

# WILLIAM RAVEIS

Presented by

**Rebecca Doh**

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168 New Milford Turnpike, #2A, Washington (New Preston), CT, 06777 | \$150,000

Unit available in Stonemill Commons, Well-located commercial condominium for sale in the heart of New Preston/Marbledale, directly on New Milford Turnpike (Route 202), offering excellent visibility and high traffic exposure. This unit has been home to a long-established and successful optometry practice, demonstrating the strength and functionality of the location for professional and medical use. The interior features a versatile and efficient layout with a welcoming sitting/waiting area, dedicated reception space, private office, a large interior room suitable for exam rooms or conference space, additional treatment or office rooms, and a shared bathroom. Sinks in each room, totaling 3. (Refer to floor plan for current layout configuration.) The floor plan allows for excellent separation between public and private areas and supports a variety of professional configurations. Shared lower level that includes kitchen area/break room, bathroom and large basement storage. Convenient access to surrounding Litchfield County towns including New Milford, Washington, and Litchfield. Ideal for medical, professional, wellness, financial, or service-oriented businesses. Owner-user or investment opportunity.

## Features

- **Town:** Washington
- **Current Use:** condominium/medical office
- **Utilities:** Electric, Phone Available, Cable Available
- **Heating:** Heat Pump
- **Cooling:** Central Air
- **Zoning:** B-3
- **Frontage:** State Road
- **Year Built:** 1989
- **Approx Sq. Feet:** 756
- **Est. Taxes:** \$1,015
- **HOA Fee:** \$203 Monthly
- **Lot Desc:** N/A
- **MLS#:** 24156806
- **Website:** [https://www.raveis.com/raveis/24156806/168newmilfordturnpike\\_washington\\_ct?source=qrflyer](https://www.raveis.com/raveis/24156806/168newmilfordturnpike_washington_ct?source=qrflyer)

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#1 LUXURY BROKER  
IN THE WORLD  
IN 2018

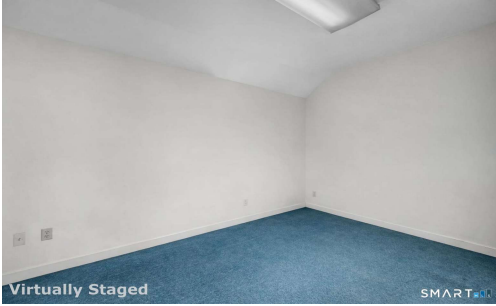
LIP LUXURY  
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INTERNATIONAL











## 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.



Rebecca Doh  
Licensed Real Estate Salesperson  
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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](http://raveis.com)
- Provide frequent communication and tracking reports showing the Internet views your home received on [raveis.com](http://raveis.com)
- Showcase your home on [raveis.com](http://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](http://raveis.com) today.



Sarah DeFlorio  
VP, Mortgage Banker, William Raveis Mortgage, LLC  
NMLS Mortgage Loan Originator ID 1880936  
347.223.0992  
Sarah.DeFlorio@Raveis.com

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



Jennifer Hart  
Regional SVP Insurance Sales, William Raveis Insurance  
978.457.6220  
Jennifer.Hart@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



168 New Milford Turnpike, #2A, Washington (New Preston), CT, 06777

\$150,000



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|                                              | 5/6 (30 Yr)<br>Adjustable Rate Conforming* | 30 Year<br>Fixed-Rate Conforming | 15 Year<br>Fixed-Rate Conforming |
|----------------------------------------------|--------------------------------------------|----------------------------------|----------------------------------|
| <b>Loan Amount</b>                           | \$120,000                                  | \$120,000                        | \$120,000                        |
| <b>Term</b>                                  | 360 months                                 | 360 months                       | 180 months                       |
| <b>Initial Interest Rate**</b>               | 6.125%                                     | 6.750%                           | 5.990%                           |
| <b>Interest Rate based on Index + Margin</b> | 8.125%                                     |                                  |                                  |
| <b>Annual Percentage Rate</b>                | 6.709%                                     | 6.902%                           | 6.214%                           |
| <b>Monthly Tax Payment</b>                   | \$85                                       | \$85                             | \$85                             |
| <b>H/O Insurance Payment</b>                 | \$75                                       | \$75                             | \$75                             |
| <b>Initial Principal &amp; Interest Pmt</b>  | \$729                                      | \$778                            | \$1,012                          |
| <b>Total Monthly Payment</b>                 | <b>\$889</b>                               | <b>\$938</b>                     | <b>\$1,172</b>                   |

\* 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. The Total Monthly Payment does not include the estimated HOA/Common Charge payment.

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

CT Mortgage Correspondent Lender License 15524