



# Inside Real Estate

Darien Newsletter

Summer 2005

## Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
<b>Darien</b>		
32 Fairfield Avenue . . . . .	\$689,000 . . . . .	\$689,000
20 Park Lane. . . . .	\$679,000 . . . . .	\$691,000
99 Hoyt Street . . . . .	\$825,000 . . . . .	\$800,000
28 Edgerton Street. . . . .	\$849,000 . . . . .	\$835,000
26 Park Place . . . . .	\$795,000 . . . . .	\$846,250
283 Noroton Avenue. . . . .	\$885,000 . . . . .	\$865,000
21 Ridgeview Avenue . . . . .	\$895,000 . . . . .	\$870,000
10 Bailey Avenue. . . . .	\$897,000 . . . . .	\$895,000
156 Tokeneke Road . . . . .	\$925,000 . . . . .	\$896,250
1 Fairmead Road. . . . .	\$919,000 . . . . .	\$931,000
18 Patricia Lane. . . . .	\$985,000 . . . . .	\$1,045,000
564 Hoyt Street. . . . .	\$1,099,000 . . . . .	\$1,067,500
12 Ring's End Road . . . . .	\$1,099,000 . . . . .	\$1,072,000
18 Briar Brae Road. . . . .	\$1,049,000 . . . . .	\$1,157,000
20 Mayflower Road. . . . .	\$1,200,000 . . . . .	\$1,215,000
16 Salt Box Lane . . . . .	\$1,299,000 . . . . .	\$1,310,000
16 Arrowhead Way . . . . .	\$1,395,000 . . . . .	\$1,396,000
16 Birch Road . . . . .	\$1,495,000 . . . . .	\$1,495,000
15 Casement Street . . . . .	\$1,495,000 . . . . .	\$1,505,000
6 Hickory Lane . . . . .	\$1,549,000 . . . . .	\$1,530,000
5 Rabbit Lane . . . . .	\$2,350,000 . . . . .	\$2,275,000
39 Knollwood Lane. . . . .	\$3,850,000 . . . . .	\$3,650,000
362 Brookside Road . . . . .	\$4,950,000 . . . . .	\$4,500,000
<b>Norwalk</b>		
305 Flax Hill Road . . . . .	\$520,000 . . . . .	\$525,500
6 Highbrook Road . . . . .	\$599,900 . . . . .	\$575,000
277 Fillow Street. . . . .	\$649,900 . . . . .	\$650,000
42 Douglas Drive . . . . .	\$799,000 . . . . .	\$740,000
104 Silver Creek Lane. . . . .	\$849,000 . . . . .	\$835,000
17 West View Lane . . . . .	\$875,000 . . . . .	\$805,000
9 Cavray Road . . . . .	\$1,190,000 . . . . .	\$1,170,000
60 Harbor View Avenue . . . . .	\$1,395,000 . . . . .	\$1,225,000
<b>Rowayton</b>		
23 Wilson Avenue . . . . .	\$825,000 . . . . .	\$725,000
100 Highland Avenue. . . . .	\$1,016,000 . . . . .	\$1,040,000
76 Crooked Trail . . . . .	\$1,049,000 . . . . .	\$1,049,000
73 Wilson Avenue . . . . .	\$1,050,000 . . . . .	\$1,020,000
12 Pine Point Road . . . . .	\$1,199,000 . . . . .	\$1,155,000
36 Westmere Avenue. . . . .	\$1,199,999 . . . . .	\$1,206,000
42 Pine Point Road . . . . .	\$1,699,000 . . . . .	\$1,675,000
32 Nearwater Lane . . . . .	\$2,150,000 . . . . .	\$2,160,000

## Did you know . . . ?

### FALL HOME MAINTENANCE

Enjoy the long warm fall the weatherman is promising but keep in mind that cooler weather is just around the corner. We are pleased to share some pointers to help you get a head start on your fall home maintenance with our handy checklist.

#### **Air Conditioning**

Vacuum and then wrap the outdoor portion of the air conditioning system to keep it clean and functioning properly. It's also a good idea to have your unit serviced annually during the off-season for air conditioning use.

#### **Furnaces**

Having your local gas or oil company service your furnace every year will keep it functioning effectively, reduce heating costs and prevent safety problems. Always schedule your appointment before the fall heating season begins. Some companies reserve service calls in-season only for heating emergencies.

#### **Fireplaces**

Clean the chimney on any wood burning appliance as soon as the summer ends. Gas or oil burning fireplaces may require professional servicing to ensure the fuel flows properly and also to prevent the fumes from entering the house.

#### **Humidifiers**

Servicing your humidifier will depend on the type. Drum and plate types will need the reservoir, drum and wick filter cleaned. Corroded and worn parts should be replaced. The type of humidifier that uses a large waffle like filter will need to be cleaned by soaking in vinegar. The filters should also be replaced every 2-3 years. Please consult your heating and air conditioning technician for advice on your system.

#### **Gutters**

Clean debris from the gutters and downspouts. Reattach any loose sections and ensure that water flows away from the house. Now is an excellent time to consider gutter covers to keep dirt and debris out.

#### **Yard**

Get a head start of big fall clean up by cleaning up spent plants and dead leaves. Ensure your garden and house lighting is in good working condition and replace bulbs if necessary. Drain your outside watering systems to prevent breakage from freezes. Wrap evergreens and tender shrubs to prevent damage from the cold weather.

*These tips are provided for your information; please consult a home maintenance professional for advice on how to address your home's specific needs.*