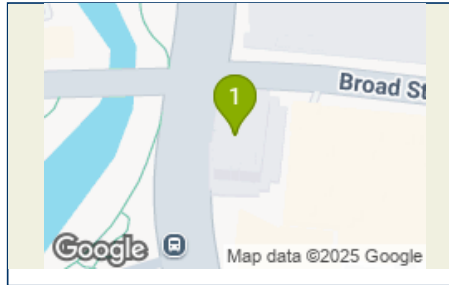


**1 Broad Street , Unit# 17G, Stamford, CT 06901**

Status **Active** Tax Parcel # **2590194** List Price **\$950,000**  
 County **Fairfield** Neighborhood **Mid City** Last Update **02/09/2025** Orig. List Price **\$975,000**  
 MLS # **24067895** Subdivision Days On Market **24**  
 Property Information  
**Condominium For Sale**



Recent: **02/09/2025: PCDR: \$975,000->\$950,000**

Walk Score® : 91 Walker's Paradise - Daily errands do not require a car

Residential Property Information

Potential Short Sale **No**  
 Style **High Rise** Total Rooms **5** Bedrooms **2** Bathrooms **2 Full & 1 Partial** Home Warranty Offered **No**  
 Square Footage **Estimated HEATED Sq.Ft. above grade is 1,677; total 1,677** Fireplaces **0**  
**Public records lists total living Sq.Ft. of 1,677 and has no gross basement area information**  
 New Construction **No/Resale** Year Built **2009 (Public Records)** Color  
 Complex **Park Tower** Condo Model Unit on Floor # **17**  
 End Unit **Yes** Units in Complex **160** Num Lvl's in Unit **1**  
 Dir. Waterfront **No** Pets Allowed **Yes** Zoning **CNN**  
 Property Tax **\$12,673** Mil Rate **23.36** Assessed Value **\$542,520** Tax Year **July 2024-June 2025** Special District Tax  
 Pet Information: **Yes** Additional Information: **Cats & Dogs**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Remodeled, 9 ft+ Ceilings, Combination Liv/Din Rm
Dining Room	Main		9 ft+ Ceilings, Combination Liv/Din Rm
Kitchen	Main		9 ft+ Ceilings, Breakfast Bar, Eating Space, Island
Half Bath	Main		Remodeled, Tile Floor
Office	Main		9 ft+ Ceilings, Balcony/Deck, Sliders
Primary BR Suite	Main		9 ft+ Ceilings, Bedroom Suite, Full Bath, Walk-In Closet, Wall/Wall Carpet
Bedroom	Main		9 ft+ Ceilings, Built-Ins, Full Bath, Walk-In Closet, Wall/Wall Carpet

Additional Rooms **Foyer**

Laundry Location **In-Unit - Main Level**

Has In-Law Apart

Features

Appliances Incl. **Gas Range, Oven/Range, Microwave, Range Hood, Refrigerator, Dishwasher, Disposal, Instant Hot Water Tap, Washer, Electric Dryer**  
 Interior Features **Elevator, Intercom, Open Floor Plan**  
 Handicap Feat.  
 Energy Features **Programmable Thermostat, Thermopane Windows**  
 Solar Contract  
 Home Automation  
 Attic **No Attic**  
 Basement Desc. **None**  
 Exterior Siding **Other** Color  
 Exterior Features **Balcony**  
 Construction Info **Concrete, Steel** Foundation Roof  
 Garage & Parking **2 Car Garage, Attached Garage, Covered Garage, Parking Garage** Driveway Type  
 Swimming Pool **Yes - Heated, Indoor Pool**  
 Waterfront Feat. **Walk to Water, Association Required, View**  
 Lot Description **City Views, Water View**  
 In Flood Zone **No** Has Flood Elevation Certificate:  
 Restrictions  
 Assoc. Amenities **Club House, Exercise Room/Health Club, Pool**  
 Nearby Amenities **Health Club, Library, Medical Facilities, Park, Public Transportation, Shopping/Mall, Walk to Bus Lines**  
 The following items are not included in this sale: **2 pendant lights above kitchen island. See Also: Seller's Inclusions in Documents.**

Home Owner's Association Information

Home Owner's Association **Yes** Association Fee **\$1,746.58** Fee Payable **Monthly**  
 Association Fee Provides **Front Desk Receptionist, Security Service, Grounds Maintenance, Trash Pickup, Snow Removal, Pool Service**  
 Special Assoc. Assessments **No**

Type of Management Co. **Professional-on Site**  
 Property Management Co. **Firstservice Residential**  
 Property Manager's Name **Manuel Lacourt**  
 Property Manager's Email **Manuel.Lacourt@fsresidential.com**

Management Co's Phone  
 Property Manager's Phone **(203) 406-0186**

Utility Information

Hot Water System	<b>Tank Size Unknown</b>	Fueled By	<b>Natural Gas</b>	Est. Annual Heating Cost
Heat Type	<b>Heat Pump, Hot Air, Zoned</b>			Fuel Tank Location
Cooling	<b>Central Air</b>			Radon Mitigation: Air <b>No</b> , Water <b>No</b>
Water & Sewer Service	<b>Public Water Connected</b>	Sewage System	<b>Public Sewer Connected</b>	
Annual Sewer Usage Fee		Sewer Assessment Info		

School Information

Elem	<b>Davenport Ridge</b>	Interm	Middle	<b>Rippowam</b>	High	<b>Westhill</b>
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Public Remarks

**This stunning, sparkling condo provides an unparalleled blend of luxury and convenience. Enjoy your NYC living experience in downtown Stamford. Elegant Corner unit dazzles with amazing views of Mill River Park, LI Sound & NYC skyline, all from your private terrace. Completely redone from top to bottom this 2 bedroom, 2.5 bath has a modern aesthetic and flair, featuring exquisitely curated finishes & floor-to-ceiling window walls. Custom alabaster hardwood floors throughout the open concept kitchen, living & dining space, which is drenched in natural light, for beautiful views during all seasons. The chef-ready Kitchen focal point is the gorgeous leathered Quartzile backsplash & countertops with sleek SS appliances. Primary BR suite boasts WIC & custom-built storage. En suite primary bath is the epitome of sophisticated elegance: frameless glass enclosed shower & dual sink vanity, with walls & floor done in beautiful Porcelanosa panels for lasting beauty & durability. 2nd BR has full bath & a must-see custom-built Murphy bed, maximizing versatility. Semi-private alcove off Living Room is perfect for office or reading room. Easily accessible 7th floor features heated pool, fitness room, sauna, billiards room & lounge. Other amenities include Concierge, door/elevator service, 24/7 security, rooftop deck with grills & shuttle to train station. Park Tower's enviable location puts shopping, dining, attractions, business, parks & schools just steps away. Park Tower is luxury living!**

Marketing History

Current List Price	<b>\$950,000</b>	Last Updated	<b>02/09/2025</b>	Related MLS #
Previous List Price	<b>\$975,000</b>	Entered in MLS	<b>01/17/2025</b>	DOM
Original List Price	<b>\$975,000</b>	Listing Date	<b>01/16/2025</b>	CDOM
Sold Price		Closed Date		Expiration Date
	List Price as % of Assessed Value		Closed Price as % of Assessed Value	Closed Price as % of Last List Price
	<b>175%</b>			

Seller Conc. Amt                      Seller Conc. Desc.

Showing & Contact Information

Showing Inst. **Easy to show. Please use ShowingTime for confirmed appointments. Check in with Concierge at front desk to be announced and for elevator access.**

Lockbox	<b>None</b>	Date Available	<b>Negotiable</b>	Bank Owned	<b>No</b>
Owner	<b>Of Public Record</b>	Owner's Phone		Occupied By	<b>Owner</b>

Directions **Washington Blvd to 1 Broad. Metered parking on Washington Blvd. Guest indoor garage parking use accessible from Broad St entrance.**

Listing Information

**The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS. Click here for additional information**

Listing Contract Type	<b>Exclusive Right to Sell Listing Agreement</b>	Service Type	<b>Full Service</b>	Sign	<b>No</b>
Reserved Prospect	<b>No</b>				

Listing Agent/Broker Information

List Agent	<b>Lisa Gomberg, GRI,REALTOR (JGOM1)</b>	Lic.#	<b>RES.0751231</b>	Phone	<b>(203) 247-0880</b>
Website	<b>gombergrealtygroup.com</b>	Email	<b>gombergrealtygroup@gmail.com</b>		
List Team	<b>THE LISA GOMBERG TEAM (TM100713)</b>	Leader's Lic.#	<b>RES.0751231</b>	Phone	<b>(203) 247-0880</b>
Team Reg. #	<b>RTM.0000412</b>				
Website	<b>gombergrealtygroup.com</b>				
List Office	<b>Keller Williams Prestige Prop. (3548)</b>			Phone	<b>(203) 327-6700</b>
Website	<b>www.kw.com</b>				
Co List Agent		Lic.#		Phone	
Website				Email	
Colist Team		Leader's Lic.#		Phone	
Colist Team Reg. #					
Website					
Co List Office				Phone	
Website					

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Prepared By: Lisa Gomberg for THE LISA GOMBERG TEAM Lic.#:RES.0751231 | Keller Williams Prestige Prop. | 02/09/2025 09:07 PM