

# Inside Real Estate

New Canaan Newsletter

Summer 2006

## Recent Home Sales

<u>Address</u>	<u>Original Price</u>	<u>Selling Price</u>
<b>Residential</b>		
293 Elm Street . . . . .	\$.525,000 . . . . .	\$480,000
181 Richmond Hill Road . . . . .	\$889,000 . . . . .	\$840,000
90 Hillcrest Road. . . . .	\$.1,095,000 . . . . .	\$1,000,000
18 Harrison Avenue . . . . .	\$.1,195,000 . . . . .	\$1,220,000
175 Parade Hill Road . . . . .	\$.1,595,000 . . . . .	\$1,600,000
204 Indian Waters Drive . . . . .	\$.1,795,000 . . . . .	\$1,830,000
19 Four Winds Lane. . . . .	\$.2,395,000 . . . . .	\$2,000,000
71 Oak Street . . . . .	\$.2,595,000 . . . . .	\$2,450,000
514 Silvermine Road . . . . .	\$.2,695,000 . . . . .	\$2,650,000
52 Father Peter's Lane . . . . .	\$.3,195,000 . . . . .	\$3,000,000
Deer Park Road . . . . .	\$.3,395,000 . . . . .	\$3,395,000
39 Arrowhead Trail . . . . .	\$.3,595,000 . . . . .	\$3,805,000
325 Rosebrook Road . . . . .	\$.4,750,000 . . . . .	\$4,025,000
910 Smith Ridge Road. . . . .	\$.4,795,000 . . . . .	\$4,625,000
785 Oenoke Ridge . . . . .	\$.7,595,000 . . . . .	\$7,275,000

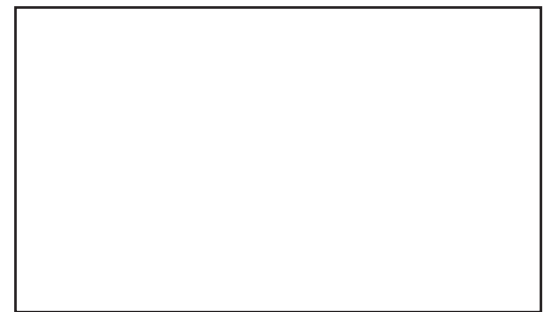
## Condominiums / Cooperatives

140 B Heritage Hill Road . . . . .	\$.375,000 . . . . .	\$365,000
81 Locust Avenue . . . . .	\$.385,000 . . . . .	\$390,000
15 East Hills Drive . . . . .	\$.499,000 . . . . .	\$489,000
94C East Avenue . . . . .	\$.649,000 . . . . .	\$649,000
62 Lakeview Avenue . . . . .	\$.799,000 . . . . .	\$760,000
312 Elm Street . . . . .	\$.910,000 . . . . .	\$850,000
275B Park Street . . . . .	\$.895,000 . . . . .	\$926,000
377 Main Street. . . . .	\$.1,795,000 . . . . .	\$1,750,000

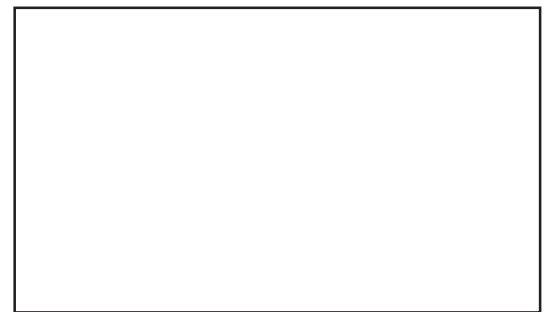
## Land

108 East Avenue . . . . .	\$.850,000 . . . . .	\$850,000
56 Hillcrest Road . . . . .	\$.1,050,000 . . . . .	\$1,050,000
198 Bridal Path Lane. . . . .	\$.1,595,000 . . . . .	\$1,545,000

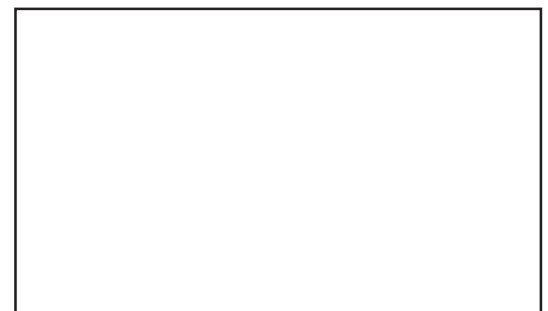
## Country Living Presents . . .



Majestically sited on 2 well-landscaped acres with swimming pool, perennial gardens and stone walls. This four bedroom, two and one half bath classic colonial features an updated kitchen with cherry cabinets and granite, new powder room, new windows throughout and a large new playroom. \$1,425,000



Meticulously maintained home. Formal living room with fireplace, dining room has French doors, the gourmet kitchen opens into the family room with French doors to the large flagstone terrace. Master bedroom suite plus three additional bedrooms. Special features include a private fenced yard and a separate studio. \$2,350,000



Stone and clapboard home with slate roof on over 2 acres. Marble entry with butterfly staircase, nine fireplaces, fabulous formal rooms, billiard room, bar/media room, gourmet kitchen, master bedroom suite plus four additional bedrooms. Fabulous outdoor living with heated pool, half basketball court and magnificent landscaping. \$5,995,000