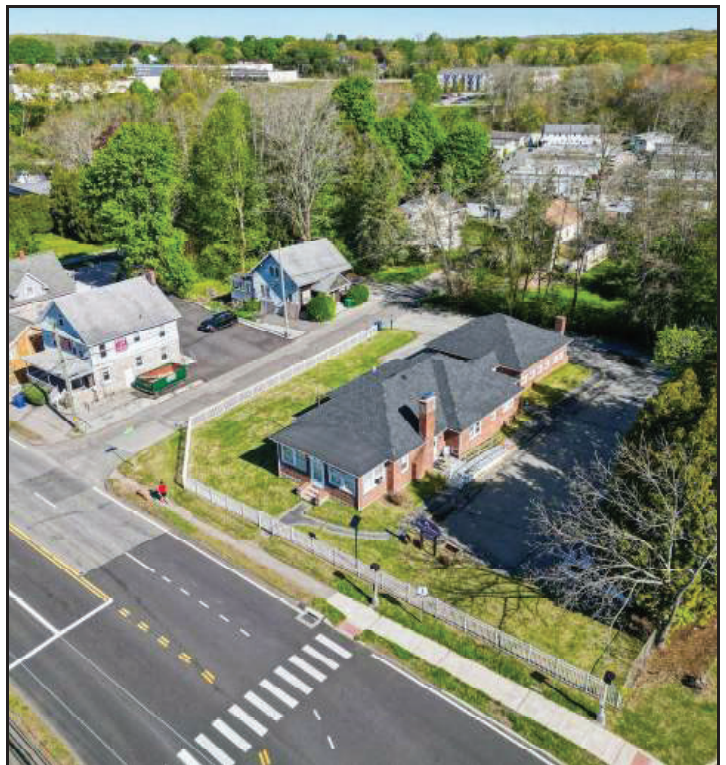
Public Remarks

Opportunity knocks at the door of this expansive brick, one level commercial building, over 3,000 sq.ft. of versatile space. Well maintained from roof to mechanicals, other than personal needs/preference, this building is turn key. Current owner occupant would highly prefer to secure a lease with the new property owner if that fits their investment profile. (Terms TBD) If not, exit timeline negotiable. There are no current leases in place for new owner to absorb. Listing attachments include floor plan, approximate room sizes, C-G zoning parameters for varied uses. Ideal for wellness/professional office needs. Back "yoga room" offers countless options. Looking to live in your work place? This convenient, high traffic location along bus lines, 5-6 minutes to the downtown train station is ideal for work/life combo. High walk score near shopping, minutes to EB and L&M Hospital. Reallocation of space for multiple uses appears user friendly. Full basement and walkup attic are a plus for storage. Attachments reflect updates. 15 on site parking spots. Doesn't get much better than this!

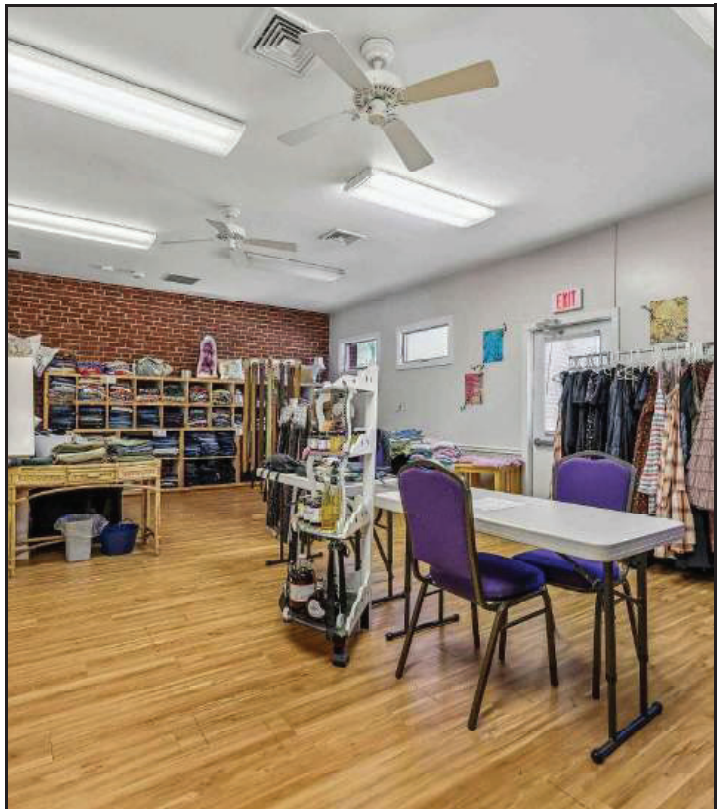
Marketing History

Current List Price	\$630,000	Last Updated	05/14/2026	Related MLS #	
Previous List Price	\$630,000	Entered in MLS	05/14/2026	DOM	0
Original List Price	\$630,000	Listing Date	05/14/2026	CDOM	0

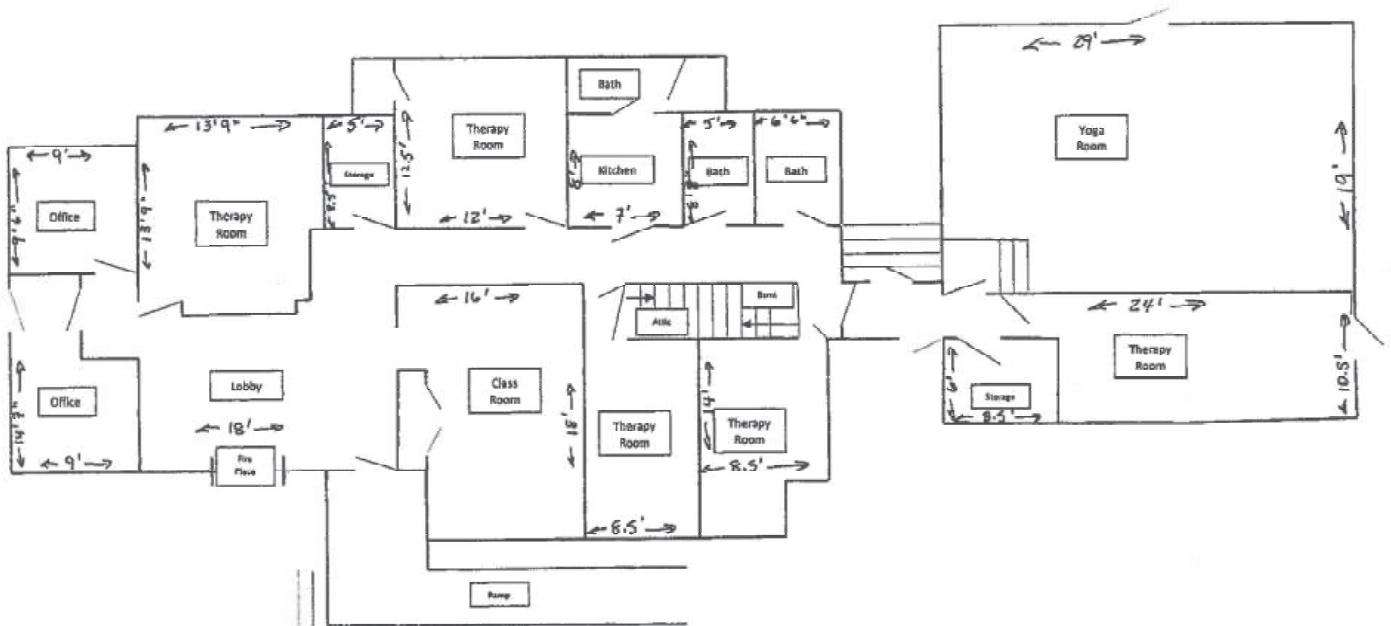
Exterior Photos



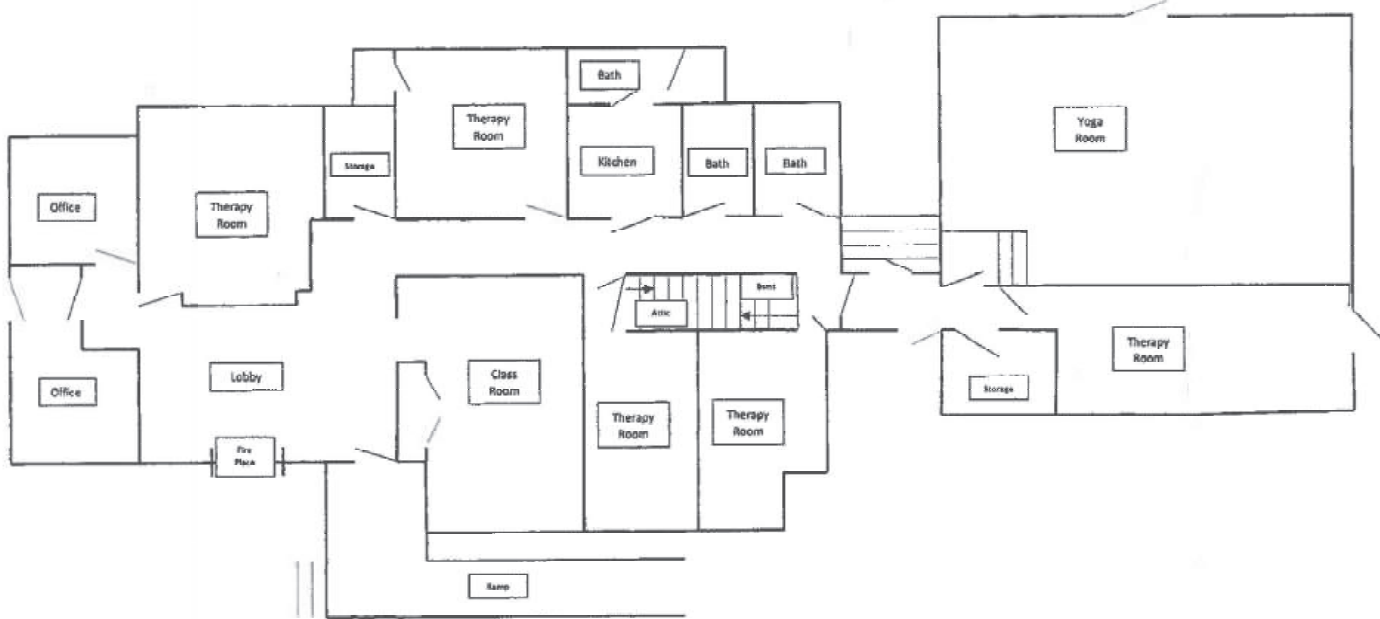
Interior Photos

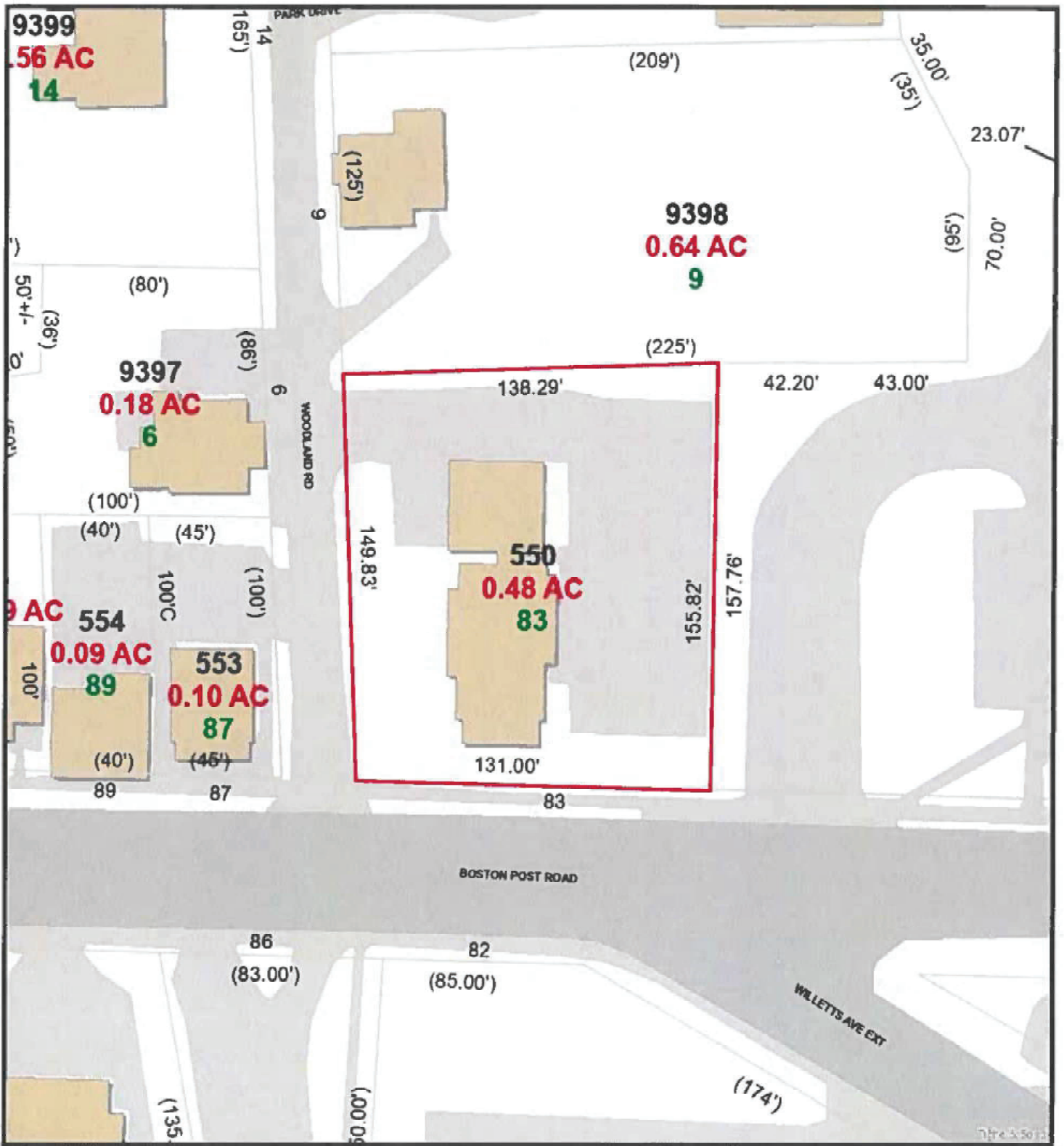


83 BOSTON POST ROAD
WATERFORD, CT.



NOT TO SCALE





4/28/2026 6:55:22 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



SECTION 8 - GENERAL COMMERCIAL DISTRICT (C-G)

8.1 GENERAL

The minimum lot size in this district shall be 30,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

- 8.1.1 One-family dwellings.
- 8.1.2 Retail stores and service establishments.
- 8.1.3 Business offices and professional buildings.
- 8.1.4 Restaurants. (Revised 08/15/94)
- 8.1.5 Taverns and night clubs, subject to the provisions of Section 3.23 of these regulations.
- 8.1.6 Post Office.
- 8.1.7 Public libraries and firehouses.
- 8.1.8 Financial institutions.
- 8.1.9 Printing and publishing establishments.
- 8.1.10 Veterinary hospitals.
- 8.1.11 Convalescent nursing home, places for assisted living, hospitals, medical clinics or medical service laboratories. (Amended 8/19/08)
- 8.1.12 Funeral parlors and mortuary establishments.
- 8.1.13 Bowling alleys, theaters, assembly halls.
- 8.1.14 Private clubs and fraternal organizations.
- 8.1.15 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only, where the products offered for sale on a retail or wholesale basis, are the same. (Amended 9/8/08, Effective 10/1/08)
- 8.1.16 **ACCESSORY USES** as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.
- 8.1.17 Accessory Dwelling Units in accordance with Section 3.36 of these Regulations.

8.2 USES PERMITTED IN THE C-G DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the C-G District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 8.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 8.2.2 Cemeteries.
- 8.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.
- 8.2.4 Private educational institutions.
- 8.2.5 Service stations and filling stations, subject to the provisions of Section 3.25 of these regulations.
- 8.2.6 Motels and Hotels.

- 8.2.7 Municipal, state, and federal facilities, including garages and firehouses.
- 8.2.8 Light manufacturing.
- 8.2.9 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 8.2.10 Health spas and gymnasiums.
- 8.2.11 Skating rinks.
- 8.2.12 Sports arenas.
- 8.2.13 Marinas and boat yards.
- 8.2.14 Swimming pools and swimming clubs.
- 8.2.15 Establishments primarily offering electronic games.
(Effective Date: August 12, 1982)
- 8.2.16 NEIGHBORHOOD and COMMUNITY SHOPPING CENTERS as defined in Section 1 of these regulations.
- 8.2.17 Car Washes (Effective 11/1/2001)
- 8.2.18 School Bus Parking Facilities that include outdoor parking facilities for operable school busses and not more than one administrative office and are subject to a contract with the Waterford Board of Education or a contract with a Board of Education from an abutting municipality. (Effective 7/15/2018)

8.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 125 feet frontage on a public street, and each lot shall be at least 150 feet in width at the building line.

8.4 MINIMUM SETBACKS

- 8.4.1 Front Yard - 75 feet.
- 8.4.2 Side Yard - 30 feet.
- 8.4.3 Rear Yard - 50 feet.

8.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 25% of the total area of said lot.

8.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 40 feet, except as provided in Section 3.6 of these regulations.

8.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

8.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

8.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

8.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

SECTION 8a – SPECIAL DEVELOPMENT DISTRICT (SDD) (Effective 1/21/01)
Special Development District (SDD)

8a.1 GENERAL

The minimum lot size in this district shall be 200,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The Special Development District ("SDD") is intended to implement the recommendations of the Plan of Preservation, Conservation & Development adopted by the Planning and Zoning Commission on August 24, 1998 (the "Development Plan"). The Plan designated the east side of Route 85, across from Crystal Mall, as "Regional Business" in its Future Business Land Use Plan. All non-residential land uses will share access where appropriate to minimize the number of access points to Route 85. Proposed land uses shall be designated in such a way as to provide an appropriate buffer to adjacent residential areas and to ensure a uniformity of design standards within the District. The following shall be permitted uses within this district.

8a.1.1 One-family dwellings.

8a.1.2 Public playground, play field or parks.

8a.2 USES PERMITTED IN SDD DISTRICT SUBJECT TO APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the SDD District if approved by the Commission in accordance with the provisions of Section 23 of the regulations.

8a.2.1 Hotel or motel.

8a.2.2 Convalescent nursing home and places for assisted living; hospitals. (Amended 8/19/08)

8a.2.3 Municipal offices and facilities.

8a.2.4 Professional offices, medical clinics, medical service laboratories, and research laboratories.

8a.2.5 Sit down restaurants. (Amended 12/3/20)

8a.2.6 Financial institutions.

8a.2.7 Printing and publishing establishments.

8a.2.8 Business offices and services.

8a.2.9 Personal service establishments.

8a.2.10 Private educational institutions.

8a.2.11 Individual retail stores and service establishments not exceeding 65,000 square feet of Gross Leasable Area (GLA), defined as the total floor area exclusive of common areas, such as public toilets, lobbies and corridors, stairwells, elevators and machine and equipment rooms.

8a.2.12 Commercial recreational uses including: health spas, gymnasiums, skating rinks, swimming pools, tennis and other racquet sports.

8a.2.13 Buildings, structures and substations operated by utility companies but excluding storage yards and outside storage areas.

8a.2.14 Shopping center not exceeding 400,000 square feet in Gross Leasable Area (GLA) as defined herein.

8a.2.15 Cinemas.

8a.2.16 Wholesale and retail sale of furniture and carpets.

8a.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 500 continuous feet frontage on a public street and each lot shall be at least 1,000 feet in width at the building line.

8a.4 MINIMUM SETBACKS

Minimum setbacks shall be in accordance with the following standards subject to compliance with Section 3.34 and 25.2 of the regulations.

8a.4.1 Front Yard - 75 Feet

8a.4.2 Side Yard - 30 Feet

8a.4.3 Rear Yard - 50 Feet

8a.5 **BUILDING COVERAGE**

The aggregate building coverage on any lot in this district shall not exceed 25 percent of the total lot area.

8a.6 **MAXIMUM BUILDING HEIGHT**

Except as provided in Section 3.6 of these regulations, no building in this district shall be constructed, reconstructed, extended or enlarged, moved or altered in any way so to have a maximum height in excess of 35 feet.

8a.7 **OFF STREET PARKING** Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations. The distance from any parking space to the entry of the building being served shall not exceed 400 feet.

8a.8 **SIGNS**

All signs erected within this district shall conform to the requirements of Section 21 of these Regulations.

8a.9 **ENVIRONMENTAL PROTECTION**

8a.9.1 No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these Regulations.

8a.9.2 A storm water management plan shall be submitted which mitigates any impact the use of this site has on water quality. The stormwater management system shall, based on available technology, have the ability to treat the first inch of runoff to remove 80% of total suspended solids, oils, chemicals and floatable debris. Best management practices shall be specified as part of the special permit and site plan and shall include required monitoring and maintenance.

8a.9.3 The percentage of land within the district which will be impervious to the infiltration of water shall not exceed 50%. The Commission may allow a greater percentage of impervious area if equivalent non wetland or lands otherwise restricted to infiltration outside the district but in the same watershed are set aside in a manner that assures that they will be preserved in perpetuity. Such land shall be conveyed in fee or conservation easement to the Town of Waterford or other agency as determined by the Commission. Infiltration of stormwater shall be maintained at predevelopment levels. In addition, a plan to control the quantity of water which minimizes downstream impacts shall be provided.

8a.10 **SITE PLAN APPROVAL**

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations and no building or structure, parking lot, or outdoor use of land, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

8a.11 **SPECIAL SITE DESIGN REQUIREMENTS**

8a.11.1 Site Design - Buildings, accessory structures, parking areas and accessways, service areas and other site components shall be organized in a coordinated, functional and safe manner

and be compatible with site features and nearby residential areas. Building setbacks from the street, setbacks to adjacent buildings and resource areas and building alignment shall be consistent with other buildings within the SDD District. The applicant shall demonstrate how these criteria are achieved by submitting street views of the property and surrounding properties showing buildings, parking, loading and landscape areas in relationship to the public street and adjoining properties.

8a.11.2 Building Criteria - Large structures should have well articulated facades to reduce the appearance of bulk and rooflines shall be varied to provide architectural interest. Rooflines shall be articulated with parapet walls, gables, towers or a mansard roof. A unified design theme for building massing, exterior treatments and signage shall be established. Materials, textures and color used on the exterior walls and roofs shall emphasize the use of materials associated with New England style architecture. Preferred facade materials are brick, stone, wood or equivalent materials having the appearance of such materials, or other cement type material, provided it is accented with

narrow siding, clapboard, shingles and similar materials. Roofing materials, where visible, shall be shingles, cedar shake, slate, copper or other finish treatment designed as part of a unified architectural theme. Rooftop mechanical units, vents or other protrusions shall be appropriately screened from adjacent property and/or a public road.

8a.11.3 Design Features - Preservation of important existing site features, such as large trees, steep slopes, wetlands and associated setbacks shall be incorporated into the design. Pedestrian walkways shall provide safe and convenient connections within the site and shall be constructed of slate, brick, concrete or paving blocks but shall not be gravel, earth or loose stone. All trash disposal areas shall be fully enclosed and properly screened. Exterior lighting shall be an architectural quality pole and fixture equipped with shields to prevent glare. Building mounted flood lighting is discouraged. Design and placement of signs shall consist of materials and colors that are coordinated with the building facade design and materials, and lettering styles, sizes, and composition shall be consistent and coordinated with the building architecture.

8a.11.4 Residential Buffer - Where a Special Development District adjoins any residential or multifamily district, a buffer strip at least 40 feet wide or greater as determined by the Commission shall be left naturally wooded or planted with not less than two rows of evergreen trees or landscaped in some other approved fashion, such as architectural walls or fencing so as to constitute complete visual screening. Such buffer strip shall contain no buildings, structures or paved areas but may contain stormwater control devices.

83 BOSTON POST ROAD

Location 83 BOSTON POST ROAD

Mblu 134 / 550 /

Acct# 00054000

Owner HEALING THERAPIES LLC

Assessment \$301,060

Appraisal \$430,080

PID 550

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$326,440	\$103,640	\$430,080

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$228,510	\$72,550	\$301,060

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HEALING THERAPIES LLC
Co-Owner

Sale Price \$400,000
Certificate
Book & Page 1185/0247
Sale Date 04/26/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEALING THERAPIES LLC	\$400,000		1185/0247	00	04/26/2011
HAMSHER GAIL L	\$0		0758/0185	28	02/15/2005
LIEBERMAN LEO L	\$0		0543/0533	25	01/08/2002
LIEBERMAN LEO L	\$0		0492/0132	25	12/09/1998
LEIBERMAN DIANNE	\$0		0330/0339	00	08/04/1987

Building Information

Building 1 : Section 1

Year Built: 1944
Living Area: 3,158
Replacement Cost: \$453,765
Building Percent Good: 68

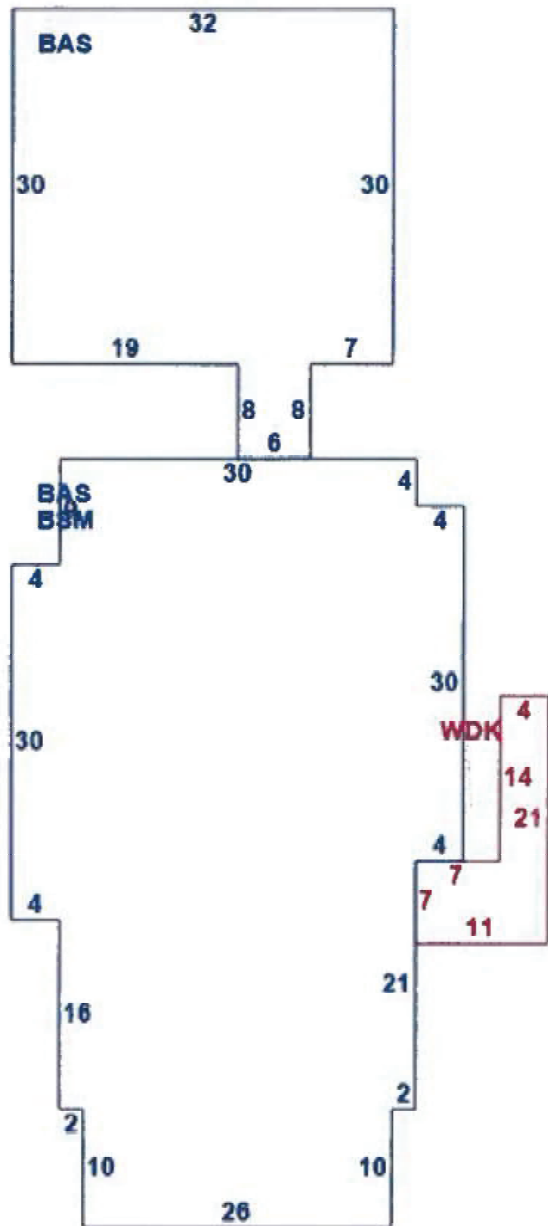
Building Attributes	
Field	Description
STYLE	Office
MODEL	Comm/Ind
Grade	Above Ave
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
% Central Air	Central
Foundation	Stone/Brick
Bldg Use	Commercial
Total Rooms	0
Total Bedrms	0
Total Fixtures	8
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
% Finished	87
Class	C
Wall Height	8.00

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/A00\0079\93.JPG>)

Building Layout



(Parcel/Sketch.ashx?pid=550&bid=550)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,158	3,158
BSM	Basement	2,150	0
WDK	Deck	133	0
		5,441	3,158

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 201
Description Commercial
Zone C-G
Neighborhood BPR1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.48
Frontage 0
Depth 0
Assessed Value \$72,550
Appraised Value \$103,640


Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	Fence			480.00 L.F.	\$2,880	1
PAV1	Paving	AS	Asphalt	10000.00 S.F.	\$15,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$326,440	\$103,640	\$430,080
2024	\$326,440	\$103,640	\$430,080

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$228,510	\$72,550	\$301,060
2024	\$228,510	\$72,550	\$301,060

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	1	\$400,000	N/A
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,158	20,909	1944	COM'L BLDG	

OWNER INFORMATION

Owner Name	Healing Therapies LLC	Tax Billing Zip	06385
Tax Billing Address	83 Boston Post Rd	Tax Billing Zip+4	2423
Tax Billing City & State	Waterford, CT	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$374,337	School District	WATERFORD SCHOOL DISTRICT
Median Home Value Rating	5 / 10	Family Friendly Score	53 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	33 / 100	Walkable Score	59 / 100
Total Incidents (1 yr)	101	Q1 Home Price Forecast	\$380,038
Standardized Test Rank	84 / 100	Last 2 Yr Home Appreciation	22%

TAX INFORMATION

Property ID	1588742	Annual Tax	\$7,033
% Improved	76%	Tax ID	WATE-000134-000000-000550
Tax Year	2025	Parcel ID	001588742

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$301,060	\$301,060	\$301,060
Assessed Value - Land	\$72,550	\$72,550	\$72,550
Assessed Value - Improved	\$228,510	\$228,510	\$228,510
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$6,382	2023		
\$6,714	2024	\$332	5.2%
\$7,033	2025	\$319	4.75%

CHARACTERISTICS

Land Use - State	Commercial Building	Basement Type	Partial
Land Use - Universal	Commercial Building	Basement Sq Feet	2,150
Acres	0.48	Unfinished Basement Area	2,150
Lot Sq Ft	20,909	Parking Type	Paved
# of Buildings	1	Garage Type	Paved
Total Units	1	Fireplaces	1
Building Sq Ft	Tax: 5,441 MLS: 3,158	Heat Type	Hot Water
Gross Area	5,441	Heat Fuel Type	Oil
Bedrooms	3	Cooling Type	Yes
Full Baths	1	Porch	Porch
Half Baths	1	Roof Type	Gable
Total Baths	2	Roof Material	Asphalt Shingle
Total Rooms	5	Exterior	Brick
Stories	1	Construction	Masonry
Year Built	1944	Condition	Average

SELL SCORE

Value As Of	2028-04-19 06:33:11
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LISTING INFORMATION

MLS Listing Number	170139213	MLS Listing Date	10/25/2018
MLS Status	Expired	MLS Current List Price	\$360,000
MLS D.O.M	279	MLS Orig. List Price	\$360,000
MLS Status Change Date	08/01/2019	MLS Expiration Date	07/31/2019

MLS Listing #	170042222	E10217880	E10153722	E239900
MLS Status	Expired	Expired	Expired	Closed
MLS Listing Date	01/08/2018	05/02/2017	07/21/2016	06/08/2010
MLS Listing Price	\$385,000	\$425,000	\$485,000	\$430,000
MLS Orig Listing Price	\$385,000	\$459,900	\$500,000	\$430,000
MLS Close Date				04/26/2011
MLS Listing Close Price				\$400,000
MLS Listing Expiration Date	07/31/2018	12/31/2017	02/06/2017	03/04/2011

LAST MARKET SALE & SALES HISTORY

Recording Date	04/26/2011	Document Number	1185-247
Sale Price	\$400,000	Deed Type	Warranty Deed
Owner Name	Healing Therapies LLC	Price Per Square Feet	\$73.52
Seller	Hamsheer Gail L		

Recording Date	04/26/2011		
Sale Date		08/28/1986	01/15/1971
Sale Price	\$400,000		
Buyer Name	Healing Therapies LLC	Lieberman Dianne	Dumont Robert P & Dumont Diana C
Seller Name	Hamsheer Gail L		
Document Number	1185-247	312-484	185-169
Document Type	Warranty Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	11/04/2019	04/26/2011	02/10/1992
Mortgage Amount	\$128,732	\$187,000	\$140,000
Mortgage Lender	Chelsea Groton Bk	* Other Institutional Lenders	Phh US Mtg Corp
Mortgage Code	Conventional	Private Party Lender	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated



	2021	2022	2023	2024	2025		5 Year Total		
Water	\$ 376.05	\$ 351.37	\$ 196.70	\$ 282.02	\$ 234.89		\$ 1,441.03		
Sewer	\$ 685.50	\$ 892.00	\$ 683.44	\$ 571.50	\$ 557.17		\$ 3,389.61		
Lawn Care	\$ 520.00	\$ 1,032.26	\$ 275.98	\$ 600.00	\$ 770.00		\$ 3,198.24		
Snow Removal	\$ 1,679.89	\$ 2,808.16	\$ 2,504.15	\$ 3,004.98	\$ 2,504.15		\$ 12,501.33		
Heating Oil	\$ 2,932.00	\$ 4,929.71	\$ 4,877.81	\$ 2,595.00	\$ 3,392.00		\$ 18,726.52		
Electric	\$ 5,507.94	\$ 7,129.01	\$ 6,814.39	\$ 7,800.09	\$ 8,323.07		\$ 35,574.50		
Internet	\$ 1,058.84	\$ 1,116.52	\$ 1,817.89	\$ 1,919.20	\$ 1,940.02		\$ 7,852.47		
Insurance	\$ 4,372.00	\$ 2,100.00	\$ 2,312.00	\$ 2,588.00	\$ 3,830.50		\$ 15,202.50		
	\$ 17,132.22	\$ 20,359.03	\$ 19,482.36	\$ 19,360.79	\$ 21,551.80				
Replaced									
Oil Tank	Jan. 2017								
Water Heater	Nov. 2018								
Boiler	Jan. 2023								
Roof	Mar. 2024								
Gutters	Mar. 2024								
Bulk Head Door	Jun. 2025								
Healing Therapies Five Year Utilities									
83 Boston Post Road									

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION REPORT
(Commercial)

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): Healing Therapies LLC
- 2) Street address, municipality, zip code: 83 BOSTON PNT RD.
WATERFORD CT 06385

B. GENERAL INFORMATION

YES NO UNK N/A

- 3) What year was the structure built? 1944
- 4) How long have you occupied the property? 15 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: _____

- 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: _____

- 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____

YES NO UNK N/A

B. GENERAL INFORMATION (Continued)

- 8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: _____

- 9) 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: _____

- 10) 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: _____

- Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.**
- 11) Is the property located in a special tax district? If yes, explain: _____

- 12) 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: CG ZONE SEE ATTACHED

- 13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

- 14) 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

15) 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:

- Propane fuel tank
- Water heater
- Security alarm system
- Fire alarm system
- Satellite dish antenna
- Water treatment system
- Solar devices
- Major appliances
- Other: _____

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

16) Fuel types? BIL Are you aware of any heating system problems? If yes, explain: NEW OIL TANK 2017, NEW BOILER 2023

17) Hot water heater type? ELEC Age: 2018 Are you aware of any hot water problems? If yes, explain: _____

18) Is there an underground storage tank? If yes, list the age of tank _____ and location: _____

19) Are you aware of any problems with the underground storage tank? If yes, explain: _____

20) 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.

21) Air conditioning type: Central; Window; Other: _____
Are you aware of any air conditioning problems? If yes, explain: NEW INSTALL 2011

22) Plumbing system problems? If yes, explain: _____

YES	NO	UNK	N/A	D. MECHANICAL/ UTILITY SYSTEMS (Continued)
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23) Electrical system problems? If yes, explain: _____

24) Electronic security system problems? If yes, explain: _____

25) 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: _____
1 CO,

26) Fire sprinkler system problems? If yes, explain: _____
LOCATED IN BOILER RM

YES	NO	UNK	N/A	E. WATER SYSTEM
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27) Domestic water system type: Public; Private well; Other: _____

28) 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:
SEE ATTACHED

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

29) 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: _____

30) 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
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31) Sewage disposal system type: Public; Septic; Cesspool; Other: _____

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM (Continued)

32) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered?

SEE ATTACHED

b) If it is a flat amount, state amount _____ and due dates: _____

c) Are there any unpaid sewer charges? If yes, state the amount: _____

33) If private:

a) Name of service company: _____

b) Date last pumped: _____ Frequency of pumping during ownership: _____

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

YES NO UNK N/A

G. ASBESTOS/ LEAD

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

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

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

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

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

STONE COMPOSITION

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

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

MINIMAL EXCESSIVE RAIN

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

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

- 41) 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: _____

- 42) 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:

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

- 44) Roof type: ASPHALT ; Age: 2024
- 45) Roof leaks? If yes, explain: _____

- 46) Exterior siding problems? If yes, explain: _____

- 47) Chimney, fireplace, wood or coal stove problems? If yes, explain: NOT IN USE
INSPECTED X 2 OVER COURSE OF OWNERSHIP
- 48) Patio/deck problems? If yes, explain: _____

- 49) If patio/deck is constructed of wood, is the wood treated or untreated? _____

- 50) Driveway problems? If yes, explain: AS IS
- 51) Water drainage problems? If yes, explain: _____

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

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

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

YES	NO	UNK	N/A	
				H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

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

- 56) Is(Are) the structure(s) insulated? If yes, type: FIBERGLASS ; location: ATTIC
- 57) 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:

- 58) Is there a radon control system in place? If yes, explain: _____

- 59) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

YES	NO	UNK	N/A	
				I. FLOOD RISK AWARENESS

- 60) Is the property located in a Federal Emergency Management Agency designated floodplain? If yes, which zone: _____
- 61) During the time that the seller has owned the property, has the seller received assistance or is the seller aware of any previous owners receiving assistance from the Federal Emergency Management Agency, the United States Small Business Administration or any other federal or state disaster assistance program for flood damage to the property? _____

- 62) Is there a current flood insurance policy in effect on the property? _____

- 63) Is a Federal Emergency Management Agency elevation certificate available? _____

- 64) Has the seller ever filed a claim for flood damage to the property? _____

- 65) If there is a structure on the property, has the structure experienced any water penetration or damage due to seepage or a natural flood event? _____

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/dcp

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) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Flood Insurance, Flood Maps and Flood Risk

Federal law requires owners to obtain and maintain flood insurance for properties financed with a federally regulated or insured mortgage in a Special Flood Hazard Area, also known as a high-risk zone on FEMA's flood insurance rate maps. In addition, for properties that have previously received federal disaster assistance, owners are required to obtain and maintain flood insurance as a condition to be eligible for future assistance. This requirement affixes to the property and applies to all future owners. FEMA flood maps are not designed, nor intended to be, a reliable tool for buyers to assess a property's flood risk. A property does not have to be near water or in a flood zone to flood. For additional information on obtaining important flood insurance, contact an insurance professional.

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 _____ Buyer _____
Signature Print Name

Date _____ Buyer _____ Buyer _____
Signature Print Name

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 buyers' agents.

Date _____ Seller  Seller NILEEN DRZEWIANSKI
Signature Print Name

Date _____ Seller _____ Seller _____
Signature Print Name

Waterford, Connecticut

General

ACS, 2020–2024	Waterford	State
Current Population	19,673	3,624,508
Land Area <i>mi</i> ²	33	4,842
Population Density <i>people per mi</i> ²	602	748
Number of Households	8,106	1,434,007
Median Age	46	41
Median Household Income	\$104,820	\$95,781
Poverty Rate	5%	10%

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade <i>General Merchandise Retailers</i>	2,369	17%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	1,421	57%
3 Utilities <i>Utilities</i>	754	100%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	547	100%
5 Construction <i>Specialty Trade Contractors</i>	527	59%
Total Jobs, All Industries	8,746	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	158	202	177	182	191

Total Active Businesses 1,633

Key Employers

Data from Municipalities, 2026

- 1 Dominion Energy
- 2 Sonalysts
- 3 Eugene O'Neill Theater
- 4 Seaconn Fabrication LLC
- 5 Defender Industries LLC

Schools

CT Department of Education, 2025-26

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
Waterford School District	PK-12	2,205	72	91%
Statewide	-	497,764	20,604	89%

Demographics

ACS, 2020–2024

Age Distribution

Age Group	Waterford	State
Under 10	1,860 (9%)	10%
10 to 19	2,267 (12%)	13%
20 to 29	2,351 (12%)	13%
30 to 39	1,976 (10%)	12%
40 to 49	2,542 (13%)	14%
50 to 59	2,887 (15%)	13%
60 to 69	2,629 (13%)	8%
70 to 79	1,921 (10%)	5%
80 and over	1,240 (6%)	

Race and Ethnicity

Race/Ethnicity	Waterford	State
Asian	4%	5%
Black	2%	10%
Hispanic or Latino/a	8%	18%
White	81%	62%
Other	5%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. "Other" includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Waterford	State
English	77%	91%
Spanish	4%	13%

Educational Attainment

Attainment Level	Waterford	State
High School Diploma Only	25%	30%
Associate Degree	7%	8%
Bachelor's Degree	23%	23%
Master's Degree or Higher	17%	19%

Housing

ACS, 2020–2024

	Waterford	State
Median Home Value	\$355,900	\$366,900
Median Rent	\$1,651	\$1,488
Housing Units	8,990	1,541,822

	Waterford	State
Owner-Occupied	66%	80%
Detached or Semi-Detached	65%	87%
Vacant	7%	10%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25

	Math	ELA
Waterford School District	58%	56%
Statewide	46%	50%

Waterford, Connecticut

Labor Force

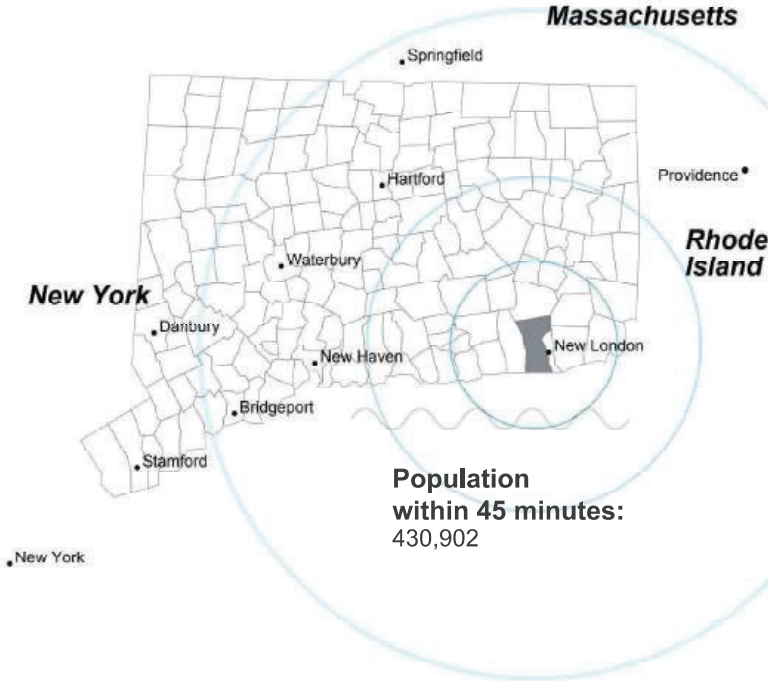
CT Department of Labor, 2025

	Waterford	State
Employed	9,962	1,869,450
Unemployed	362	76,777

Unemployment Rate	4 4%
Self-Employment Rate*	6 10%

*ACS, 2020-2024

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2020-2024

	Waterford	State
Mean Commute Time *	21 min	26 min
No Access to a Car	5 9%	
No Internet Access	6 6%	

Commute Mode

Public Transport	1 3%
Walking or Cycling	1 3%
Driving	77 87%
Working From Home *	10 16%

Public Transit

CT transit Service	-
Other Public Bus Operations	Southeast Area Transit District (SEAT)
Train Service	-

* 5 year estimates include Covid-19 pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

Municipal Revenue

Total Revenue	\$112,289,345
Property Tax Revenue	\$97,753,984
per capita	\$4,930
per capita, as % of state avg.	147%
Intergovernmental Revenue	\$10,156,453
Revenue to Expenditure Ratio	110%

Municipal Expenditure

Total Expenditure	\$102,494,711
Educational	\$60,319,158
Other	\$42,175,553

Grand List

Equalized Net Grand List	\$6,024,773,503
per capita	\$303,836
per capita, as % of state avg.	152%
Commercial/Industrial Share of Net Grand List	22%
Actual Mill Rate	27.56
Equalized Mill Rate	16.11

Municipal Debt

Moody's Rating (2025)	Aa2
S&P Rating (2025)	AA
Total Indebtedness	\$61,805,887
per capita	\$3,117
per capita, as % of state avg.	106%
as percent of expenditures	60%
Annual Debt Service	\$7,273,649
as % of expenditures	7%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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This PDF was last updated on 17 March 2026.