

16 Beechwood Drive, Waterford, CT 06385

\$450,000



Single Family For Sale

MLS #	24133265	Last Update	10/28/2025 12:14 PM
Style	Ranch	Bathrooms	2/0
Year Built	2001	Bedrooms	2
Square Feet	1,428	Acres	0

Listing Agent: Cathy Gonyo (860) 625-5999

Listing Office: RE/MAX Legends (860) 451-8000

Active

Confidential Remarks

Occupied. please give notice.

Broker Tour Details

Broker Tour Schedule:

Oct 30, 2025 - 12:00 PM to 01:00 PM First 

 Indicates availability of food and/or refreshments.

49 Noble Avenue, Groton, CT 06340

\$2,950,000



Single Family For Sale

MLS #	24127959	Last Update	10/29/2025 01:46 PM
Style	Other	Bathrooms	2/1
Year Built	1920	Bedrooms	4
Square Feet	2,428	Acres	0.55

Listing Agent: Carlos Reyes, CRS (917) 971-8821

Listing Office: William Raveis Real Estate (860) 536-2600

Active

Recent: 10/17/2025: NEW

Confidential Remarks

PROPERTY IS IN AN ESTATE. NO PROPERTY DISCLOSURES AVAILABLE. THERE IS A RIGHT OF FIRST REFUSAL IN PLACE OF 14 DAYS UPON RECEIVING AND ACCEPTANCE OF OFFER FOR 49 NOBLE AVE. This property used to have its own dock. There is record of it (picture). Agents/Clients do your own diligence for dock approval and reinstatement. You also have the convenience of Spicer's Marina at your fingertips. The house will need upgrades but other than that, the views are mind blowing and its location unbeatable!

Broker Tour Details

Broker Tour Schedule:

Nov 5, 2025 - 03:30 PM to 05:30 PM First  - BROKER'S OPEN HOUSE - Experience the unmatched beauty of a Noank private peninsula at 49 Noble Ave. Enjoy light bites, refreshments, and stunning waterfront views. A truly once-in-a-lifetime opportunity!

 Indicates availability of food and/or refreshments.

BROKER'S TOUR

Tour Sheet

10/30/25 12:00PM-1:00PM DOM: 16	\$450,000 2 Beds 2/0 Baths 1,428 sqft Ranch	16 Beechwood Drive Waterford, CT 06385	Neighborhood: N/A MLS: 24133265	Cathy Gonyo <u>RE/MAX Legends</u> <u>(860) 625-5999</u>
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11/05/25 3:30PM-5:30PM DOM: 12	\$2,950,000 4 Beds 2/1 Baths 2,428 sqft Other	49 Noble Avenue Groton, CT 06340	Neighborhood: Noank MLS: 24127959	Carlos Reyes, CRS <u>William Raveis Real Estate</u> <u>(917) 971-8821</u>
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