



Inside Real Estate

Westport Newsletter

Winter 2007

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
WESTPORT		
20 Rumpenmile Avenue	\$539,000	\$500,000
8 Gorham Avenue	\$595,000	\$548,100
27 Reichert Circle	\$659,000	\$650,000
113 Newtown Tpke	\$686,500	\$650,000
5 Spring Hill Road	\$689,000	\$689,000
28 Hogan Trail	\$729,000	\$695,000
40 Reichert Circle	\$729,000	\$714,500
98 Hillspoint Road	\$748,000	\$715,000
8 Oak Ridge Park	\$799,000	\$725,000
25 Rocky Ridge Road	\$799,000	\$750,000
7 Clover Lane	\$995,000	\$930,000
36 Roseville Road	\$1,250,000	\$1,115,000
5 Burritts Landing	\$1,275,000	\$1,180,000
35 Hyde Lane	\$1,395,000	\$1,280,000
29 Compo Beach Road	\$1,700,000	\$1,334,000
101 Long Lots Road	\$1,850,000	\$1,590,000
19 Evergreen Parkway	\$1,849,500	\$1,700,000
7 Caccamo Lane Ext.	\$1,999,000	\$1,985,000
38 Arlen Road	\$2,195,000	\$1,950,000
38 Maple Avenue	\$2,496,900	\$2,300,000
22 Darbrook Road	\$2,585,000	\$2,375,000
5 Christmas Lake Lane	\$2,595,000	\$2,400,000
13 Sprucewood Lane	\$2,695,900	\$2,500,000
1 Darbrook Road.	\$3,149,000	\$2,947,500
11 West Branch Road	\$4,095,000	\$3,775,000

WESTON

55 Steep Hill Road	\$529,000	\$450,000
106 Lords Highway	\$749,950	\$725,000
68 Old Hyde Road	\$765,000	\$730,000
36 Oak Lane	\$865,000	\$825,000
15 Heritage Lane.	\$1,099,000	\$1,099,000
31 Bridge Road.	\$1,695,000	\$1,622,500

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.