



# Inside Real Estate

Wilton Newsletter

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## Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
<b>Wilton</b>		
40 Glen Ridge. . . . .	\$269,000 . . . . .	\$245,000
32 West Church Street . . . . .	\$419,900 . . . . .	\$365,000
331 Mountain Road. . . . .	\$489,000 . . . . .	\$462,000
18 Lambert Common . . . . .	\$498,418 . . . . .	\$470,000
6 Evergreen Avenue . . . . .	\$569,000 . . . . .	\$520,000
3 Bittersweet Trail. . . . .	\$599,000 . . . . .	\$563,000
35 Blue Ridge Road. . . . .	\$590,000 . . . . .	\$580,000
7 Lambert Common. . . . .	\$628,500 . . . . .	\$606,000
61 Cherry Lane . . . . .	\$659,000 . . . . .	\$635,000
291 Mountain Road. . . . .	\$698,000 . . . . .	\$645,000
157 Cheesespring Road . . . . .	\$750,000 . . . . .	\$750,000
110 Thunder Lake Road. . . . .	\$799,745 . . . . .	\$778,500
163 Spoonwood Road . . . . .	\$829,000 . . . . .	\$810,000
281 Cheesespring Road . . . . .	\$830,000 . . . . .	\$815,000
40 Scarlet Oak Drive . . . . .	\$899,900 . . . . .	\$862,500
32 Cedar Road. . . . .	\$898,500 . . . . .	\$870,000
87 Granite Drive. . . . .	\$998,000 . . . . .	\$929,000
75 Hemmelskamp Road . . . . .	\$999,900 . . . . .	\$945,000
80 Stonebridge Road. . . . .	\$1,049,000 . . . . .	\$980,000
14 Hidden Lake Ridge . . . . .	\$1,099,900 . . . . .	\$1,025,000
58 Branch Brook Road . . . . .	\$1,060,000 . . . . .	\$1,030,000
4 Bald Hill Place. . . . .	\$1,249,000 . . . . .	\$1,080,000
90 Scarlet Oak Drive . . . . .	\$1,098,000 . . . . .	\$1,103,000
1 Wind Lane . . . . .	\$1,399,000 . . . . .	\$1,250,000
83 Keelers Ridge Road . . . . .	\$1,625,000 . . . . .	\$1,535,000
17 Edith Lane. . . . .	\$1,699,900 . . . . .	\$1,600,000
34 Shadow Lane . . . . .	\$2,350,000 . . . . .	\$2,100,000
453 Newtown Turnpike . . . . .	\$2,949,000 . . . . .	\$2,575,000
378 Nod Hill Road . . . . .	\$2,995,900 . . . . .	\$2,940,000

## Did you know . . . ?

### Five Steps to Bolster Selling Appeal

When you decide to put your home on the market, you can get your home noticed by following these five easy steps.

#### 1. Curb Appeal

Make certain to beautify your landscape because this is the first thing a potential buyer will see. Simple tasks from replacing the mailbox, trimming hedges and grass, and planting flowers are an easy way to get started. You may also want to pressure clean your sidewalk and reseal your driveway.

#### 2. Interior Lighting

Replacing the interior lighting can turn your home from outdated to outstanding. Installing dimmers and using soft-wattage or eco-friendly light bulbs are a very inexpensive but quick fix. To add more appeal, buy some nice fixtures.

#### 3. Flooring

If your home has wood flooring that is beginning to show some wear, you may want to think about refinishing it. Using laminate flooring is also nice if in a neutral color. Consider shampooing your carpet, it can help eliminate odors and stains and make your home look extra clean.

#### 4. Living room and closets

Nervous that a cluttered home will steer buyers away? There's an easy solution. Pack up some of your belongings and bring them to a storage site. The result is an open and inviting space.

#### 5. Kitchens and bathrooms

Many buyers envision a beautiful kitchen and bathrooms when considering purchasing a home. This is absolutely one of the most important investments a seller should make. Installing new countertops alone instantly improves the look of these rooms. Replacing tile and fixtures and painting walls are always good improvements to consider as well.