



Inside Real Estate

Norwalk Newsletter

Summer 2005

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Single Family Homes		
28 Ingalls Avenue.	\$299,000	\$280,000
92 Spring Hill Avenue	\$349,000	\$350,000
61 Magnolia Avenue	\$375,000	\$372,000
20 Southwind Drive	\$399,900	\$399,900
11 Raymond Terrace	\$405,000	\$405,000
19 Ambler Drive	\$459,900	\$456,900
12 Buckthorn Road.	\$490,000	\$490,000
8 Deane Court	\$539,900	\$520,000
4 Thorn Apple Way	\$559,000	\$555,000
6 Shadow Lane	\$589,000	\$585,000
14 Lacey Lane	\$639,000	\$635,000
29 Mohawk Drive	\$649,900	\$649,900
184 Perry Avenue.	\$699,000	\$699,000
128 West Norwalk Road	\$739,000	\$743,000
15 New Canaan Way.	\$779,000	\$775,000
10 Burchard Lane	\$829,000	\$829,000
1 Pine Hill Avenue	\$865,000	\$857,000
25 Comstock Hill Avenue	\$899,000	\$895,000
424 Rowayton Avenue	\$939,900	\$925,000
255 Silvermine Avenue.	\$969,000	\$960,000
28 Pequot Drive	\$1,150,000	\$1,100,000
22 Wilson Avenue	\$1,495,000	\$1,480,000
100 Roton Avenue.	\$2,400,000	\$2,275,000
54 Shorefront Park	\$2,525,000	\$2,600,000
22 Point Road	\$3,300,000	\$3,000,000

Condominiums

18 Prospect Avenue #A11.	\$158,900	\$155,000
80 County Street #2F	\$200,000	\$200,000
7 Seir Hill Road #A3	\$254,900	\$254,900
1 Linden Street #B9	\$289,000	\$289,000
8 Oakwood Avenue #C2	\$319,900	\$317,250
71 Aiken Street #Q7	\$324,900	\$324,900
20 Rowayton Woods Dr #20.	\$349,900	\$345,000
130 Fallow Street #19	\$379,900	\$379,000
100 Richards Avenue #303.	\$398,900	\$400,900
109 Fawn Ridge Lane.	\$435,500	\$435,500
82 Ledgebrook Drive.	\$455,000	\$466,000
203 Foxboro Drive	\$475,000	\$475,000
3 Valley View Road #20.	\$524,900	\$524,900
230 New Canaan Ave #4	\$699,000	\$668,320
212 Richards Avenue #4	\$724,900	\$705,000
8 Christopher Court	\$1,039,000	\$975,000

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.