



UPGRADES & FEATURES

37 BROADVIEW STREET | NEWINGTON, CT

EXTERIOR

- .32 Acre Parcel
- Fully Fenced Tiered Backyard
- Upper Flat Grassy Lawn
- Expansive Stone Patio with Access To Dining Room (2021)
- Private Driveway with Ample Parking - Extended, Widened, & Repaved (2020)
- Kloter Farms Shed with Lifetime Warranty (2020)
- Upper Level Pavilion
- Rebuilt Stone Retaining Wall Along Driveway (2020)
- New Front Steps with Railings (2020)
- Repointed Chimney from Flashing Up (2021)
- Roof (2012)
- Thermopane Windows
- Natural Gas Fuel Source
- City Water & Sewer Connected
- Walk To Mill Pond Park

INTERIOR

- 1,753sf
- 3 Bedrooms
- 1.5 Full Bathrooms
- On-Demand High-Efficiency Boiler
- 200-Amp Electrical Service
- Central A/C
- 4-Season Sunroom/Enclosed Front Porch
- Living Room - Hardwood Floors, Brick Fireplace, French Door Opening To Sunroom
- Kitchen - Quality Wood Cabinetry, Granite Countertops, Stone Backsplash, Stainless Steel Appliances, & Open Concept
- Dining Room - Open Floor Plan, Fireplace & Glass Sliding Door Opening Out To Backyard & Patio
- Main Level Powder Room
- All Bedrooms On Upper Level
- Newly Remodeled Full Bathroom (2025)
- Upper Level Dedicated Laundry Room
- Partially Finished Lower Level (approximately 200sf)
- Unfinished Basement for Ample Storage Space