



# Inside Real Estate

Stamford Newsletter

Summer 2007

## Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
<b>Single Family Homes</b>		
25 Warwick Lane. . . . .	\$519,000 . . . . .	\$490,000
56 Mathews Street . . . . .	\$499,900 . . . . .	\$499,900
169 Pepper Ridge Road . . . . .	\$565,000 . . . . .	\$550,000
36 Rachele Avenue. . . . .	\$559,000 . . . . .	\$559,000
1566 Long Ridge Road. . . . .	\$599,000 . . . . .	\$600,000
10 Buena Vista Street . . . . .	\$629,000 . . . . .	\$600,000
52 Apple Tree Drive . . . . .	\$675,000 . . . . .	\$620,000
71 Elizabeth Avenue . . . . .	\$659,000 . . . . .	\$650,000
24 Zora Lane. . . . .	\$730,000 . . . . .	\$710,000
60 Mill Road. . . . .	\$739,000 . . . . .	\$739,000
243 Guinea Road. . . . .	\$789,000 . . . . .	\$775,000
62 Fieldstone Terrace . . . . .	\$819,500 . . . . .	\$805,000
15 Lanark Road. . . . .	\$879,000 . . . . .	\$860,000
55 Hardesty Road. . . . .	\$950,000 . . . . .	\$925,000
81 Nathan Hale Drive . . . . .	\$1,099,000 . . . . .	\$1,025,000
156 Canfield Drive. . . . .	\$1,199,000 . . . . .	\$1,125,000
63 Hedgebrook Lane . . . . .	\$1,279,000 . . . . .	\$1,200,000
17 Fox Glen Drive . . . . .	\$1,325,000 . . . . .	\$1,300,000
96 Summit Ridge Road . . . . .	\$1,549,000 . . . . .	\$1,500,000
17 Maltbie Avenue . . . . .	\$1,750,000 . . . . .	\$1,725,000
19 Westhill Road . . . . .	\$2,499,000 . . . . .	\$2,412,500
145 Ocean Drive West . . . . .	\$3,400,000 . . . . .	\$3,200,000

## Condominiums

287 Hamilton Avenue #4L . . . . .	\$236,000 . . . . .	\$236,000
970 Hope Street #4A . . . . .	\$299,900 . . . . .	\$299,900
2289 Bedford Street #G12 . . . . .	\$369,000 . . . . .	\$365,000
60 Seaside Avenue #2. . . . .	\$394,500 . . . . .	\$380,000
146 Cold Spring Road #8 . . . . .	\$423,900 . . . . .	\$423,000
1204 Hope Street #7 . . . . .	\$499,000 . . . . .	\$490,000
27 Lindstrom Road #1C . . . . .	\$549,000 . . . . .	\$550,000
179 Highview Avenue #3. . . . .	\$589,000 . . . . .	\$589,000
180 Turn of River Road #18C. . . . .	\$665,000 . . . . .	\$647,500
88 Southfield Avenue #202 . . . . .	\$719,000 . . . . .	\$702,000
123 Harbor Drive #212 . . . . .	\$889,000 . . . . .	\$880,000
82 Doral Farms Road . . . . .	\$1,185,000 . . . . .	\$1,125,000
631 Long Ridge Road #52 . . . . .	\$1,544,361 . . . . .	\$1,526,925

## Did you know . . . ?

### Procrastination Woes . . . Three Essential Home Repairs *Not* to be Ignored

Homeowner procrastination comes with an equation: *longer delay = more money spent*. Ignoring needed home repairs can result in greater expenditures down the road. So, how do you avoid these issues? Step one: Prevention. Early detection can make the difference between a simple mop-up job and a major construction repair. If it's too late for that, there's step two: Immediate action. Don't defer on any needed maintenance!

Here are some potential trouble spots to be on the lookout for:

#### Water Leaks

*The consequence:* Ceiling stains, musty odors, rusty water heaters. Leaky faucets, rocky toilets, clogged gutters. The culprit? Water. The damage? Potentially severe. Leaks can lead to mold, rot, dry rot, and termites. Water damage can cause roofs to collapse.

*The solution:* Call the plumber! Keep roof, valleys, gutters and downspouts free from buildup of leaves, twigs and other litter preventing proper drainage. Check the pipes under the sink for signs of water leaks. Repair the damage and work hard to ensure the problem doesn't reappear.

#### Costly Fuel Bills

*The consequence:* The furnace is a likely culprit of increased gas or oil bills. Even more, lives could be at risk: a malfunctioning furnace can cause deadly carbon monoxide buildup in your home.

*The solution:* Spend a little, save a lot. Purchase a carbon monoxide detector. Have your furnace professionally cleaned and inspected each year; the cost is usually less than \$100.

#### Rodents

*The consequence:* Don't ignore any scuffling noises emanating from your attic (or anywhere else, that is)! Vermin often chew through insulation and wiring and can therefore provoke an electrical fire.

*The solution:* Call an exterminator! Because rodents can carry a variety of diseases, professional help might be a better solution than filling your house with mousetraps.

Homeowners, please beware! As the old adage goes, *a penny saved is a penny earned*.