

11 Ash Road, Branford, CT 06405

\$499,999



Active

3
Beds

2/0
Baths

1,819
SqFt

Acres
0.48

Single Family For Sale

DOM / CDOM:0 / 0

Listing ID:24195840

County:New Haven

Parcel ID:1062904

Neighborhood:N/A

Property Information:

Subdivision:

Public Open House Details

Open House Schedule:

08/01/2026 from 11:00 AM to 01:00 PM First
08/02/2026 from 12:00 PM to 02:00 PM Repeat

Overview

Beautiful Cape Cod-style home situated on a half-acre lot, conveniently located just minutes from downtown Branford, major highways, and Yale New Haven. The open-concept first floor features an updated kitchen overlooking the spacious, cleared backyard, making it ideal for both everyday living and entertaining. The family room flows seamlessly into a bright three-season sunroom with direct access to the deck and backyard. The main level also includes a versatile office or playroom, a full bathroom, laundry, and convenient access to the attached garage. Upstairs, you'll find all of the bedrooms along with a second full bathroom. Hardwood floors run throughout the home, and a full unfinished basement offers abundant storage or future expansion potential, with walkout access to the backyard.

Property Information

Style:	Colonial	Restrictions:	
Color:		Home Warranty:	No
New Construction:	No/Resale	Property Tax / Special District Tax:	\$7,654 /
Year Built / Source:	1961 / Public Records	Assessed Value:	\$345,400
Rooms:	6	Mil Rate:	22.16
Above Grade SqFt:	1,819	Tax Year:	July 2026-June 2027
Public Record Above Grade:	1,819	Elementary School:	Per Board of Ed
Below Grade SqFt:		Intermediate School:	
Public Record Below Grade:	927	Middle School:	
Total SqFt:	1,819	High School:	Branford
Zoning:	R4		

Walk Score® : 10 Car-Dependent - Almost all errands require a car

Rooms

Room	Level	Dimensions	Features
Living Room	Main		
Dining Room	Main		
Primary Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Office	Main		
Full Bath	Upper		
Full Bath	Main		

Features

Additional Rooms:		Roof:	Asphalt Shingle
Laundry Level / Location:	Main Level /	Garage(# of Cars):	1
Has In-Law Apartment / Apartment Access:	/	Garage Type:	Attached Garage
Interior Features:		Parking Total Spaces:	
Appliances Included:	Gas Range, Microwave, Refrigerator, Dishwasher	Parking Space Detail:	
# of Fireplaces:	0	Driveway Type:	
Home Automation:		Exterior Features:	
Energy Features:		Exterior Siding:	Vinyl Siding
Solar Contract Details:		Acres / Source:	0.48 / Public Records
Construction:	Frame	Swimming Pool / Features:	No /
Basement:	Full, Unfinished, Full With Hatchway	Waterfront / Description:	No / Not Applicable
Foundation:	Concrete	Lot Description:	Cleared, Open Lot
Attic / Features:	Yes / Access Via Hatch	In Flood Zone:	
Handicap Features:		Nearby Amenities:	Park, Playground/Tot Lot, Public Pool

Utility Information

Heat Type / Fuel:	Gas on Gas /	Water Service:	Public Water Connected
Fuel Tank Location:		Sewer Service:	Public Sewer Connected
Est. Annual Heating Cost:		Annual Sewer Fee / Assessment Info:	/
Cooling:	Central Air	Air Radon Mitigation System:	
Hot Water System:	Natural Gas, Upright Tank	Water Radon Mitigation System:	

Listing Information

Directions:		Acceptable Financing:	
Sign:	GPS 11 Ash Rd Branford	Date Available:	Negotiable
	Yes	Potential Short Sale / Comments:	No /
		The following items are not included in this sale:	See attachment

Marketing History

ListPrice:	\$499,999	Entered in MLS:	07/31/2026
Previous List Price:	\$499,999	Contract Effective Date:	07/31/2026
Original List Price:	\$499,999	Start Marketing Date:	07/31/2026
Price Last Updated:		Listing Last Updated:	07/31/2026
List Price as % of Assessed Value:	145%	Sale Financing:	

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