



Inside Real Estate

Darien Newsletter

Winter 2007

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Darien		
203 West Avenue	\$468,000	\$445,000
104 Gardiner Street	\$550,000	\$545,000
16 Fairfield Avenue	\$635,000	\$615,000
46 Fitch Avenue	\$699,000	\$649,000
45 Hoyt Street	\$699,000	\$665,000
90 Linden Avenue	\$729,000	\$710,500
109 Old Kings Hwy South.	\$875,000	\$812,500
17 Miles Road	\$899,000	\$890,000
5 Oakshade Avenue	\$989,000	\$975,000
15 Sunnyside Avenue.	\$1,050,000	\$1,075,000
5 Highland Avenue.	\$1,199,000	\$1,150,000
4 Robinson Street.	\$1,195,000	\$1,180,000
181 Middlesex Road	\$1,295,000	\$1,265,000
153 West Avenue	\$1,399,000	\$1,320,000
14 Edgerton Street	\$1,349,000	\$1,327,500
27 Bittersweet Lane	\$1,309,000	\$1,350,000
24 Waverly Road	\$1,495,000	\$1,475,000
21 Patricia Lane	\$1,675,000	\$1,600,000
114 Hanson Road	\$1,795,000	\$1,650,000
16 Libby Lane	\$1,795,000	\$1,750,000
17 Fox Hill Lane	\$2,195,000	\$2,025,000
128 Mansfield Avenue	\$2,595,000	\$2,475,000
4 Swifts Lane.	\$2,995,000	\$3,405,028
48 Leeuwarden Road	\$4,295,000	\$4,295,000
Rowayton		
274 Rowayton Avenue	\$759,900	\$750,000
44 Wilson Avenue.	\$825,000	\$815,000
74 Roton Avenue.	\$935,000	\$915,000
18 Harstrom Place.	\$1,099,000	\$1,090,000
3 Crockett Street.	\$1,249,000	\$1,150,000
9 Barclay Court.	\$1,325,000	\$1,275,000
8 Vincent Place	\$1,325,000	\$1,312,500
19 Hunt Street	\$1,385,000	\$1,340,000
15 Thomes Street.	\$1,545,000	\$1,400,000
14 Richmond Road.	\$1,595,000	\$1,400,000
11 Oakleigh Court.	\$1,625,000	\$1,575,000
25 South Beach Drive	\$2,195,000	\$2,100,000

Did you know . . . ?

Dos and Don'ts of Selling Your Home *What Buyers Are Looking For*

Details Make the Difference. The phrase rings true, homebuyers find, as they enter the doors of hundreds of properties new to the market. After the weariness of a day's house-scouting has pervaded a buyer, how do you make your home stand out from the rest?

Your "To Do" List:

Be bold.

Drama is becoming increasingly popular in home design. Brighter colors and glossier finishes make grander statements; when tastefully done, homebuyers will walk away with a lasting impression.

Add new amenities.

Instead of stuffing travel bags in the corner of the attic or some unreachable closet shelf, a luggage room has proven valuable for frequent business travelers and vacationers. Designating a place for one's luggage will be a surprising- and appealing- concept to a buyer.

Go for an earthy effect.

Mixing natural, well-textured materials has become a trend for many new homebuyers. Weathered metal and glass, slate and terra cotta floors have become increasingly popular.

The Don'ts:

Avoid bathroom blunders.

Don't install bowl-type sinks above the bathroom countertop. Water splashes out of them more readily; they've proven to be high-maintenance, and have developed a bad reputation.

Beware of the magazine illusion.

Glass-door kitchen cabinets look great in design publications, but who has the time to keep the cupboard contents picture-perfect? Given the frequent production of kitchen grease, this type of cabinetry has proven to have a greater demand for upkeep.

Keep it classic.

Omitting or removing window moldings will backfire. Indeed, the feature will leave an impression, but not necessarily a good one; plain drywall around windows is unappealing and looks tawdry.