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The Tarallo Real Estate Team

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Listing

49 Plymouth Road, Stamford, CT 06906

List Price: \$1,100,000

Status: Active

County: Fairfield

Neighborhood: Glenbrook

Last Update: 02/19/2025

Orig. List Price: \$1,100,000

MLS#: 24074699

DOM: 0

Two Family For Sale



Recent: 02/19/2025 : NEW

Walkscore is: - - 78

Very Walkable - Most errands can be accomplished on foot.

Multi Family Property Information

Potential Short Sale: No

Total # of Units: 2 Style: **Units on different Floors** Total Rooms: 14 Bedrooms: 4 Bathrooms: 2 Full
 Square Footage: Estimated HEATED Sq.Ft. above grade is **3,264** and HEATED below grade is **1,408**; total **4,672** Fireplaces:
 Public records lists total living Sq.Ft. of **3,264** and has no gross basement area Home Warranty Offered: **No**
 information.
 New Construction: **No/Resale** Year Built: **1930 (Public Records)** Color: **Blue**
 Dir. Waterfront: **No** Acres: **0.17 (Public Records)** Zoning: **R6**
 Property Tax: **\$11,917** Mil Rate: **23.36** Assessed Value: **\$510,130** Tax Year: **July 2024-June 2025**

Unit Descriptions & Features

Unit	Est. SqFt.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1		7	2	1		\$4,250	Leased	09/30/2025	Tenant	
2		7	2	1		\$3,150	Leased	09/30/2025	Tenant	

Features

Laundry Facilities: **All Units Have Hook-Ups**
 Exterior Features: **Deck, Garden Area, Gutters, Patio, Stone Wall**
 Exterior Siding: **Vinyl Siding**
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Attic: **Has Attic with, Walk-up, Finished**
 Basement Desc.: **Full, Full With Walk-Out**
 Garage Spaces: **2 Car** Parking Spaces: Driveway Type:
 Garage/Parking Type: **Detached Garage**
 Lot Description: **Level Lot**
 Waterfront Feat.: **Not Applicable**
 In Flood Zone: **No**
 Nearby Amenities: **Library, Medical Facilities, Park, Public Rec Facilities, Public Transportation, Shopping/Mall**
 Exclusions: **Washer and dryer (1st floor unit), security cameras.**

Home Owners Association Information

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

Association Fee Provides:

Utility Information

Hot Water System: **Natural Gas** Est. Annual Heating Cost:
 Heat Type: **Hot Water, Fueled By: Gas In Street** Fuel Tank Location:
 Cooling: **None**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

Financial Information

Gross Income: Gross Operating Expense: NET INCOME:

School Information

Elem: **Julia A. Stark** Interm: **Per Board of Ed** Middle: **Dolan** High: **Stamford**

Public Remarks

GLENBROOK INVESTORS, TAKE NOTICE! This fully occupied, two-family home is primed for its next owner! Currently rented at market-value rates, this four-story property delivers strong cash flow now, with incredible potential for future growth. Both units are beautifully renovated 2-bedroom, 1-bath apartments featuring spacious layouts that live much larger. Each includes an additional den/office, gleaming hardwood floors, and abundant natural light. The first-floor unit offers a fantastic lower-level space with a walk-out and extra flexible areas-perfect for storage or expansion. Meanwhile, the second-floor unit boasts a walk-up attic/loft, adding even more possibilities. Outside, inviting shared spaces include a deck, stone patio, and a large, level greenspace. Additional perks include two electric meters, separate laundry hookups, an oversized driveway, and a detached two-car garage with its own walk-up loft storage. Tucked away on a quiet street just three minutes from the

Glenbrook train station, this property offers tenants easy access to Stamford's fine dining, nightlife, shopping, parks, and vibrant culture. This is the investment opportunity you've been waiting for!

Marketing History

Current List Price: \$1,100,000	Last Updated: 02/19/25	Off Market Date:	DOM: 0
Previous List Price: \$1,100,000	Entered in MLS: 02/15/25	Bank Owned: No	CDOM: 0
Original List Price: \$1,100,000	Listing Date: 02/15/25		

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