



Inside Real Estate

Stamford Newsletter

Summer 2005

Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Single Family Homes		
25 Nichols Avenue	\$399,000	\$375,000
166 Oaklawn Avenue.	\$439,000	\$439,000
58 Courtland Hill Street.	\$450,000	\$450,000
17 Ogden Road	\$524,900	\$524,900
52 Kane Avenue	\$520,000	\$530,000
68 Woodbury Avenue	\$599,000	\$587,000
169 Pepper Ridge Road	\$599,000	\$599,000
74 Birchwood Road	\$599,900	\$605,900
175 Idlewood Drive	\$665,000	\$632,500
7 Cady Street.	\$609,000	\$642,500
307 Four Brooks Road.	\$695,000	\$680,000
76 Skyview Drive	\$729,000	\$720,000
394 Janes Lane.	\$765,000	\$745,000
43 Brightside Drive	\$779,000	\$757,000
82 Laurel Ledge Road	\$839,000	\$833,000
51 Overbrook Drive	\$850,000	\$840,000
100 Riverbank Drive	\$880,000	\$890,000
1084 Westover Road	\$849,900	\$900,000
2891 Long Ridge Road	\$899,000	\$935,000
464 Webbs Hill Road	\$995,000	\$957,500
462 Old Long Ridge Road.	\$1,100,000	\$1,000,000
60 Greens Circle	\$1,025,000	\$1,026,000
54 Fairway Drive.	\$1,150,000	\$1,100,000
Maltbie Avenue, Lot D	\$1,365,000	\$1,325,000
1547 Riverbank Road	\$2,099,000	\$2,020,000
5 Ocean View Drive.	\$3,298,000	\$3,269,000
73 Rogers Road.	\$4,695,000	\$4,500,000
Condominiums		
54 West North Street #521	\$136,000	\$136,000
700 Summer Street #9H	\$196,000	\$192,000
637 Cove Road #B18	\$229,999	\$225,000
70 Strawberry Hill #1-3C	\$245,000	\$240,000
291 Hope Street #A14	\$309,000	\$309,050
85 Riverside Avenue #G3	\$359,900	\$350,000
59 Woodway Road #1	\$420,000	\$410,000
35 Maple Tree Avenue #1	\$429,000	\$420,000
668 Glenbrook Road #39	\$439,000	\$431,000
95 Columbus Place #4.	\$449,000	\$449,000
40 Oenoke Place #17	\$539,000	\$529,000
320 Strawberry Hill #3	\$579,000	\$579,000
33 Moore Street #2	\$589,900	\$590,000
180 Turn of River Rd #11C.	\$645,000	\$650,000

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.