

19 West Shore Drive, Clinton, CT 06413Status: **Closed**County: **Middlesex**MLS#: **24131505****Single Family For Sale**Neighborhood: **Duck Hole**Tax Parcel#: **946645**Closed Price: **\$320,000**Closed: **01/15/2026**List Price: **\$249,900**Days On Market: **10**

Walkscore is: - - 1

Car-Dependent - Almost all errands require a car.

Residential Property InformationPotential Short Sale: **No**

Style: **Cape Cod** Total Rooms: **4** Bedrooms: **2** Bathrooms: **1 Full & 1 Partial** Home Warranty Offered: **No**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **1,030**; total **1,030** Fireplaces: **1**
 Public records lists total living Sq.Ft. of **1,030** and has no gross basement area information.
 New Construction: **No/Resale** Year Built: **1960 (Public Records)**
 Dir. Waterfront: **No** Acres: **0.24 (Public Records)** Zoning: **R-30**
 Property Tax: **\$3,746** Mil Rate: **31.14** Assessed Value: **\$120,300** Tax Year: **July 2025-June 2026**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		
Dining Room	Main		
Primary Bedroom	Upper		
Bedroom	Upper		

Laundry Location:

Features

Appliances Incl.: **Electric Cooktop, Microwave, Refrigerator**
 Home Automation:
 Attic: **Has Attic - Access Via Hatch**
 Basement Desc.: **Full, Unfinished**
 Exterior Siding: **Wood**
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Garage Spaces: **1 Car** Parking Spaces: **6 Car** Driveway Type: **Private**
 Garage/Parking Type: **Detached Garage, Driveway**
 Swimming Pool: **No Pool**
 Waterfront Feat.: **Walk to Water**
 Lot Description: **Lightly Wooded**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Association Fee Provides:

Utility Information

Hot Water System: **Domestic, Oil** Est. Annual Heating Cost:
 Heat Type: **Hot Water**, Fueled By: **Oil** Fuel Tank Location: **In Basement**
 Cooling: **Ceiling Fans**
 Water & Sewer Service: **Private Well**, Sewage System: **Septic**

School Information

Elem: **Lewin G. Joel** Interm: Middle: High: **Morgan**

Public Remarks

HIGHEST AND BEST DUE BY 10/14 by 5PM!! As-is sale including 19 and 21 W Shore Drive. Two adjoining parcels being sold together in a desirable shoreline neighborhood just steps from the water. 19 W Shore offers potential for renovation or is comfortable enough to move right in, while 21 W Shore provides additional land for privacy, outdoor space, or future options. Excellent location near Clinton town beach, marinas, restaurants, and the train station.

Confidential Agent Remarks

Please send offers to Tyler@betterbuyerusa.com or Joe@betterbuyerusa.com

Marketing History

Current List Price: \$249,900	Last Updated: 01/22/26	DOM: 10
Previous List Price: \$249,900	Entered in MLS: 10/05/25	CDOM: 10
Original List Price: \$249,900	Listing Date: 10/05/25	Expiration Date:
Sold Price: \$320,000	Closed Date: 01/15/26	Sale Financing: Conventional Fixed

List Price as % of Assessed Value Closed Price as % of Assessed Value Closed Price as % of Last List Price

208%**266%****128.05%**

Seller Concessions Amount:

Seller Concessions Description: **None**
Showing & Contact Information

Showing Inst: **Showingtime**

Lockbox: **Combo/Front door**

Owner: **Better Buyer, LLC**

One or more of this property's owners is a Real Estate Licensee.

Date Available: **ASAP**

Owners Phone:

Bank Owned: **No**

Occupied By: **Vacant**

Directions: **Per GPS**

Listing Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **No**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, immoviewer**

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: **Joseph Tracey (TRACEYJ)** Lic. #: **RES.0805092**

Website:

Phone: **(203) 676-9953**

Email: jtraceyre@gmail.com

List Office: **William Raveis Real Estate (13468)**

Website: <https://www.raveis.com/town/ct/branford>

Phone: **(203) 433-4387**

Selling Agent/Broker Information

Sale Agent: **Lucy Elias (ELIASL)**  Lic. #: **RES.0757352**

Website:

Phone: **(203) 215-6462**

Email: lnelias7@gmail.com

Sale Office: **Berkshire Hathaway NE Prop. (BHHS50)**

Website:

Phone: **(203) 245-3100**

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