

# PROPERTY OFFERING

## Randall's Wharf Suite A3



A WATERFRONT COMMUNITY



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# Welcome to Mystic, CT



Mystic is the Cornerstone of Southeastern CT. This sea Faring village is bound by Fishers Island Sound to the south, split by the Mystic River and attracts millions of visitors per year from all over the Globe. Historically a leading seaport of the area, the story of Mystic's nautical connection can be found at the Mystic Seaport, the world's largest maritime museum. Mystic offers an active lifestyle for those interested in boating, sailing, fishing, swimming, kayaking, exploring, and biking all woven together in a tapestry of New England Charm. Enjoy the seasonal festivals, local music, and majestic nightlife in one of the pubs or taverns. The outdoor enthusiasts are encouraged to visit the Denison Pequotsepos Nature Center whose goal is to inspire and nurture appreciation of the natural world and foster a personal environmental ethic. Those who are lucky enough to call Mystic their home take pride in the community and way of life that it offers.

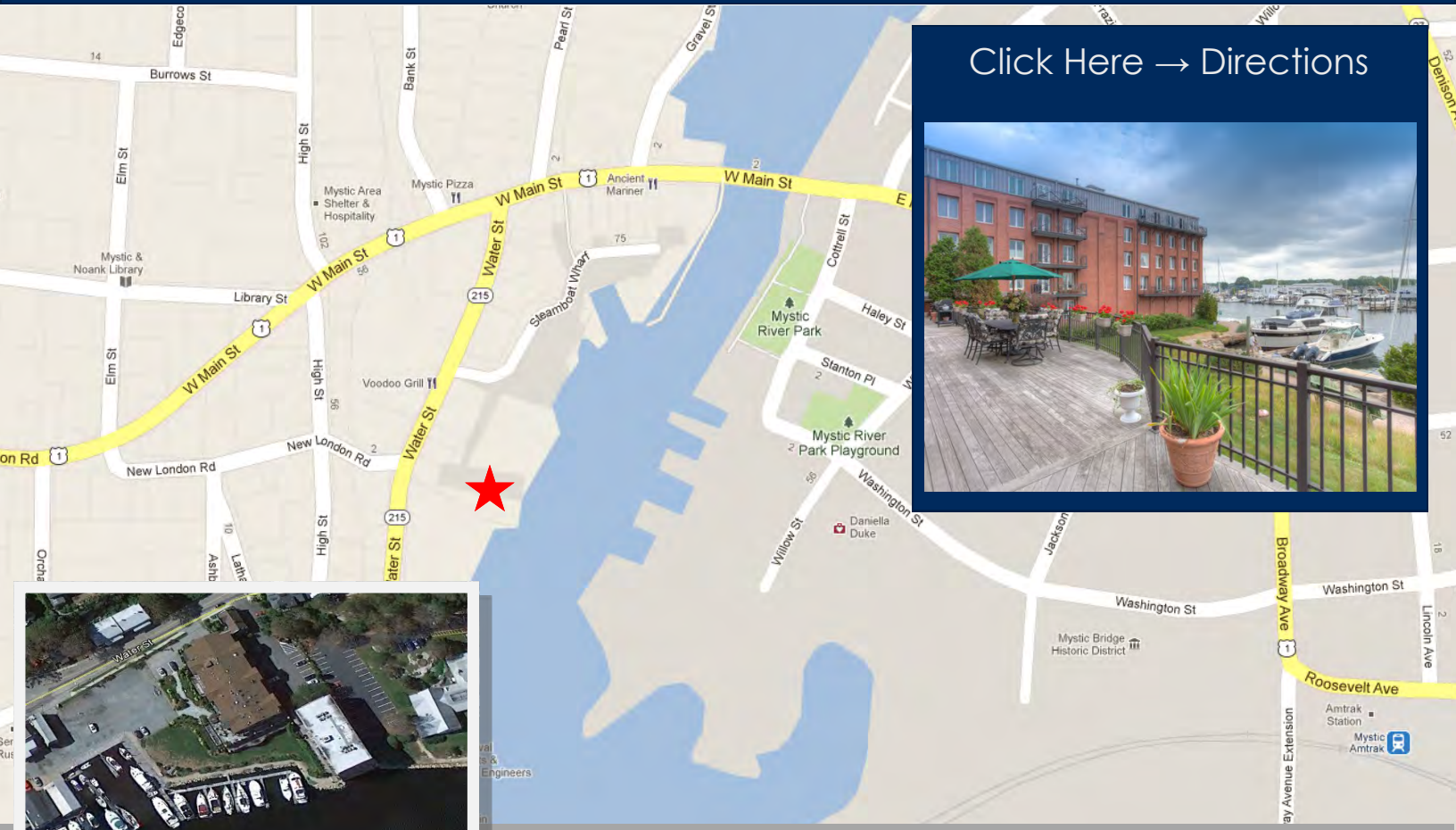


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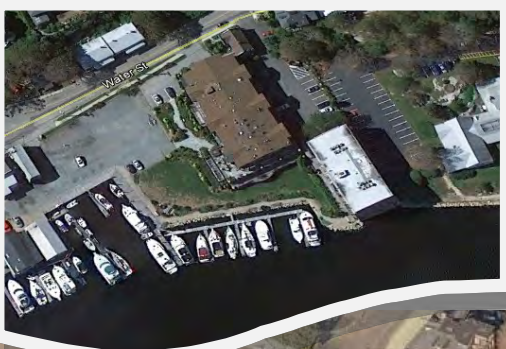
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# Randall's Wharf ~ Land & Location Map



[Click Here → Directions](#)



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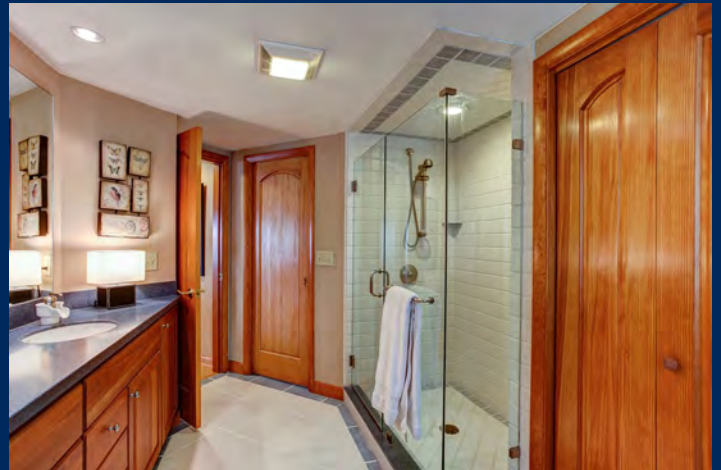
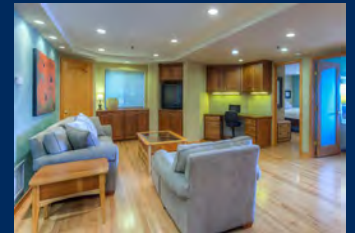


# Exterior ~ Photo Highlights





# Interior ~ Photo Highlights





# \$1,598,000 - 17 Water St, Mystic CT 06355

MLS® #E268198

## \$1,598,000

3 Bedroom, 2.50 Bathroom, 3,632 sqft  
Lifestyle Property

Randall's Wharf, Mystic, CT

Looking for a luxury waterfront home without the expense and hassles of maintenance? Randall's Wharf offers a lifestyle sought by many yet achieved by few. Ask your agent for a marketing packet highlighting the well-appointed features and floor plan.

Built in 2002- Original Building Built in 1911

## Financials

HOA	\$750/Month
Mill Rate	20.22
Taxes	\$20,167

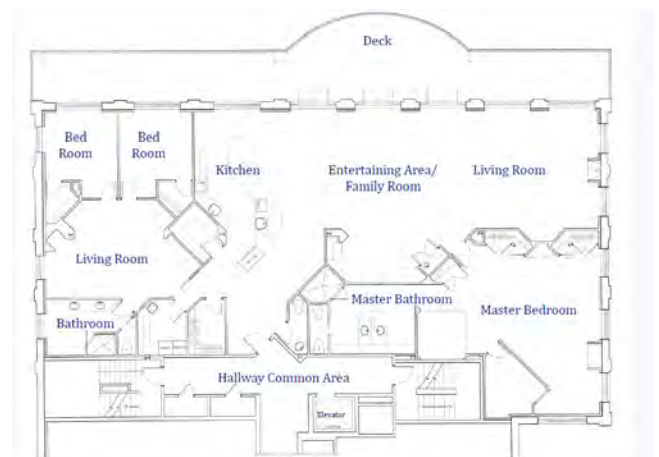
## Marketing History

Current Price	Call
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30,000 Websites

## Floorplan

Total Rooms	10
Levels	1
Bedrooms	3
Bathrooms	2.50
Laundry Room Location	FIRST
Basement	None
Attic	None
Living Room	53X18
Family Room	20X17
Master Bedroom	21X20
2nd Bedroom	13X12
3rd Bedroom	13X11



Information deemed to be reliable but not guaranteed.



## Interior Features

Fireplaces 1 Propane Fired Fireplace  
Flooring Wood and Tile

### Well appointed features

Extraordinary craftsmanship throughout, Gourmet Kitchen with granite and Viking appliances, Spa-like Master Bedroom and Bath, Wetbar, open floor plan, floor to ceiling windows opening to 900' palope deck overlooking the Mystic River, etc.

## Mechanicals

Cooling System Central Air  
Heat Type Warm Air  
Fuel Type Propane  
Water Source Public Water  
  
Sewage System Public Sewer  
  
Hot Water Source Propane  
Amps 200



## Exterior Features

Garages Underneath  
Driveway Paved  
Siding Brick  
Exterior Features Deck, Security, Elevator, Heated Garage

## Location/Land

Waterfront Y  
Waterfront Description Dock, Frontage, River, View  
Lot Dimensions 324X248







## Randall's Wharf Suite A3 ~ Letter from the seller



Thank you for your interest in Randall's Wharf Suite A3. Randall's Wharf has the charm of being host to the trolleys of the Groton and Stonington Street Railway locally known as the G&S. In 1905, the line was extended to the Westerly to join the Rhode Island Line and the spur line was built in 1911 that extended to Old Mystic. In 1928, the G&S ceased operating, and buses of the Groton-Stonington Traction Company began operating along the route.

The unit interior was constructed in 2002 with the yachtsmen in mind. My family and I have been residents of the Mystic area for

over 30 years. Publications such as National Geographic and Life magazine boast of Mystic's seaport character and inspired the creation of this 3,630 square foot flat. An adaptive reuse of the large brick building, the first floor is an astounding 17.5" thick cement floor that carried the trolleys of years ago.

Stepping through the front door, a custom inlaid tile compass rose greets you leading to the rich cherry wood decking the walls and soffited ceilings that mirrors the inlays on the craftsman floors magnificently engulfs the luxury yacht motif. The quintessential charm of the panoramic views are found through every pane of glass in the home and especially from the 90 foot palope deck that spans the eastern riverfront area.

This location allows you to open the doors to watch crew races, parades and participate in the village events or button it up to calm, quiet and secure privacy. Mystic is historic, scenic, friendly and a great place to live. Randall's Wharf's location is totally walkable to all attractions, small bistros, five star dining, the best marinas and easy unobstructable access to I95.

As the homeowner, designer and builder of this unit I must comment on the HOA. They have been more than accomodating to any special event needs. They are exceptional in their professionalism and maintain all fidiciary responsibilities seamlessly. This is one factor every condominium owner must have confidence in and I highly recommend their expertise in all of the due diligence placed in our path.

The memories at Randalls Wharf are priceless. Our hope is for you to enjoy the flat as much as we have.

Kindest regards,

*Tina*



# Well Appointed Features

This unit was constructed with the yachtsman in mind. Stepping through the front door, you are greeted by a custom inlaid compass rose leading to the rich cherry wood decking the walls and soffited ceilings.

- α CUSTOM KITCHEN: gourmet dining made easy with Viking appliances, granite, tile & custom cabinetry.
- α INTERIOR FINISH WORK: designed with cherry inlaid floors, walls, ceilings & state room doors.
- α WINDOWS: custom, expansive windows and extraordinary views throughout the home.
- α FIREPLACES: 1 Propane fired fireplace located in the living room.
- α CABINERY: Custom cabinetry and exceptional craftsmanship throughout home.
- α MASTER BEDROOM SUITE: private spa with soaking tub, five head shower and dressing area.
- α PARKING SPACES: heated garage with 2 assigned spaces and storage
- α DECK: 900 square foot palope deck facing the Mystic River. This is your front row seat for entertaining, quiet reading, or watching the crew races and boat parades.

## Property Overview:

- α 3,632 s.f. waterfront condo in Mystic
- α 3 Bedrooms and 2.5 Bathrooms
- α Central Air Conditioning
- α Propane fired warm air heating.
- α Taxes: \$20,167    Hoa: \$750



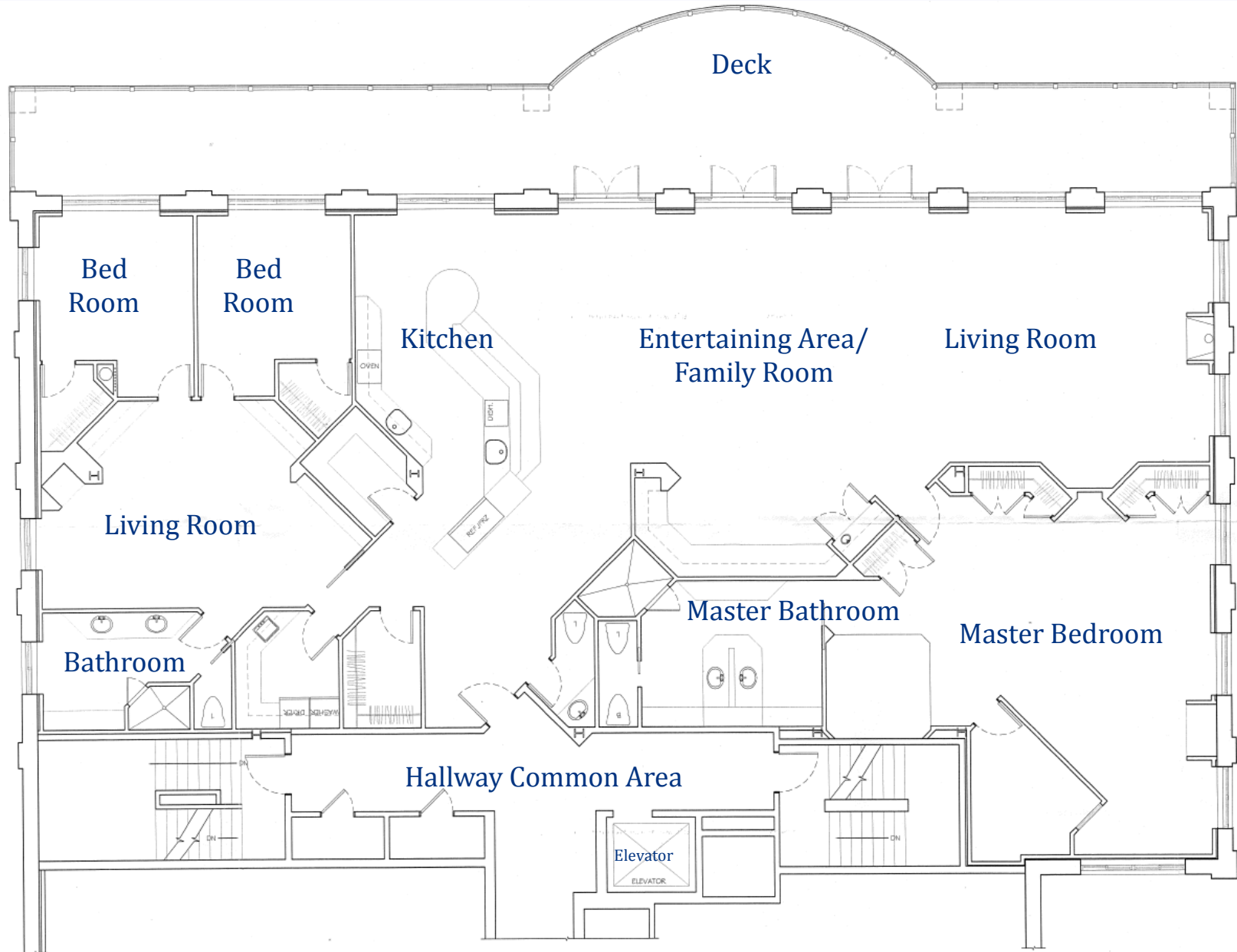
- α BOAT DOCKAGE: first right of refusal on dock space accommodating up to a 50' boat from the [Mystic Down Town Marina](#).



- α LOCATION: This location allows you to open the doors to watch crew races, parades and participate in the village events or button it up to calm, quiet and secure privacy. Mystic is historic, scenic, friendly and a great place to live. Randall's Wharf's location is totally walkable to all attractions, small bistros, five star dining, the best marinas and easy access to I95.



# First Level Floor Plan





# Reflected Ceiling Plan

