



Inside Real Estate

Wilton Newsletter

Spring 2007

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Wilton		
178 Mather Street.	\$519,000	\$455,000
3 Hollyhock Lane	\$499,000	\$460,500
9 Black Birch Drive.	\$595,000	\$575,000
57 Spoonwood Road.	\$625,000	\$590,000
28 Old Highway.	\$649,000	\$650,000
151 Grumman Hill Road . .	\$729,000	\$686,000
70 Village Court.	\$689,000	\$689,000
160 Westport Road	\$723,000	\$699,000
36 Clover Drive	\$719,000	\$700,000
52 Moriarity Drive	\$779,000	\$740,000
98 Cedar Road	\$749,000	\$749,000
42 Scribner Hill Road. . .	\$795,000	\$765,000
70 Deforest Road	\$798,900	\$775,000
68 Canterbury Lane.	\$859,000	\$810,000
20 Oak Ledge Lane.	\$820,000	\$820,000
20 Bob White Lane.	\$839,000	\$855,000
189 Cannon Road.	\$925,000	\$865,000
55 Cavalry Hill Road. . . .	\$919,000	\$891,000
37 Linden Tree Road	\$975,000	\$897,500
295 Ridgefield Road	\$1,075,000	\$1,005,000
62 Moriarity Drive	\$1,100,000	\$1,015,000
127 Drum Hill Road	\$1,149,000	\$1,075,000
15 Spicewood Road	\$1,099,000	\$1,090,000
301 Sturges Ridge Road . .	\$1,174,900	\$1,160,000
136 Scribner Hill Road. . .	\$1,369,000	\$1,285,000
103 Branch Brook Road . .	\$1,299,000	\$1,290,000
2 Richdale Drive	\$1,398,900	\$1,355,000
4 Wolfpit Lane.	\$1,650,000	\$1,560,000
53 Wolfpit Road.	\$1,599,000	\$1,565,000
222 Silver Spring Road. . .	\$1,899,000	\$1,850,000
14 Powder Horn Hill Rd. . .	\$2,185,000	\$1,950,000
330 Ridgefield Road.	\$2,250,000	\$2,000,000
193 Sturges Ridge Road . .	\$2,125,000	\$2,060,000
89 Pond Road.	\$2,145,000	\$2,080,000
97 Whipstick Road	\$2,595,000	\$2,533,168
296 Cannon Road.	\$2,995,000	\$2,700,000

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*.