



Inside Real Estate

Darien Newsletter

Winter 2006

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Darien		
11 William Street	\$595,000	\$550,000
8 Maple Street	\$735,000	\$695,000
232 West Avenue.	\$779,000	\$760,000
1 Briar Brae Road	\$799,000	\$799,000
2631 Boston Post Road	\$899,000	\$885,000
159 Holmes Avenue	\$989,000	\$980,000
3 Lakeside Avenue	\$989,000	\$1,051,750
47 Phillips Lane.	\$1,699,000	\$1,699,000
45 Brookside Road	\$1,850,000	\$1,700,000
4 Wakeman Road	\$1,995,000	\$1,953,000
85 Leeuwarden Road	\$2,200,000	\$2,250,000
13 Fox Hill Lane	\$3,149,000	\$3,000,000
118 Goodwives River Rd	\$3,450,000	\$3,400,000
229 Long Neck Point Rd	\$10,900,000	\$11,000,000
Norwalk		
50 Emerson Street	\$395,000	\$390,000
29 Beechwood Road	\$449,900	\$445,000
37 Bartlett Avenue.	\$484,500	\$475,000
37 Murray Street.	\$499,900	\$485,000
21 Brookhill Lane	\$529,000	\$534,000
11 Scott Street	\$599,000	\$599,000
267 Fallow Street.	\$649,900	\$620,000
40 Calf Pasture Beach Rd.	\$699,900	\$694,900
49 Fox Run Road	\$759,000	\$745,000
41 Princes Pine Road	\$849,000	\$825,000
25 Sasqua Road	\$1,195,900	\$1,100,000
7 Skytop Drive	\$1,350,000	\$1,320,000
Rowayton		
28 Hunt Street.	\$789,000	\$750,000
10 Ridgewood Road	\$799,000	\$780,000
2 St. James Place	\$815,000	\$795,000
14 Crest Road	\$889,000	\$865,000
61 Witch Lane	\$1,075,000	\$1,000,000
336 Rowayton Avenue.	\$1,249,000	\$1,225,000
84 Bluff Avenue.	\$2,200,000	\$2,150,000
20 Old Wharf Road	\$6,499,000	\$5,500,000

Did you know . . . ?

PREPARATION TIPS FOR SELLING YOUR HOME

Before posting that "For Sale" sign in your yard, prepare your house for sale with a thorough inspection of the interior and exterior. As you have only one chance to make a good first impression, you may find the following tips beneficial:

Exterior

Consider your curb appeal! Your exterior determines a potential buyer's first impression.

- Wash all outdoor furniture. Cleanliness creates an inviting atmosphere for guests
- Add vigor to your lawn! Planting colorful flowers adds charm to any yard
- Debris is unappealing, so keep your lawn neatly manicured
- Repaint as needed; power-wash all mildew-ridden surfaces
- Consider repaving cracked sidewalks
- Make sure your driveway, porch and sidewalks are well-maintained and free of clutter
- Replace all worn rain gutters and downspouts
- Ensure all outside lights are working

Interior

Keep it clean. Potential buyers generally don't expect your house to look like a page out of a catalog; they do, however, anticipate cleanliness. Where applicable, a few minor touch-ups will work wonders in enhancing the look of your home.

- Wash ceiling, walls and trim; if possible, paint interior with neutral colors
- Pay attention to cracks in plaster! Fix, where applicable
- Fix squeaky doors and loose banisters
- De-clutter your basement and attic! Strive to make these areas appear spacious to guests
- Dispose of anything that's not moving with you
- Organize and de-clutter all cabinets and closets
- Dust your blinds, wash and dry clean curtains and throws
- Wax floors and shampoo your carpets
- If you haven't done so, service your heating and air conditioning systems; replace filters as needed