



Inside Real Estate

Darien Newsletter

Spring 2005

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Darien		
281 West Avenue	\$615,000	\$611,500
227 Noroton Avenue	\$645,000	\$625,000
27 Ridgeley Street	\$689,000	\$695,000
56 West Avenue	\$729,000	\$721,500
19 Cherry Street	\$750,000	\$725,000
32 Casement Street	\$989,000	\$1,050,000
19 Patricia Lane	\$1,239,000	\$1,215,000
78 Brookside Road	\$1,299,000	\$1,299,000
7 Winding Lane	\$1,479,000	\$1,425,000
36 Birch Road	\$1,445,000	\$1,650,000
8 Overbrook Lane	\$1,795,000	\$1,850,000
58 Allwood Road	\$1,995,000	\$2,091,000
722 Hollow Tree Ridge Rd	\$2,795,000	\$2,795,000
59 Five Mile River Road	\$3,250,000	\$3,000,000
84 Christie Hill Road	\$3,195,000	\$3,255,000
Norwalk		
2 Minerva Place	\$389,000	\$359,000
282 Highland Avenue	\$444,000	\$430,000
36 Raymond Terrace	\$449,900	\$449,900
73 Devils Garden Road	\$512,000	\$500,000
11 Alden Avenue	\$555,000	\$537,500
6 Overlook Road	\$537,000	\$550,000
5 Cliffview Drive	\$604,900	\$600,000
8 Red Barn Lane	\$659,000	\$629,000
17 Heritage Hill Road	\$650,000	\$635,000
123 Murray Street	\$689,000	\$704,000
11 Skytop Drive	\$719,000	\$740,000
32 Pine Hill Avenue	\$899,000	\$865,000
40 Old Rock Lane	\$1,500,000	\$1,450,000
3 Ridge Farms Road	\$1,699,000	\$1,726,000
Rowayton		
29 Thomes Street	\$569,000	\$565,000
286 Rowayton Avenue	\$795,000	\$827,000
114 Highland Avenue	\$1,100,000	\$925,000
140 Highland Avenue	\$1,195,000	\$1,195,000
4 Rocky Point Road	\$1,580,000	\$1,450,000
15 Vincent Place	\$1,595,000	\$1,540,000
4 Jo's Barn Way	\$1,825,000	\$1,750,000
100 Roton Avenue	\$2,400,000	\$2,275,000
52 Rowayton Avenue	\$2,950,000	\$2,750,000

Did you know . . . ?

DRESS YOUR HOUSE FOR SUCCESS

- Keep the lawn mowed and bushes trimmed.
- Put down new woodchips around plantings.
- Keep the yard clean.
- Your front door welcomes all visitors; always make sure that it is clean and painted.
- Consider the value of a fresh coat of interior or exterior paint where needed.
- Arrange porch or patio furniture attractively.
- Always keep your home tidy. Give special attention to the kitchen and bathrooms; they sell more homes than almost any other rooms. Clean countertops and vanities frequently. Repair damaged or discolored caulking.
- Windows should be sparkling clean. Walls should be unmarred.
- Fix leaky faucets, loose doorknobs, sticky drawers, and warped doors. Attention to detail pays off.
- Remove all unnecessary material from attic and basement so that full storage and utility space will be visible.
- Keep stairways clear of clutter, for safety and neat appearance.
- Keep all rooms clean, bright and neatly arranged.
- Turn on lights, especially in dark rooms. Open drapes and curtains wide and raise shades all the way up to give your home a bright and cheerful look.
- Keep closets neat and well organized. Remove some clothing from them if necessary to give a larger appearance.

“You never get a second chance to make a good first impression.”