



Inside Real Estate

New Canaan Newsletter

Summer 2007

Recent Home Sales

<u>Address</u>	<u>Original Price</u>	<u>Selling Price</u>
Residential		
36 Mortimer Street	\$810,000	\$665,000
72 Sunrise Avenue	\$998,000	\$965,000
49 Lantern Ridge	\$1,669,000	\$1,325,000
321 Smith Ridge	\$1,689,000	\$1,600,000
320 West Hills Road.	\$1,895,000	\$1,900,000
213 Hawk's Hill Road	\$2,095,000	\$2,050,000
340 Brushy Ridge.	\$2,890,000	\$2,600,000
353 South Avenue	\$3,895,000	\$3,175,000
202 Dan's Highway.	\$4,295,000	\$3,900,000
101 Cedar Lane.	\$4,295,000	\$4,295,000
81-89 Canoe Hill	\$5,800,000	\$5,643,069
51 Parish Lane	\$5,395,000	\$5,100,000
459 Oenoke Ridge	\$10,500,000	\$8,975,000

Condominiums / Cooperatives

78A Heritage Hill	\$359,000	\$360,000
85 Locust Avenue.	\$399,000	\$392,000
98 Parade Hill	\$529,000	\$496,500
252 New Norwalk Road.	\$759,900	\$675,000
46 Heritage Hill	\$940,000	\$890,000
25 Old Stamford Road	\$1,250,000	\$1,125,000
312 Elm Street #16	\$1,295,000	\$1,200,000
705 Weed Street	\$1,850,000	\$1,750,000

Land

214 Talmadge Hill Road	\$1,350,000	\$1,300,000
33 Sunset Hill Road.	\$1,995,000	\$1,950,000
88 Michigan Road	\$3,300,000	\$2,665,750

Did you know . . . ?

Safe, Secure, and Sound: Making Your Home a Refuge

A haven, a place of comfort. Solace from the storm. Oh, how we covet, so long each day to arrive at our place of familiarity, opening the door to prescriptive sights and scents, closing it to the scurry and scuttle of everyday life.

Home- a shelter, a hiding place. How do we protect it from a world which threatens to interrupt the tranquility we've worked so diligently to establish?

Locks and Latches

Feeling safe versus being safe: two altogether different states-of-being. Living in the safest area of town does *not* make your home- or the beings therein- less susceptible to harm. If you haven't done so, invest in secure locks and latches for all of your doors. Consider changing the locks if you've recently moved in. Then, whether home or away, use them!

Flimsy Windows, Defective Doors

When's the last time you checked the durability of your doors? If they sound hollow and/or look feeble, it's probably a good idea to invest in new ones. If this option is not within budget however, iron screens with locks are a good alternative. How about your windows- are the locks in working order? Are windowpanes fragile, or have some gone AWOL altogether? If you've answered *yes* to any of the above, it's probably time to invest in upgrading or replacing.

Peepholes

Another safety precaution, you can pick up a cheap peephole (they're all cheap) from your local home improvement store- they can be installed quite easily. Make sure to insert the peephole at an eye level accessible all household members.

Let Your Light(s) Shine

Bats and burglars have two things in common: 1. both can be home invaders, and 2. both are repelled by light. The point? Invest in motion sensor lights. Install a few around your home's exterior. Given the economical price tag (around \$15 and up) and easy installation, there's no excuse not to!

A lock, a peephole, a light- probably some of the most significant pieces of "décor" you'll ever invest in. As the old adage goes, *it's better to be safe than sorry.*