



# Inside Real Estate

Norwalk Newsletter

Winter 2007

## Recent Home Sales

Address	Final List Price	Selling Price
<b>Single Family Homes</b>		
15 Assisi Way. . . . .	\$385,000 . . . . .	\$392,000
144 Ponus Avenue . . . . .	\$425,000 . . . . .	\$425,000
4 Stonecrop Road. . . . .	\$475,900 . . . . .	\$460,000
26 Honeysuckle Drive . . . . .	\$510,000 . . . . .	\$495,000
48 Midrocks Drive . . . . .	\$599,000 . . . . .	\$536,500
15 Possum Lane . . . . .	\$599,000 . . . . .	\$585,000
14 Merrill Road . . . . .	\$629,999 . . . . .	\$610,000
6 Mayflower Road . . . . .	\$669,000 . . . . .	\$635,000
18 Linden Heights . . . . .	\$729,900 . . . . .	\$700,000
47 Fox Run Road . . . . .	\$749,000 . . . . .	\$709,000
26 Morehouse Lane. . . . .	\$779,000 . . . . .	\$745,000
122 Rowayton Avenue . . . . .	\$799,000 . . . . .	\$800,000
248 Silvermine Avenue . . . . .	\$879,000 . . . . .	\$850,000
74 Roton Avenue . . . . .	\$935,000 . . . . .	\$915,000
23 Flicker Lane. . . . .	\$995,000 . . . . .	\$995,000
61 Neptune Avenue . . . . .	\$1,099,000 . . . . .	\$1,025,000
9 Barclay Court. . . . .	\$1,325,000 . . . . .	\$1,275,000
27 Witch Lane . . . . .	\$1,395,000 . . . . .	\$1,330,000
7 Bryan Road. . . . .	\$1,400,000 . . . . .	\$1,400,000
11 Oakleigh Court . . . . .	\$1,625,000 . . . . .	\$1,575,000
31 River Drive. . . . .	\$1,695,000 . . . . .	\$1,695,000
41 Highland Avenue . . . . .	\$1,800,000 . . . . .	\$1,700,000
12 McKinley Street . . . . .	\$1,950,000 . . . . .	\$1,900,000
25 South Beach Drive . . . . .	\$2,195,000 . . . . .	\$2,100,000
19 Shorehaven Road . . . . .	\$2,649,500 . . . . .	\$2,700,000

## Condominiums

41 Wolfpit Avenue #8C. . . . .	\$139,000 . . . . .	\$137,000
80 County Street #2D . . . . .	\$230,000 . . . . .	\$229,000
8 Oakwood Avenue #B11 . . . . .	\$247,200 . . . . .	\$240,000
6 Silvermine Avenue #5 . . . . .	\$298,000 . . . . .	\$298,000
147 Rowayton Woods Dr. #147 . . . . .	\$325,000 . . . . .	\$318,500
42 South Main Street #102 . . . . .	\$342,000 . . . . .	\$345,000
105 Richards Avenue #2401 . . . . .	\$396,000 . . . . .	\$390,000
130 Fallow Street #11 . . . . .	\$419,000 . . . . .	\$410,000
199 Gregory Blvd #1-5 . . . . .	\$475,000 . . . . .	\$466,500
307 Foxboro Drive #307 . . . . .	\$499,900 . . . . .	\$479,000
3 Valley View Road #19 . . . . .	\$509,900 . . . . .	\$500,000
100 Seaview Avenue #1BL . . . . .	\$569,900 . . . . .	\$545,000
17 Blue Mountain Ridge . . . . .	\$675,000 . . . . .	\$630,000
136 East Avenue #PH2 . . . . .	\$845,000 . . . . .	\$810,000
119 Gregory Blvd #46. . . . .	\$995,000 . . . . .	\$950,000

## 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.