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VIDAL/WETTENSTEIN, LLC



Extensive capital improvements in 2014 & 215 including the following:

Building Improvements:

Dog runs: 28 total; 13 in the barn, 15 in main building.

New modern fire and security systems.

Cameras: 5 outside and 10 throughout the facility.

Barn:

New HVAC system in the barn. Heated by propane.

Main Building:

Full HVAC system.

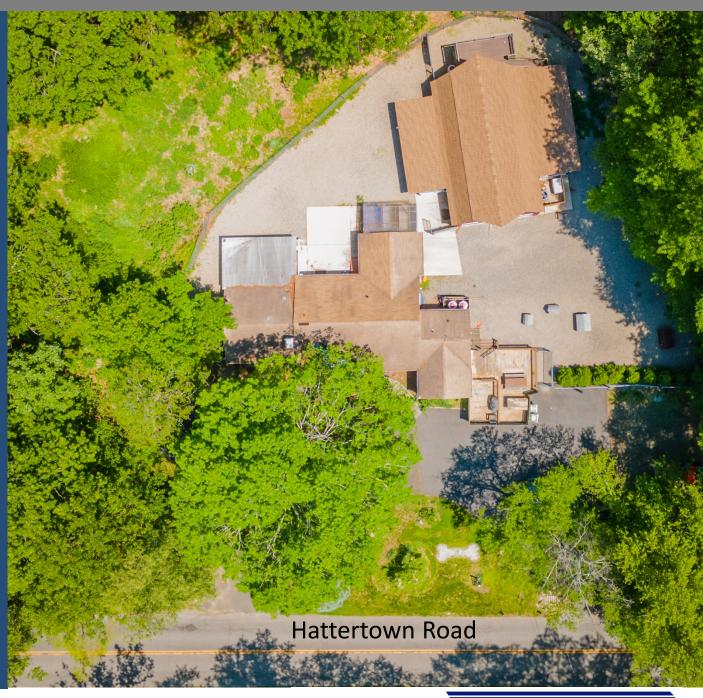
Heated with oil.

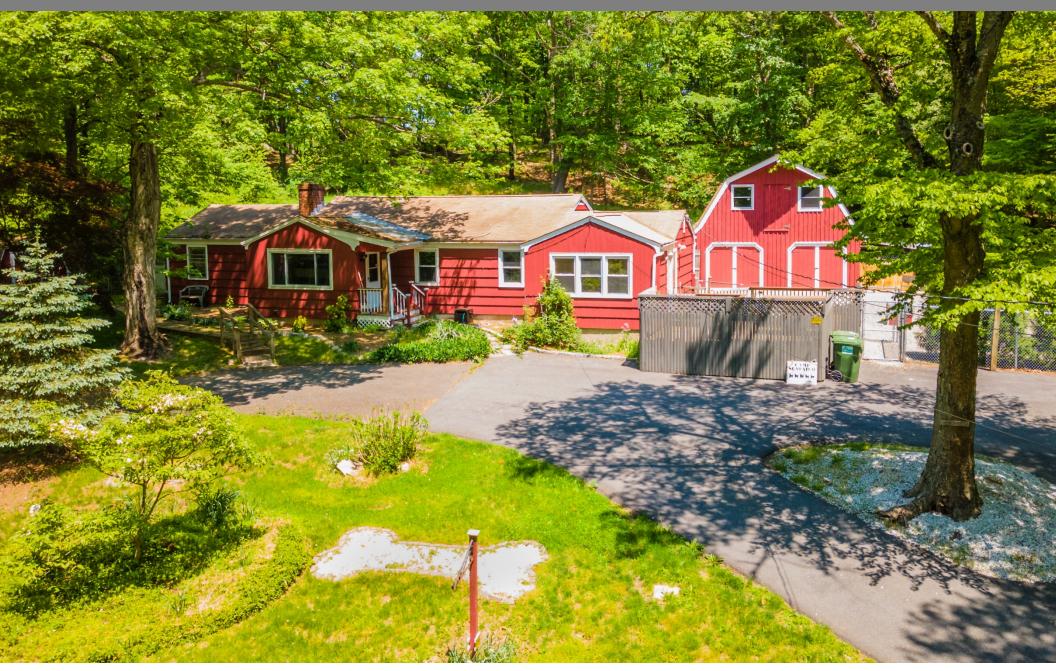
New electrical

New plumbing

New fencing

For Sale: \$469,500





Camp Seawatch Kennels Available for Sale

DATA & INFORMATION

Main building is a 6 room, 2 bdrm, 2 bath Ranch with office, kitchen and 15 kennels with dog runs.					
Sale Price:	\$469,500	Construction:	Frame	Year Built:	1952
Acres:	1.6	Parking:	Off street	Amps:	100
Total Bldg. Sq FT:	1,698	Heating Type:	Hot Air	Water:	Well
Assessment:	\$309,300	Central Air:	Yes	Sewer:	Septic
Taxes for 2020:	\$10,392	Roof:	Shingle		
Zoning:	R-2	Basement:	Full		
Barn:	·				
	Propane heat. Standby generator. 13 kennels and dog runs.				
Comments:					
	Extensive renovations and upgrades to both buildings and outside dog exercise yard. Licensed and permit for dog kennel. In Operation since prior to 1958				









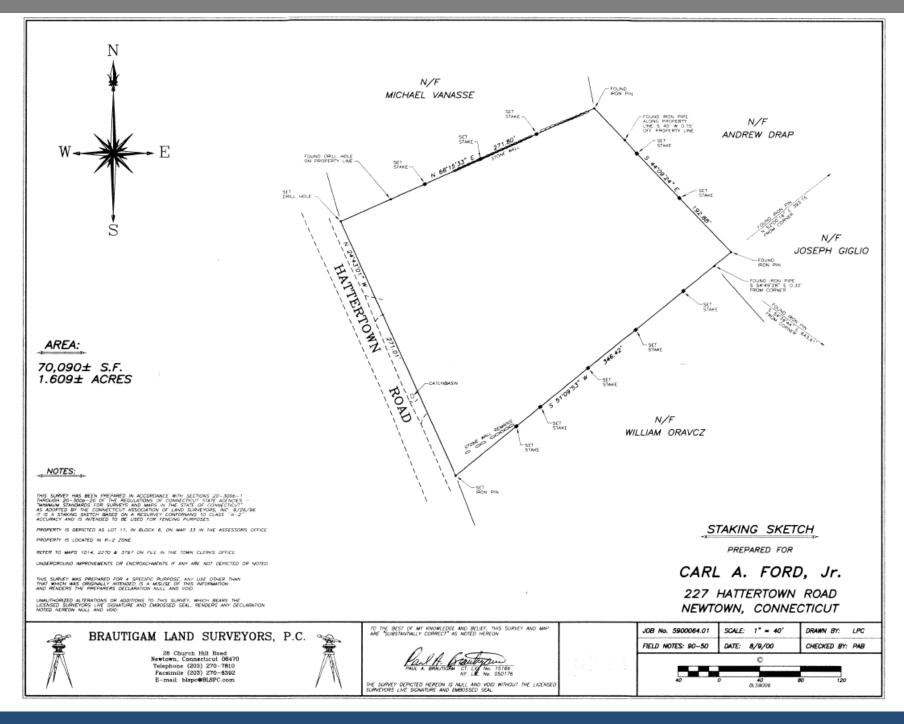
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LOCATION MAP Newtown, CT

