



# Inside Real Estate

Wilton Newsletter

Winter 2006

## Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
<b>Wilton</b>		
15 Whipple Road . . . . .	\$480,000 . . . . .	\$429,000
78 Old Kings Highway . . . . .	\$575,900 . . . . .	\$570,000
108 Old Highway. . . . .	\$649,000 . . . . .	\$615,000
1 Rocky Brook Road . . . . .	\$699,900 . . . . .	\$675,000
257 New Canaan Road. . . . .	\$735,000 . . . . .	\$730,000
36 Moriarity Drive . . . . .	\$799,000 . . . . .	\$770,000
220 Thunder Lake Road . . . . .	\$849,000 . . . . .	\$775,000
143 Cheesespring Road . . . . .	\$824,000 . . . . .	\$830,000
200 Rivergate Drive . . . . .	\$945,000 . . . . .	\$905,000
3 Crosswicks Ridge Road. . . . .	\$990,000 . . . . .	\$945,000
341 Newtown Turnpike . . . . .	\$1,149,000 . . . . .	\$954,000
46 Rockhouse Road . . . . .	\$1,089,000 . . . . .	\$1,075,000
286 Millstone Road . . . . .	\$1,195,000 . . . . .	\$1,125,000
320 Hurlbutt Street. . . . .	\$1,249,000 . . . . .	\$1,200,000
31 Branch Brook Road . . . . .	\$1,299,000 . . . . .	\$1,115,000
2 Weathervane Lane. . . . .	\$1,399,900 . . . . .	\$1,290,000
22 Timber Top Trail . . . . .	\$1,494,000 . . . . .	\$1,462,000
58 Chessor Lane. . . . .	\$1,659,000 . . . . .	\$1,650,000
32 Forge Road . . . . .	\$1,849,000 . . . . .	\$1,848,000
16 Olmstead Hill Road . . . . .	\$2,149,000 . . . . .	\$1,990,000
137 Linden Tree Road . . . . .	\$2,349,000 . . . . .	\$2,090,000

## Redding

63 Peaceable Street . . . . .	\$429,900 . . . . .	\$420,000
332 Black Rock Turnpike. . . . .	\$549,000 . . . . .	\$500,000
27 Sullivan Drive . . . . .	\$669,000 . . . . .	\$650,000
4 Fire Hill Lane . . . . .	\$735,000 . . . . .	\$735,000
5 Side Cut Road . . . . .	\$849,000 . . . . .	\$825,000
11 Gallows Hill Road . . . . .	\$999,000 . . . . .	\$985,000
14 Guardhouse Drive . . . . .	\$1,080,000 . . . . .	\$1,030,000
11 John Todd Way . . . . .	\$1,399,000 . . . . .	\$1,325,000
229 Umpawaug Road . . . . .	\$1,990,000 . . . . .	\$1,900,000

## Ridgefield

36 Crest Road . . . . .	\$375,000 . . . . .	\$362,500
19 Walnut Hill Road. . . . .	\$479,500 . . . . .	\$460,000
18 Island Hill Avenue . . . . .	\$599,900 . . . . .	\$590,000
134 Branchville Road. . . . .	\$679,000 . . . . .	\$660,000
45 Tackora Trail. . . . .	\$719,900 . . . . .	\$699,000
96 Standish Drive. . . . .	\$879,900 . . . . .	\$871,900
15 Old Still Road . . . . .	\$999,900 . . . . .	\$989,500
381 Wilton Road West . . . . .	\$1,289,000 . . . . .	\$1,240,000
161 Spring Valley Road . . . . .	\$1,579,000 . . . . .	\$1,579,000
278 Silver Spring Road. . . . .	\$1,875,000 . . . . .	\$1,770,000
217 Old Branchville Rd . . . . .	\$2,499,000 . . . . .	\$2,550,000
12 Wild Turkey Court. . . . .	\$3,200,000 . . . . .	\$2,950,000

## 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