



# THE HOMEBUYER'S GUIDE TO CANDLEWOOD LAKE



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WATERFRONT



# WELCOME TO CANDLEWOOD LAKE

Candlewood Lake is one of the most desirable waterfront real estate markets in the Northeast. Located in western Connecticut, the lake offers a unique lifestyle combining boating, waterfront living, and proximity to major metropolitan areas like New York City and Boston.

Whether you are searching for a luxury waterfront estate, a lake-access home in a private community, or a vacation property, Candlewood Lake offers a wide range of options for buyers.

This buyer guide will walk you through everything you need to know before purchasing a home on Candlewood Lake, including communities, property types, lifestyle, and what makes each area unique.

## ABOUT THE LAKE

Candlewood Lake is the largest lake in Connecticut, covering approximately 8.4 square miles with about 60 miles of shoreline.

The lake was created in 1928 as a hydroelectric reservoir, but has since become one of the most popular recreational lakes in the region. It is also the largest lake in Connecticut and the largest man-made lake in New England. Today, it is known for boating, fishing, watersports, and scenic waterfront homes.

Candlewood Lake borders five towns in Fairfield and Litchfield counties:

- Brookfield
- Danbury
- New Fairfield
- New Milford
- Sherman

Many of the most desirable homes are located along the shoreline of Candlewood Lake. Because the lake spans multiple towns, buyers will find a variety of real estate options, tax structures, and community types depending on the location.





## HOMES AND LIFESTYLES ON THE LAKE

### Waterfront Homes

Waterfront homes sit directly on the lake and typically include:

- Private docks
- Boat access
- Lakefront patios or decks
- Premium lake views

These homes command the highest prices on the lake and are often considered trophy properties.

### Lake Access Homes

Many Candlewood Lake communities offer homes that are not directly on the water but provide access through:

- Private beaches
- Boat slips
- Community docks
- Shared lakefront parks

These homes offer the lake lifestyle at a more affordable price.



## LOCAL HIGHLIGHTS AND HOT SPOTS

### On the Water Favorites

Favorite tie-up spot: Chicken Rock or The Sandbar

Favorite quiet cove: Squantz Cove

Favorite sunset view: Candlewood Inn cove facing West

Favorite tubing area: Open water near Lynn Deming Park

Favorite fishing spot: Oak Point cove

### Food & Dock Dining Favorites

Favorite upscale dinners nearby: Lucia, The Sparrow, or the Brookfield Grille

Favorite casual bite after boating: Mangia Mangia or Brookfield Social

### Lifestyle Favorites

Favorite public beach: Squantz Pond State Park

Favorite weekend activity: Anchoring out with friends and paddleboarding

Favorite recreational spot: Candlewood Lake Club's PGA 9-hole golf course

### Seasonal Favorites

Favorite fall foliage cruise: Northern end near New Milford

Favorite early morning activity: Glassy water water-skiing at sunrise

Favorite holiday moment: Fireworks over the lake on July 4th

# COMMUNITY GUIDE

## 64 PRIVATE COMMUNITIES

### SHERMAN

Sherman occupies the northern and western shoreline of Candlewood Lake and is known for its peaceful setting and luxury waterfront homes.

Sherman lake communities include:

- Atchinson Cove
- Candlewood Lake Estates
- Deer Run Shores
- Holiday Point
- Mill Pond Estates
- Orchard Rest
- Sail Harbour

Sherman is one of the most exclusive areas of the lake, offering large lots, quiet coves, and high-end properties.

### NEW FAIRFIELD

New Fairfield is often considered the center of Candlewood Lake living, with many homes built specifically to take advantage of lake views and access.

New Fairfield lake communities include:

- Bogus Hill
- Candlewood Isle
- Candlewood Knolls
- Chatterton Point
- Hollywyle
- Knollcrest
- Sail Harbour

These communities are known for their strong community atmosphere, private beaches, marinas, and social events.

### DANBURY

Danbury contains one of the largest portions of Candlewood Lake shoreline and offers a wide variety of housing options, from waterfront estates to entry-level lake homes.

Danbury lake communities include:

- |                        |                     |                     |
|------------------------|---------------------|---------------------|
| • Aqua Vista           | • Hawthorne Terrace | • Ta'Agan Point     |
| • Beachwood Grove      | • Hemlock Shores    | • Shady Knolls      |
| • Candlewood Vista     | • Pleasant Acres    | • Shoreview Estates |
| • Cedar Heights        | • Pocono Point      | • Snug Harbor       |
| • Cedar Terrace        | • Poets Landing     | • Sunset Cove       |
| • Crystal Bay (Condos) | (Condos)            | • The Cedars        |
| • Driftwood Point      | • Premium Point     | • Wanarest          |
| • Hawthorne Cove       | • Siboney Terrace   |                     |



# ACROSS CANDLEWOOD LAKE



## NEW MILFORD

### NEW MILFORD

New Milford sits on the northern portion of the lake and offers a quieter environment with larger properties and scenic shoreline views.

New Milford lake communities include:

- Birch Groves
- Candlewood Trails
- Candleset Cove
- Ferriss Estates
- Candlewood Heights
- Hemlock Ridge
- Candlewood Landing
- Lakewood Terrace
- Candlewood Lake Club
- Millstone Ridge
- Candlewood Point
- Oak Point Club
- Candlewood Springs
- Pruchnik Estates
- Candlewood Terrace
- Warner Ridge

This section of the lake often attracts buyers looking for larger waterfront homes and more privacy.

## BROOKFIELD

### BROOKFIELD

Brookfield occupies the southeastern shoreline of Candlewood Lake and is popular for its convenient location near Route 7, I-84, and shopping on Federal Road.

Brookfield lake communities include:

- Arrowhead Point
- Candlewood Acres
- Candlewood Birches
- Candlewood Lake Club
- Candlewood Orchards
- Candlewood Shores
- Hickory Hills

These neighborhoods offer a mix of waterfront homes, lake-access homes, and family-friendly communities with private beaches and recreational facilities.



## LAKESIDE LIFESTYLES

Living on Candlewood Lake offers a lifestyle that revolves around the water and the outdoors. Popular activities such as boating and sailing, water-skiing and wakeboarding, are readily available for residents to enjoy, along with more leisurely hobbies like paddleboarding and kayaking, fishing, and swimming. The lake is also surrounded by hiking trails, parks, and golf courses. Residents often spend summers hosting gatherings on the lake, tie-ups with fellow boaters, and enjoying sunset cruises.

### BOATING ON CANDLEWOOD LAKE

Boating is one of the biggest attractions of Candlewood Lake.

The lake supports many types of watercraft, including:

- **powerboats**
- **pontoon boats**
- **jet skis**
- **sailboats**
- **kayaks and paddle boards**

*(Maximum length of 26 feet)*

Given its size, boaters can easily explore different coves and islands throughout the day.

Many communities also have private marinas or boat docks.

### SEASONAL VS. YEAR-ROUND HOMES

Many older cottages on Candlewood Lake were originally built as summer homes.

Over the past few decades, many have been renovated into full year-round residences.

Buyers should check:

- **insulation**
- **septic systems**
- **heating systems**

### DOCK RIGHTS

Not every property has dock rights.

Buyers should verify:

- **dock permits**
- **boat slip availability**
- **lake frontage rules**

Local real estate expertise is important when navigating these details.

### THE 440 LINE

The 440 line defines where your ownership ends and regulated lake property begins, which is why it plays a big role in permits, docks, and shoreline use on Candlewood Lake.

Many homeowners assume their land goes all the way to the water, but in most cases, ownership stops at the 440 line.

Land below the 440 line is owned or controlled by FirstLight (the lake operator). This is because Candlewood Lake is part of a hydroelectric system, and the company needs control over shoreline areas for water level changes and operations.

It also affects what you can build or modify. Any structures like docks, walls, or shoreline improvements below this line may require permits and approval.

# THE BUYING PROCESS

Buying on Candlewood Lake involves some considerations that are different from typical real estate transactions. As Candlewood Lake specialists we have the experience, expertise and local knowledge to advise you from start to finish. We work closely with everyone involved to ensure the a smooth and seamless transaction.

## HOMEOWNER ASSOCIATIONS (HOAs)

Many lake communities have homeowner associations or tax districts that maintain:

- beaches
- docks
- roads
- clubhouses

Fees vary depending on the amenities provided.

## TAXES AND TOWN REGULATIONS

Property taxes differ between the five towns surrounding Candlewood Lake and understanding tax differences can help you make informed decisions.

- Danbury may offer lower entry prices
- Sherman tends to have higher-end properties, but lower taxes.
- Brookfield offers convenient commuting access



### 1. PREPARE & SEARCH

- Discuss agent representation & explain how compensation is paid
- Determine time frame, needs & price range
- View properties
- Obtain mortgage pre-approval



### 2. OFFER & ACCEPT

- Review Comparative Market Analysis and offer strategy
- Review property research information and disclosures
- Submit offer
- Negotiate an offer/binder
- Schedule property inspections
- Obtain legal representation
- Contract acceptance and attorney review



### 3. FINANCING

- Submit loan application
- Schedule appraisal
- Ensure with lender all requirements are met to meet mortgage contingency



### 4. FINALIZE

- Final mortgage approval
- Final list of all property utilities and expenses
- Schedule pre-closing walk through
- Schedule closing



**WATERFRONT EXPERTS AND  
CANDLEWOOD LAKE RESIDENTS  
THE WILL STUART TEAM**

Candlewood Lake isn't just a place to live - it's a lifestyle, and having the right guide makes all the difference. As a lake resident, Will lives the "lake life" every day, and together with his team's combined 35+ years on Candlewood, they offer unmatched, firsthand insight into everything from local regulations and shoreline nuances to the rhythms of life on the water. This deep, lived experience - paired with a strong command of the lakefront market, means clients benefit from guidance that goes far beyond a typical transaction. Whether buying or selling, Will understands what draws people to Candlewood Lake and excels at connecting buyers with homes that fit both their needs and their vision, bringing each property's story to life in a way that resonates.



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**Awards**



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