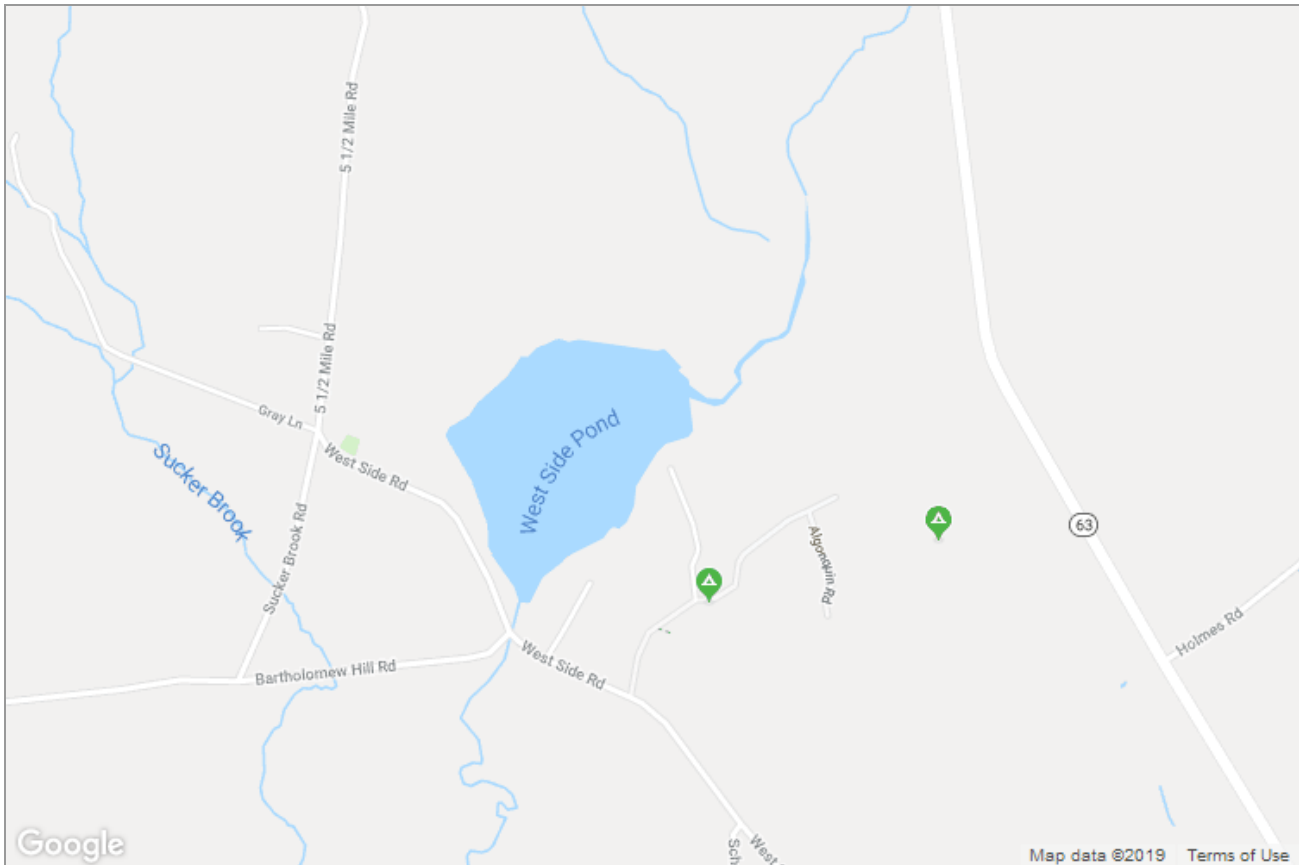


MARKET ACTIVITY REPORT

Goshen, Connecticut



Presented by
Steve Schappert | REALTOR® | GRI
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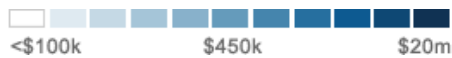
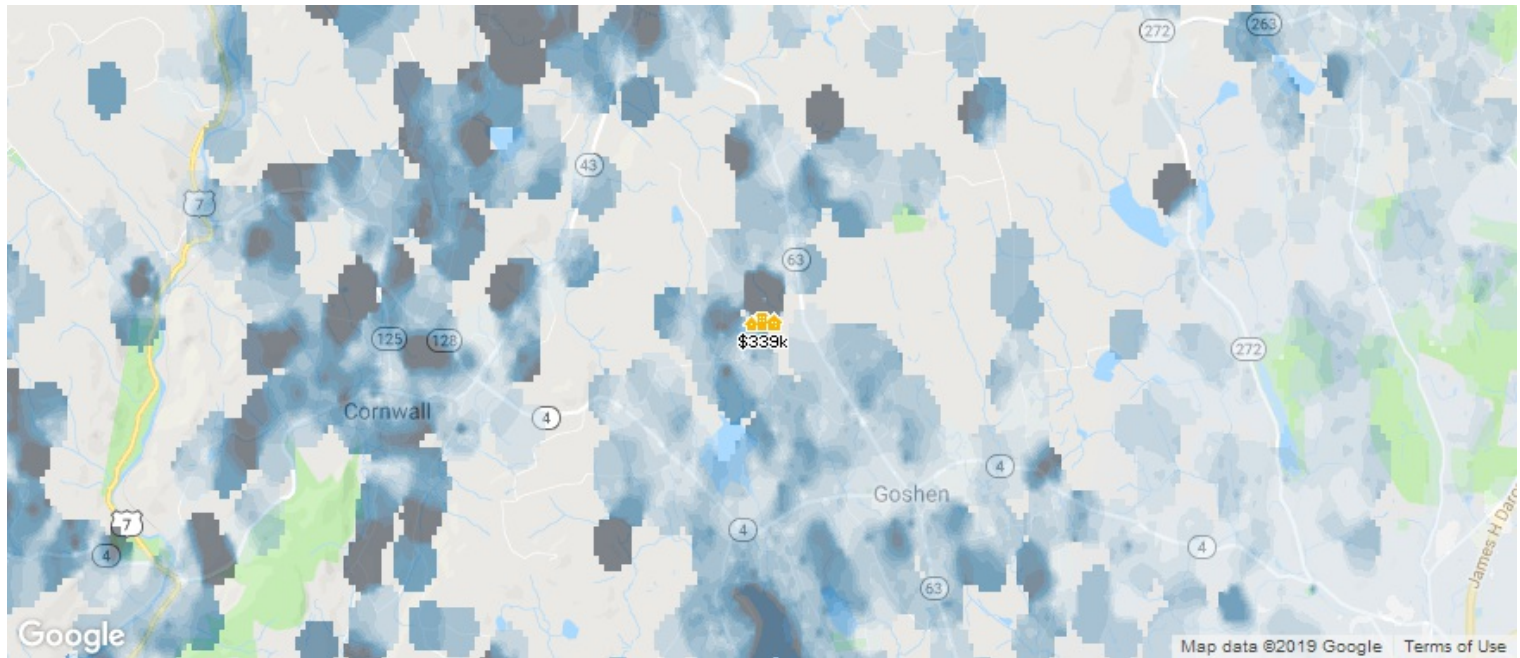
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

157 East Main Street 2nd Fl. Thomaston, CT
06787
Litchfield, CT 06759

Goshen, Connecticut

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$339K

Updated: 7/31/2019

Change Over
Last Month

↑ **0.69%**

Change Over
Last Quarter

↑ **0.69%**

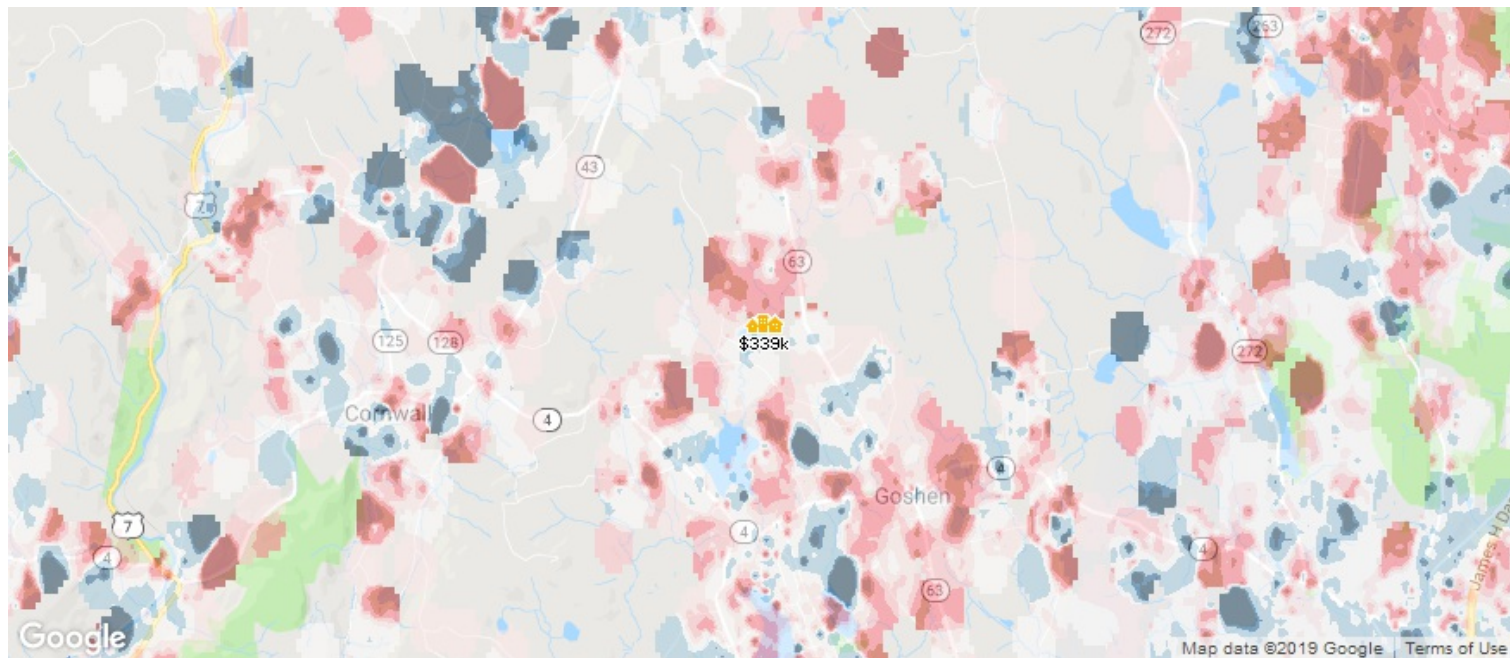
Change Over
Last 12 Months

↓ **2.03%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Goshen, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$339K

Updated: 7/31/2019

Change Over
Last 12 Months

↓ **2.03%**

Change Over
Last 36 Months

↑ **1.5%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Goshen, Connecticut

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of
Distressed Properties

7

Updated: 8/14/2019

of
Pre-Foreclosures

5

of
Foreclosures

2

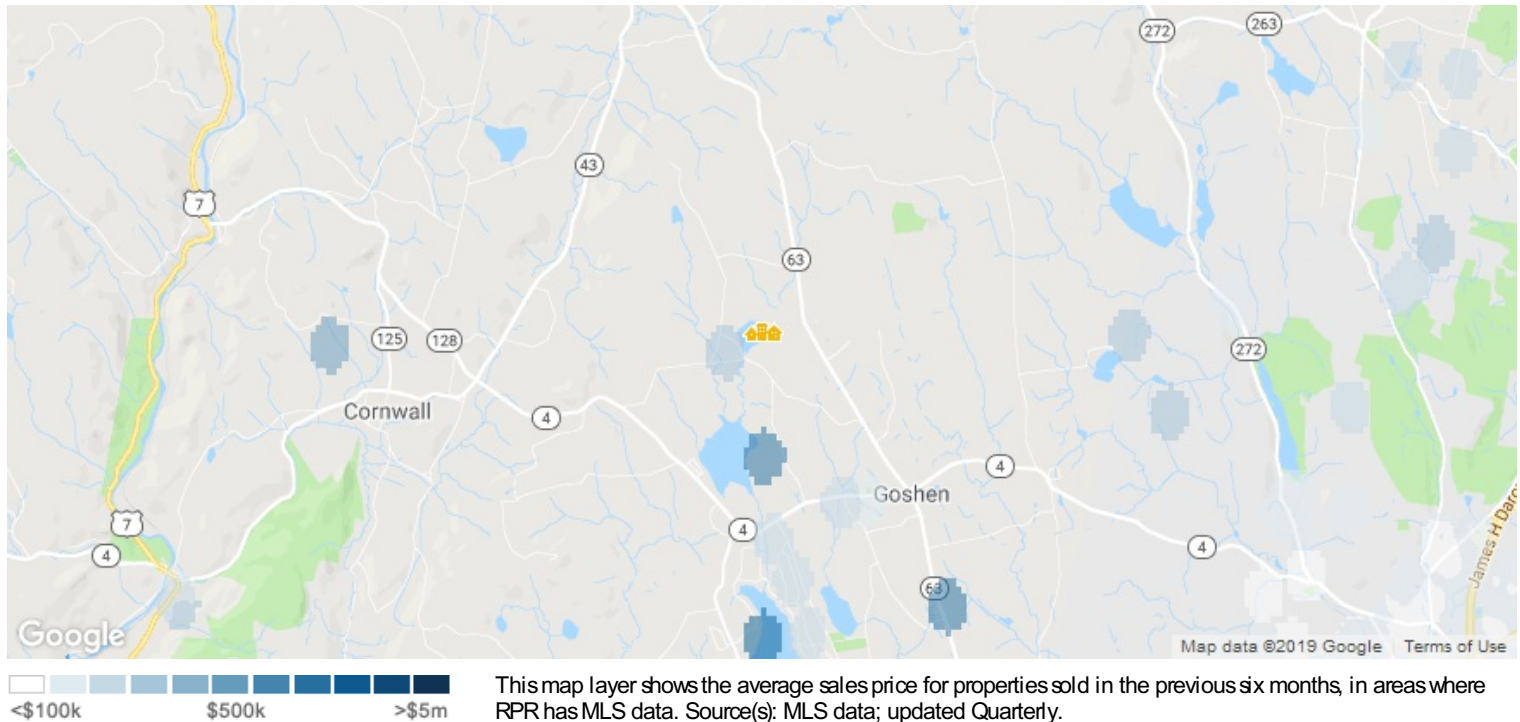
of
Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/14/2019.

Goshen, Connecticut

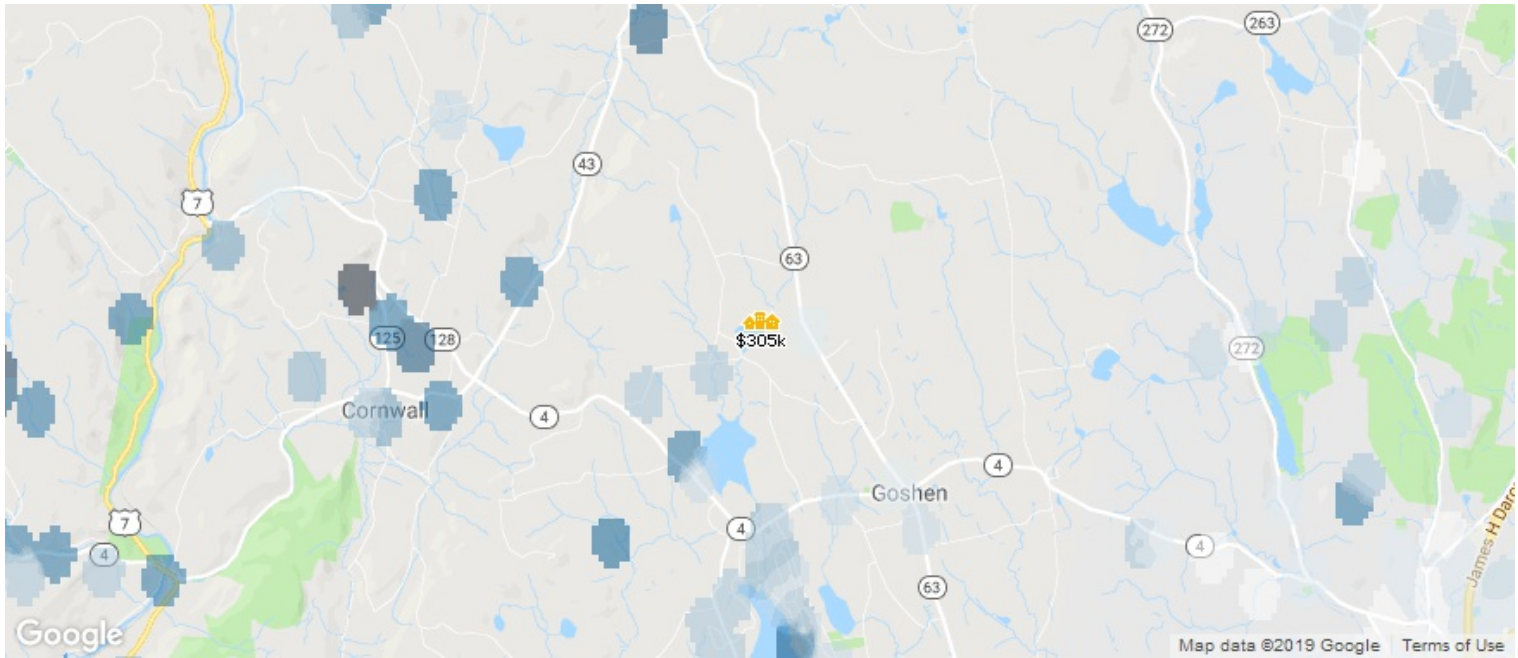
Market Snapshot: Sales Price



About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Goshen, Connecticut

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$305K

Updated: 6/30/2019

Change Over
Last Month

↑ 8.16%

Change Over
Last Quarter

↑ 9.32%

Change Over
Last 12 Months

↓ 2.24%

Change Over
Last 24 Months






↑ 22.49%

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Market Activity Summary Stats

Search Criteria | **Location:** Goshen, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Price Changes	 Distressed Activity	 Recently Sold
Number of Properties	29	13	20	4	31
Low Price / Value	\$50,000	\$22,000	\$50,000	\$144,900	—
Median Price / Value	\$429,900	\$313,317	\$290,000	\$269,130	\$260,000
High Price / Value	\$3,995,000	\$499,000	\$495,000	\$366,840	\$1,490,000
Average Price / Sq. Ft.	\$198	\$139	\$138	\$146	\$159
Median Price / Sq. Ft.	\$169	\$134	\$119	\$158	\$136
Average Days in RPR	84	153	210	42	52
Median Days in RPR	72	136	139	—	—
Total Volume	\$20,659,943	\$3,859,217	\$5,215,199	\$780,870	\$9,169,560





Market Activity Summary Stats (cont.)

Search Criteria | **Location:** Goshen, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated






	 Expired Listings	 New For Lease	 Recently Leased	 Open Houses
Number of Properties	7	1	7	1
Low Price / Value	\$79,900	\$3,250	\$1,000	\$362,400
Median Price / Value	\$124,900	\$3,250	\$1,500	\$362,400
High Price / Value	\$389,000	\$3,250	\$257,530	\$362,400
Average Price / Sq. Ft.	\$205	\$1	\$72	\$128
Median Price / Sq. Ft.	\$205	\$1	\$2	\$128
Average Days in RPR	516	167	227	105
Median Days in RPR	349	167	101	105
Total Volume	\$1,018,100	\$3,250	\$477,130	\$362,400

Goshen, Connecticut











New Listings: 29

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>New, Active: 8/9/2019</i> <i>MLS ID: 170224617</i> </div>								
E Cornwall Rd	Residential Land	—/—	—	566,280	—	8/9/2019	\$315,000	—
<p>One-of-a-kind property never before offered. 13 wooded acres roughed in driveway with wetlands crossing, fantastic house site with views and privacy. A must see parcel in a bucolic setting. Subject to final subdivision approval if needed.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 5/1/2019</i> <i>MLS ID: 170190118</i> </div>								
 31 Milton Rd	Residential	4/3	2,831 sq ft	57,499	2004	5/1/2019	\$362,400	\$128
<p>Picture perfect in so many ways! This 10 room nearly new colonial displays a bright open floor plan that encourages "get together time"! Resilient wood floors that gleam as the natural light reflects across the open space, The warm feeling as you nestle in front of the fireplace. Home. That is what you call it! The window seats, solar panels (that cover approx 85% of the electric usage), deck, finished lower level, walk-in closets, master suite and convenience of being hooked up to Woodridge lake sewer system. (That's right, no worrying about a failed septic!) All of it equates to a great value and a great home!</p> <p><i>Listing Courtesy of Integrity Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 4/5/2019</i> <i>MLS ID: 170178337</i> </div>								
37 E Hyerdale Dr	Residential	5/4	3,694 sq ft	35,283	1996	4/5/2019	\$545,000	\$148
<p>Woodridge Lake Community! Don't miss this beautiful 5 bedroom, 4 bathroom Colonial with view of Woodridge Lake! The home features a 3 car attached garage and separate in-law apartment. The main floor, features a spacious eat-in kitchen with granite countertops, lots of cabinets and new appliances. The family room is filled with natural light, skylights, cathedral ceilings and a statement fireplace. A separate living room, full bath and dining room complete the open concept first floor. Off the first floor, you will find a large back deck with a gazebo spanning the length of the home. The second floor features a Master Bedroom Suite w/ full bath double sinks, a soaking tub & walk-in closet. 3 additional bedrooms and a full bath complete the second floor. Off of the 3 car garage there is a separate in-law suite complete with a living room, kitchen, bedroom and full bath with it's own washer and dryer. There is also a shed for additional storage in the backyard. And of course, the Woodridge Lake Community features beach access, a club house, swimming pool, tennis courts, playground, game room and much more! Move-in and enjoy the summer months in this beautiful Lake community!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								











New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>New, Active: 8/5/2019</i> </div> <div> <i>MLS ID: 170223071</i> </div>								
91 Hillhouse Rd	Residential	4/2	3,061 sq ft	9,356,688	1940	8/5/2019	\$1,250,000	\$408
<p>This country farmhouse circa 1940+, has seven rooms with four bedrooms and two full baths. The home and barns on this 214.8+- acre farm are situated at the terminus with frontage on both sides of Howe Rd, and with additional long frontage on CT Route 63, Hilltop Road and Five Mile Road, these country roads border three sides of the farm. This is a working farm with a small beef cattle herd there is an older post and beam barn complex, there is a detached barn with a portion converted for an office.</p> <p><i>Listing Courtesy of Robinson Leech Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/15/2019</i> </div> <div> <i>MLS ID: 170207588</i> </div>								
28 Shelbourne Dr	Residential	3/4	3,173 sq ft	40,946	2006	6/15/2019	\$425,000	\$134
<p>Nestled within a private lake community, this gorgeous home is perfect for those who prefer the finer things in life. You will love living just moments from a sparkling 385-acre lake, while residents of Woodridge Lake also enjoy access to a 25-yard swimming pool, four all-weather tennis courts, a beautiful clubhouse and so much more. Inside, the sprawling floorplan offers 3,173 sq ft of living space ready for relaxing and entertaining. There are four bedrooms and three full baths, including the spacious master suite with a walk-in closet, ensuite bathroom with walk-in shower, twin vanities and spa bath, plus a private balcony. The lower level houses the main living spaces including an expansive family room, a living room with double height ceiling and fireplace, plus a flex space. The beautiful kitchen, with a large island and plenty of storage space, is open to the dining room. Banks of doors open out to a huge rear deck. This is the perfect place to relax or host friends while taking in views of the surrounding woods. Natural outdoor activities from sailing, to fishing, to ice skating and whatever else your heart desires. This is truly a rare community to become part of. Even Mohawk mountain is just minutes away if you want to get some skiing or snowboarding in. A wide variety of fish in the lake also make it an ideal spot to go fishing.</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 4/4/2019</i> </div> <div> <i>MLS ID: 170180458</i> </div>								
215 Wellsford Dr	Residential	4/2	2,177 sq ft	37,461	2000	4/4/2019	\$429,900	\$197
<p>Woodridge Lake, Custom Craftsman style home offers an open floor plan. This home has 4 Bedroom 2 Full baths. Living w/ fireplace & Brazilian Hardwood flooring, Kitchen w/ breakfast bar, granite counters, gas stove /hood. Dining room right off the kitchen. 2 Bedrooms on the first floor, one used as a Library/Office w/ full bath in the hall. 2 Bedrooms & Full bath on upper level, Master has a walk-in closet. Screened-in porch overlooks the private yard, Open covered front porch w/ sitting area. Community offers a Clubhouse w/ health & fitness center, 8 tennis courts, Marina w/ docking, beaches, pool with 8 lanes, covered sitting and sunbathing area, fishing, boating, basketball, children playroom. Whole house generator.</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 7/1/2019</i> </div> <div> <i>MLS ID: 170212184</i> </div>								
3847 Hall Meadow Rd	Residential	5/6	3,248 sq ft	401,187	1980	7/1/2019	\$359,900	\$111
<p>This won't last long. Over 9 acres of beautiful serene land comes with this 3200 square foot contemporary. 12 rooms includes a 3 room in law setup. Main house has 9 rooms which includes eat in kitchen, formal dining room, living room and family room, both with fireplaces, wide open foyer, 4 spacious bedrooms and 2 1/2 baths. Lots of oversized windows allow natural light throughout. House has been newly roofed. It has 5 garages, with 3 under house and 2 detached and connected to workshop/barn. Views of a pond plus a babbling brook. Formerly used as a Christmas Tree Farm. You will be in heaven in this remote setting. Call now to preview. This property is eligible under the Freddie Mac First Look Initiative through 7/21/2019 for owner occupant offers only.</p> <p><i>Listing Courtesy of Century 21 A-Gold Action Rty</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/5/2019</i> </div> <div> <i>MLS ID: 170202460</i> </div>								
Rock House Rd	Residential Land	—	—	657,756	—	6/5/2019	\$169,000	—
<p>Beautiful 15 acre parcel nestled at the end of Rockhouse Rd surrounded by over 600 acres of Audoban Society and 1000 + acres of Hart Reservoir Land. Perfect place for a hunting cabin and camping or grand estate tucked in the woods. Get to the top clearing and enjoy the privacy. Previous views when property had first cut 19 years ago. Elevations front to back of property climb approximately 600' Here's your home site surrounded by nature and Amazing rock outcroppings. Take a look!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								






New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   FOR SALE </div> <div> • Active: 6/3/2019 MLS ID: 170203103 </div>								
139 E Hyerdale Dr	Residential	4/3	2,796 sq ft	36,590	2004	6/3/2019	\$549,900	\$197
Woodridge Lake: Quality construction at it's finest is displayed in this fantastic home. You will love the privacy, spacious rooms, vaulted and tray ceilings, floor to ceiling fireplace, bright over-sized windows, gleaming hardwood flooring, granite counters, recessed lighting, screened in porch, deck and more!								
<i>Listing Courtesy of Integrity Real Estate</i>								
<div>   FOR SALE </div> <div> • Active: 3/13/2019 MLS ID: 170172277 </div>								
11A Ashley Dr	Residential	4/3	2,000 sq ft	43,560	2019	3/13/2019	\$409,900	\$205
To be built property. Beautiful Colonial featuring 3 bedrooms, 2.1 baths, 2 car garage. Will have granite, central air, propane fireplace, hardwood in kitchen and living room. Builder flexible with plans. Property will have lake rights and many other amenities. Great Price!!!								
<i>Listing Courtesy of Better Living Realty, LLC</i>								
<div>   FOR SALE </div> <div> • New, Active: 7/23/2019 MLS ID: 170219318 </div>								
127 Shelbourne Dr	Residential	4/3	2,961 sq ft	56,192	1988	7/23/2019	\$359,900	\$122
Woodridge Lake, This remodeled Cape Cod with a delightful open floor plan offers 4 Bedrooms 3 Full Baths, First floor Master suite w/ remodeled master bath. Living room, Dining Rm, & Family Rm overlook center fireplace, The Kitchen is remodeled w/ upgraded appliances, Newer window and doors, wrap around front deck, finished lower level, Screened-in rear deck, professionally landscaped. Very close to Skiing, Boating, Golf, & the Wine Trail..								
<i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i>								
<div>   FOR SALE </div> <div> • Active: 4/26/2019 MLS ID: 170187275 </div>								
22 Bexley Ct	Residential	4/4	2,474 sq ft	36,590	2010	4/26/2019	\$483,500	\$195
Come make Woodridge Lake your new home for this summer and beyond. Motivated seller has listed this quality built 2010 custom Cape style home and is ready to move to a new downsized home on the CT shore. Situated just behind the lake on a quiet cul-de-sac and listed for the first time, this like new, immaculate and quality built home showcases 1st Floor and 2nd Floor Master Bedroom Suites, 9 foot ceilings, crown moldings, chair rails, wainscoting and built-ins throughout. Featuring an open floor plan with kitchen/family room leading to lovely screened porch and large open deck beyond you are offered a quiet and peaceful view of spectacular perennial gardens and tall green foliage for privacy. A generator offers convenience for any power outages that might occur even when you might be away for extended periods. This home is move in ready now and owner is anxious to discuss a fully furnished option if interested. As they say here! See you at the Lake! Call today to find out more about this lovely Woodridge Lake Community home.								
<i>Listing Courtesy of Murphy E J Realty</i>								
<div>   FOR SALE </div> <div> • Active: 6/19/2019 MLS ID: 170205567 </div>								
74 N Goshen Rd	Residential	4/5	4,362 sq ft	1,892,246	2004	6/19/2019	\$1,375,000	\$315
Hawk Hill, Goshen A Benson Post & Beam Home of Distinction A one of a kind home nestled high in the Litchfield hills, designed by the acknowledged master of Timberframe construction, Tedd Benson. This 4 bedroom, 4 full bath home is privately sited on 43 private acres. Classic western views, a setting where the hawks are your closest neighbors, a lower pasture with a 4 stall Barn, and access to miles of trails on State Forest and watershed land. Bensonwood homes are built to a standard all their own, and the evidence is there throughout. Massive posts, curved beams, soaring ceilings, walls of windows, stonework from genuine craftsmen, and the highest end finishes are the quality is exceptional and tremendously energy efficient. There is versatility in the floor plan, with the finished lower level and the separate apartment offering any number of uses. The texture of the natural materials along with the private setting evokes a sense of peace and solitude to enjoy in all seasons. PLEASE SEE ATTACHMENTS FOR FULL BROCHURE								
<i>Listing Courtesy of Elyse Hamey Real Estate</i>								









New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   FOR SALE * Active: 6/4/2019 MLS ID: 170202754 </div>								
80 Ives Rd	Residential	4/4	4,549 sq ft	44,866	1987	6/4/2019	\$479,900	\$105
<p>Priced to sell!!! Beautiful, spacious 4 bedroom, 4 bath contemporary home on a second tier lot with seasonal lake views. Featuring a sizable finished walk out lower level that could be used as an in-law apartment . Extensive decks to enjoy your outdoor dining. Walk to Woodridge lake clubhouse and enjoy the lake, marina, pool, tennis courts, gym and more, or walk up to the local vineyard to enjoy a bottle of wine. Great location, this house is a must see. House is also available for rent.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>   FOR SALE * Active: 6/10/2019 MLS ID: 170204103 </div>								
359 E Hyerdale Dr	Residential	3/3	2,704 sq ft	47,916	1978	6/10/2019	\$295,000	\$109
<p>Price reduced and seller motivated to move. Wonderful home tucked in the woods just a half mile from the Woodridge Lake Clubhouse. It features three bedrooms and three baths on three levels with a large rear deck for summer entertaining . The kitchen and baths have been remodeled and sunlight streams in through the skylights and many windows. You can have many overnight guests using the loft and family room spaces. Two car garage and storage shed. Natural landscaping-no lawn to mow. Look out to the trees from every window. Enjoy the Woodridge Lake amenities- clubhouse, gym, swimming pool, four beaches, tennis courts, dock, fishing, summer programs for the youngsters and much more. All this for a bargain price !</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>   FOR SALE * New, Active: 7/16/2019 MLS ID: 170216976 </div>								
23 Wynnwood Ct	Residential	6/6	6,572 sq ft	38,332	2009	7/16/2019	\$1,250,000	\$190
<p>First time on the market. An award winning 6600 sq ft contemporary colonial. Featuring a total of 6 bedrooms, with two Master suites, 5 and half baths, with beautiful hickory floors throughout. An absolutely beautiful kitchen, which opens to the family room with cathedral ceilings. Step outside to the screened in porch and enjoy views of the lake. 3 fireplaces and 1 wood stove to keep you warm during the winter months. Lower level is fully finished with full kitchen, family room, bedroom and full bath. Car enthusiasts take note, property has an attached 3 car garage as well as a detached garage with two bays on main level and two bays on lower level. To top it off, this house is equipped with geothermal heating and cooling, combined with 24 solar panels making it very efficient. Enjoy lake living at its finest.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>   FOR SALE * Active: 6/10/2019 MLS ID: 170204947 </div>								
608 Dresden Cir	Residential Land	—/—	—	34,848	—	6/10/2019	\$50,000	—
<p>Woodridge Lake approved building lot on quiet circle just a short distance to the Club House. Building plans have been approved by planning and zoning for the town of Goshen. A limited foot print for the home has been approved and is reflective of the asking price. The owner is motivated and has building plans along with all approvals</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>   FOR SALE * Active: 4/14/2019 MLS ID: 170183068 </div>								
327 E Hyerdale Dr	Residential Land	—/—	—	36,590	—	4/14/2019	\$180,000	—
<p>Build your dream home on this second tier lot in the welcoming community of Woodridge Lake. Lot #327 Woodridge Lake is a private community in Goshen set on a 385 acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, tennis courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the internationally renowned Litchfield Jazz Festival and the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions in the Berkshires. With a plot plan and soil testing already completed, the building process could quickly begin. The lot is conveniently located about one mile to the clubhouse and within walking distance of two satellite beaches. Imagine and plan your home as you enjoy the lake and community amenities!</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								



New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  Active: 5/8/2019 MLS ID: 170192420 </div>								
9 Canterbury Ct	Residential	5/4	3,292 sq ft	54,014	2007	5/8/2019	\$639,000	\$194
<p>This Woodridge Lake home is located directly on the Marshapaug River, fish from your own backyard! There is also a beautiful Screened porch overlooking the running water. This well built and designed home features hardwood floors through out with an open expansive floor plan with nine foot ceilings on the first floor. There are a total of five bedrooms, the master bedroom features a fireplace, walk in closet and an expansive bath with a whirlpool bath tub and separate shower. Everything looks and feels brand new! The grounds are professionally landscaped, right down to the river's edge. This property incorporates both sides of the river, which means exclusive rights to the river in your own backyard. It is just steps to beautiful Woodridge Lake at Sunset Beach where you can swim and keep your canoe or kayak. Enjoy the Woodridge Lake club house with a heated pool, tennis and basket ball courts, beach, work out center and picnic areas.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  Active: 6/7/2019 MLS ID: 170201683 </div>								
39 North St	Residential	5/3	2,953 sq ft	483,516	1800	6/7/2019	\$499,000	\$169
<p>The possibilities are endless for this property located in the center of Goshen. If you have ever dreamed of running a bed and breakfast or your own little farm this property could be just what you've been looking for. The property is zoned commercial/residential and is the original site of Nodine Smoke House. The smoke house operation was moved to Torrington 25 years ago but the store still remains on the property. The house built in 1800 on 2.11 acres has had many updates over the years. There are 4 bedrooms and 2 full baths as well as a separate apartment with a combination LR/Kitchen, bedroom and bath. The 750 square foot barn which houses the store is heated with a propane gas furnace and has electrical service separate from the main house. Walk to the Library and Tennis courts. The additional 9.09 acres are perfect for farming.</p> <p><i>Listing Courtesy of Borla & Associates LLC Real Estate</i></p>								
<div>  Active: 6/15/2019 MLS ID: 170206556 </div>								
207 West St	Residential	4/3	4,642 sq ft	466,092	1998	6/15/2019	\$495,000	\$107
<p>Custom colonial on 10.1 level, gorgeous acres featuring meticulously attended grounds and gardens with in-law or income potential! A total of four bedrooms with individually zoned heat; customized, situation-specific combination of oil, propane, hot-water baseboard, and forced air. Three full baths, the main bath featuring a Jacuzzi and double sinks. Horse paddock in perfect condition; barn with 100 amp service; generator hook-up; three car garage; and a large, beautifully appointed in-law apartment with full bath, full kitchen, bedroom, and study. A finished, bone-dry basement with exercise area, entertainment center, and bar. Front porch and rear Trex deck for dramatic views any time of day. Location, design, condition, and features make this a must-see. Owners are relocating.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  Active: 3/31/2019 MLS ID: 170178236 </div>								
999 Shearshop Rd	Residential Land	—	—	217,800	—	3/31/2019	\$109,900	—
<p>A beautiful 5 acre parcel on a town maintained gravel road. Open meadow bordered by stone walls and tree lines. Property borders Waterbury Watershed land and does have a small brook at the rear of the property. Building can start right away, nothing to clear, ideal for a full walkout lower level. Engineering report is available.</p> <p><i>Listing Courtesy of Gooseboro Realty</i></p>								
<div>  Active: 5/28/2019 MLS ID: 170199899 </div>								
Reservoir Rd	Residential Land	—	—	12,850,200	—	5/28/2019	\$3,750,000	—
<p>YOUR OWN SECLUDED 15+/- ACRE SPRING FED AND STREAM FED RESERVOIR! Formerly owned by the Litchfield Water Company, this deep, cold trout pond once supplied the town of Litchfield, CT with its drinking water. Today it is privately owned and surrounded by almost 300 acres of surveyed forest land in Northwest Connecticut's Litchfield Hills. With approximately 2,000' of shore line, the reservoir provides numerous possibilities for multiple home sites, a grand estate or other uses allowed by zoning. Fox Brook gently cascades from the earthen dam spillway providing a series of mini waterfalls and the unique sounds of falling water. A gravel drive extends into the property from the end of Reservoir Rd allowing easy vehicular access to the interior along with the means to extend electric power. Another means of ingress/egress is from Pie Hill Rd on the North boundary. Conservation land borders a substantial portion of the Easterly boundary along with 2,000' of Bantam River frontage affording excellent trout fishing. Only 2 hours from NYC and 1 hour from Bradley International Airport.</p> <p><i>Listing Courtesy of J. Thomas Mettling</i></p>								



New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   Active: 6/5/2019 MLS ID: 170200586 </div>								
168 Bentley Cir	Residential	3/3	3,828 sq ft	51,400	2004	6/5/2019	\$825,000	\$216
<p>Welcome to your dream home at Woodridge Lake. This custom built grand colonial home features the finest of building materials and exceptional details throughout. Spacious open floor plan allows for ease of entertaining. Chef's kitchen hosts a commercial gas range, large island and double thickness granite counter tops. A gorgeous stone fireplace creates the perfect setting and focal point. Wide window and wall trims and hardwood floors are found throughout the home. Sliding doors to a private deck space off dining room and lovely stone patio just off kitchen provide great outdoor spaces. Up the wide open staircase are 2 ample sized guestrooms, full bath, laundry room and a large office or 4th bedroom with a vaulted ceiling. Private master bedroom suite features plenty of storage areas, cathedral ceiling, built in window seat and luxurious wall to wall carpeting. A full en suite bath with separate tub and shower for all your pampering needs. Full walk out basement and 2 car garage complete this awesome home. Mechanicals include Hydro air heat and central air. Ownership of this property provides membership to the Woodridge Lake Association on a 385 acre lake, fully equipped club house with gym, teen and kids room, 4 har-tru and 4 all-weather tennis courts, teaching pros for private and group lessons, 4 sandy beaches for swimming, picnics, boating, and water sports, a marina, an 8 lane, 25 yard swimming pool, and year round programs of all kinds. Come live at the lake!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>   Active: 4/25/2019 MLS ID: 170187609 </div>								
316 Beach St	Residential	4/3	2,128 sq ft	50,965	2004	4/25/2019	\$349,943	\$164
<p>All the amenities of Woodridge Lake without the traffic! Take the path through the woods to walk to the clubhouse and enjoy all that this recreational community has to offer: marina, pool, tennis, swimming, fishing, beaches, concerts, fitness center, and activities for both adults and kids, to name a few! All enjoyed from a four bedroom home with lots of great details like hardwood floors, ceramic tile kitchen and breakfast area, screened-in porch and large deck with hot tub, and a level yard for all kinds of game-playing. Front to Back living room with glass-doored fireplace, loads of light from the many windows, and gleaming hardwood floors. Formal dining room that's a few steps from the kitchen with breakfast area. Gourmet kitchen with double ovens, granite counters, tile floor, and plenty of space for many cooks to share in the food prep. A screened porch off the breakfast nook gives access to the oversized deck and level yard. Four bedrooms upstairs are served by a master bath and a secondary bath. There's the convenience of main floor laundry and half bath as you enter from garage. Need more space? The basement has lots of potential for future use, including a play room or workshop, with outside access through the hatchway. Overall, a well-designed house with so many amenities, that can be your future home of stay-vacations for years to come!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>   Active: 6/3/2019 MLS ID: 170191220 </div>								
6 Tyler Ridge Dr	Residential Land	—/—	—	233,917	—	6/3/2019	\$132,900	—
<p>Fantastic Lot for sale in beautiful cul de sac neighborhood of premier homes in Tyler Ridge subdivision. Tyler Ridge road is conveniently located right off of Sharon Turnpike in scenic Goshen Connecticut. This lovely lot is level, slightly wooded and perfectly located at the end of the cul-de-sac. This 8 lot subdivision comes with walking distance, private access to Tyler Lake and its own private recreation area. Come to Goshen to see all this idyllic and quaint town has to offer, such as Hiking, biking, fishing, White Memorial Conservation Center, events at Goshen Fairgrounds. Goshen is home to the Internationally known Litchfield Jazz Festival, held each year in August and the Goshen Agricultural Fair held over Labor Day weekend. Come build your dream home in this great subdivision with access to Tyler Lake in the Beautiful town of Goshen in Litchfield county Connecticut, approximately 90 Minutes to New York City.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   Active: 3/2/2019 MLS ID: 170168799 </div>								
42 Birchwood Ln	Residential	4/4	3,483 sq ft	275,299	2000	3/2/2019	\$495,000	\$142
<p>Goshen CT. This Custom built Colonial is completely repainted, floors refinished, and is move-in ready. It offers 4 Bedrooms 3.1 baths, Formal Dining, Formal Living Room, Family room w/ fireplace, Custom kitchen w/ sub-zero, granite counters with sliders to deck Master Suite w/ full bath, his/her walk-in closets, bonus room w/ full bath, Office, 3 Car garage with new doors, 6.32 Acres. Water frontage to Dog pond, Very private location. A MUST SEE !!</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								





New Listings: 29 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 Active: 4/6/2019 MLS ID: 170180927								
2 Sharon Tpke	Residential Land	—/—	—	87,120	—	4/6/2019	\$79,900	—
2 ACRE LOT IN CHARMING GOSHEN. Wooded and level with stream. Build your new home. Close to Mohawk ski resort, hiking trails, Goshen fair grounds and minutes to any of the other cultural and recreation opportunities that the Litchfield Hills has to offer. <i>Listing Courtesy of Donna Molon Real Estate, LLC</i>								
 Active: 4/1/2019 MLS ID: 170168838								
12 East St N	Residential	6/4	6,719 sq ft	3,237,379	1802	4/1/2019	\$3,995,000	\$595
BIRDSEY HALL 1802 Classic Brick Federal Georgian on a 74-acre estate offering stunning period detail throughout the main house with over 6000sq.ft. 6 bedrooms, 8 fireplaces, grand private and public rooms with high ceilings in beautifully restored condition. A guest house with garden overlooks endless views of water company land. A second guest house is a converted barn with 5 bedrooms, 2 kitchens, terrace, deck, and views. There is also a 1773 garison-style homestead with 4 bedrooms and 4 fireplaces. The estate offers tennis courts, inground pool, stone walls, horse paddocks, formal gardens, sweeping lawns, and views. Perfect private or corporate country retreat, horse property, family compound, reception venue all with endless possibilities. <i>Listing Courtesy of Elyse Harney Real Estate</i>								






Pending Listings: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Deposit as of 8/13/2019 MLS ID: 170168374								
16 Bruno Rd	Residential	4/4	4,476 sq ft	180,774	3/1/2019	\$499,000	8/13/2019	\$111
<p>GOT LAKE? Seasonal LAKE VIEWS from this private homestead w/ so much to offer... an expansive multi level 3000 sq ft barn/workshop complete w/ freight elevator, 12 ft ceilings, 100 amp service, water to building, & wood stove for heating. Perfect for an antique business, hobbyist, artist, or car collector. The house, a traditional colonial, has tremendous living space for the entire family PLUS a lower level in-law apartment w/ an entrance from the garage. Multi generations can reside here very comfortably. 3 zoned hydro air system, central air, fireplace w/ insert, hardwood flooring, new deck & an abundance of rear windows affording pretty views of the tree tops & the lake. Four private acres are filled w/ perennials. Maybe you desire more acreage for hunting, horses, or quad riding so the adjoining 18+ acres are available for sale for \$100,000. Included w/ this extra acreage is an additional 1/2 acre picnic lot on Park Rd Ext. This lot affords the new owner private lake access. Tyler Lake has a public boat ramp and NO FEES. Get your boat and jet skis in the water! Maybe fishing or kayaking is more your style? Very unique & versatile property. Would also be suitable for a 2nd home for those looking to escape city chaos & enjoy all the water activities the lake has to offer. Enjoy Lake views without the high taxes! Goshen is a beautiful historic town in Northwest Connecticut & is home to a portion of Mohawk State Forest, several vineyards, & the infamous Goshen Fairgrounds.</p> <p><i>Listing Courtesy of Gina Jacobs Real Estate & Property Management</i></p>								
 PENDING • Deposit as of 8/13/2019 MLS ID: 170171553								
781 Cornwall Dr	Residential Land	—	—	34,848	3/31/2019	\$22,000	8/13/2019	—
<p>This is a Membership lot in the Woodridge Lake Community which entitles the owners and their family full access to all amenities including the Clubhouse with its beach, pool, eight tennis courts fitness center voting, marina and 320 acre private lake with three additional beaches around the lake. Full voting rights as members of the association. Enjoy a wide variety of social events throughout the year</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								



Pending Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Show as of 8/1/2019 MLS ID: 170177833								
3854 Hall Meadow Rd	Residential	4/2	2,382 sq ft	44,866	4/10/2019	\$184,000	8/1/2019	\$77
This wonderful home can be used as a 1 family or use the 2nd floor as an in-law/multi-generational apartment. The 1st floor features a spacious and bright living room, dining room, updated kitchen, and laundry room/breezeway with sliders leading to a private deck. The upper floor living room is very spacious and boasts a vaulted ceiling. There is, also, a bedroom with a large closet, kitchen, full bath and deck. Laundry hook-ups conveniently located on each floor. Very large deck in the back is surrounded by privacy. Newer windows, central air and furnace. Also listed as a 2 family MLS # 170177797 <i>Listing Courtesy of The Washington Agency</i>								
 PENDING • Show as of 8/9/2019 MLS ID: 170200837								
472 E Hyerdale Dr	Residential	2/2	1,260 sq ft	52,707	6/10/2019	\$299,000	8/9/2019	\$237
This Woodridge Lake home sits on sun filled hill with beautiful views to the west. It is a virtual doll house perfect in every way. A new kitchen with stainless appliances, granite counter tops and an intimate dining area. There are hardwood floors throughout. The living room with vaulted ceilings is full of light. The master bedroom faces west and is light and bright as well. The master bath has been completely redone as well. The three season sunroom also faces west. This is truly a one of a kind home, perfect for empty nesters all within the beautiful Woodridge Lake Community. <i>Listing Courtesy of Murphy E J Realty</i>								
 PENDING • Show as of 8/9/2019 MLS ID: 170192449								
49 Rockwall Ct	Residential	4/3	2,663 sq ft	43,995	6/10/2019	\$439,000	8/9/2019	\$165
This custom built Woodridge Lake home offers many personal touches. A traditional looking Cape Cod on the exterior with an open floor plan on the interior, it provides lots of entertaining space with multiple living spaces and the option for 4 to 5 bedrooms. You will find a traditional, see-thru fireplace with gas insert which anchors the Kitchen. The quality of the finishes are totally enhanced with add ons such as 9' ceilings crown moldings, wainscoting and built-ins. Whether dining on the large covered porch, sitting by the fireplace on a cool winter night or using the sauna after a day of activities, the home will certainly be enjoyed by all. Woodridge Lake is a private community in Goshen set on a 385 acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, tennis courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the internationally renowned Litchfield Jazz Festival and the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions in the Berkshires. <i>Listing Courtesy of Murphy E J Realty</i>								
 PENDING • Deposit as of 8/1/2019 MLS ID: 170161589								
8 Wellsford Dr	Residential	4/3	2,768 sq ft	36,590	2/15/2019	\$398,000	8/1/2019	\$144
This well kept colonial home offers an open floor plan for easy entertaining. The summers will bring peaceful and quiet evenings on the private screened-in porch under a cool breeze from the ceiling fan. Cherry cabinets anchor the kitchen which is open to the Family Room, perfect for curling up to the fireplace on a cold, winter evening. A formal Dining Room, Living Room, and half bath complete the main floor. The open staircase leads to four bedrooms, a master with ensuite bathroom and an additional full bath. Hardwood floors, extensive closet storage, and security system accent the impeccably move-in ready home. A level lot with easy access to a two car garage and full walkout basement which could be easily finished, add even more appeal. Woodridge Lake is a private community in Goshen set on a 385 acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, tennis courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the internationally renowned Litchfield Jazz Festival and the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions in the Berkshires. <i>Listing Courtesy of Murphy E J Realty</i>								





Pending Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Foreclosure, Notice of Lis Pendens, Show as of 6/20/2019 MLS ID: 170149981								
3 Shelbourne Ct	Residential	2/2	1,896 sq ft	39,639	2/27/2019	\$144,900	6/20/2019	\$76
Best deal at Woodridge Lake! Come home, relax and forget about things for a while. Enjoy all Woodridge lake has to offer including huge clubhouse overlooking lake with large deck, meeting room and gym, pool, boat docks, tennis courts & beach. The home features a large great room with cathedral ceilings, hardwood flooring & fireplace, eat in kitchen/dining area, deck and enclosed porch overlooking private setting. Additional square footage in the walkout lower level with family room, den/office and 2nd full bath. Get out and see this one today.								
Listing Courtesy of Coldwell Banker Res Brokerage								
 PENDING • Deposit as of 8/4/2019 MLS ID: 170215620								
37 Tamarack Ln	Residential	3/2	1,714 sq ft	87,555	7/12/2019	\$375,000	8/4/2019	\$219
Instantly feel at home in this beautifully crafted Log Home built in 2006. Enjoy nature and quiet evenings on the large front porch. Newly landscaped yard and walkway add to the picturesque setting. Step out from the dining room onto the new Trex deck to your own peaceful oasis. Two bedrooms, brand new full bath and laundry on the first level. Cathedral ceilings, central air, heated basement and garage, generator, 200 amp electric service, thermal windows, 330 gallon oil tank and a new wood stove. Open living room, dining room and kitchen. On the second floor is the Master suite with a new master bath. Loft overlooking the living and dining areas. New hickory hardwood flooring throughout, slate tile in the entry way and kitchen. New hot water heater and water softener, outside stained to preserve natural beauty. New post and beam shed to store wood or atv's. All the work has been done, come relax and enjoy log home living!								
Listing Courtesy of The D'Amore Agency, LLC								
 PENDING • Show as of 7/30/2019 MLS ID: 170176567								
71 Bartholomew Hill Rd	Residential	4/3	2,962 sq ft	64,904	3/26/2019	\$310,000	7/30/2019	\$105
Well built, 8-room, 4-bedroom Colonial features large living room with fireplace, new eat-in kitchen, new rugs throughout, and separate first-floor laundry room. 3-room mother-in-law accessory apartment with fully equipped kitchen – with good income potential or possible first-floor master suite. Large walk out basement all on 1.49 acres with SEASONAL VIEWS OF TYLER LAKE.								
Listing Courtesy of Murphy E J Realty								
 PENDING • Show as of 7/26/2019 MLS ID: 170134616								
11 Belshyre Ct	Residential	3/2	1,610 sq ft	74,052	10/15/2018	\$175,000	7/26/2019	\$109
In need of TLC, this home is priced to sell! Recent price reduction allows for exterior improvements that will be necessary. Investor or homeowner - this is a great opportunity! Live year round or relax on weekend getaways at the lake in this three bedroom, 1.5 bath home nestled at the end of a cul de sac. This 1.7 acre lot has a nice yard with apple trees, two car detached garage and shed. Enjoy all seasons while relaxing on the deck, enclosed porch or sun room. Enjoy the many amenities that Woodridge Lake offers including tennis courts, pool, private clubhouse, four beaches, kayaking, boating and fishing in this pristine lake community.								
Listing Courtesy of Raynard & Peirce Realty, LLC								
 PENDING • Show as of 7/16/2019 MLS ID: 170068112								
21 Dresden Cir	Residential	3/3	2,695 sq ft	54,450	4/4/2018	\$335,000	7/16/2019	\$124
Country Contemporary designed for easy living - low maintenance yard, whole-house auto generator (new 2018), tri-level living. HW floors throughout main and upper levels. Generous foyer with skylight, stunning floor-to-ceiling stone fireplace, sliders to deck and screened porch, kitchen with breakfast bar, home office and laundry on main level. Upper level has Master bedroom with full bath, two guest bedrooms, full bath and balcony overlooking daytime living area. Lower level family room is carpeted and is a comfortable gathering place. Just a ½ mile walk to the Clubhouse and all it offers - marina, beach, heated Jr. Olympic pool, fitness center, tennis courts, basketball court, playground, library, meeting rooms. 3 additional private beaches along the Lake's 5-mile shoreline. Enjoy year-round area activities - golfing, hiking, swimming, skiing, dining, theater, music & performing arts venues, wineries, flea markets, boutiques, easy access to the Berkshires, more. Woodridge Lake, a pristine 385-acre lake developed in 1968 by Boise Cascade, has always had public sewage disposal to preserve the quality of the lake's water. The lake is approximately 30' at its deepest point and is stocked in the Spring. All amenities are for the enjoyment of the Woodridge Lake property owners and their guests. 2 hours to NYC, a bit more to Boston. Sold "as-is." Furnishings are negotiable. Owner's upgrades include total LL renovation, FP stonework, generator. (taxes \$4,066/yr + sewer \$892/yr).								
Listing Courtesy of Marlin Santore Realty LLC								






Pending Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Show as of 7/7/2019 MLS ID: 170205274								
180 Shearshop Rd	Residential	3/3	2,422 sq ft	631,620	6/24/2019	\$365,000	7/7/2019	\$151
<p>Looking for a country hideaway? Peace and tranquility prevail on Shearshop Road, a lightly traveled country road in the quiet town of Goshen. The 15-acre grounds hosted a former Christmas tree farm and offer expansive lawns, woodland and a small open meadow. The home is attractively sited at the end of a winding driveway. Special interior details include hardwood flooring and unique trim around all doors and windows. A Family Room is located off the Kitchen and offers a built-in bookcase, attractive wood stove, sliders to a rear deck and access to a lovely screened porch. The formal Living Room is ideal for entertaining or merely relaxing in front of the brick fireplace during a winter snowstorm. It features a hardwood floor and crown molding. This home needs a bit of TLC to bring it to its full potential. The finished product will be well worth the effort.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
 PENDING • Show as of 7/3/2019 MLS ID: 170208092								
97 Thompson Rd	Residential	3/2	2,106 sq ft	57,063	6/19/2019	\$313,317	7/3/2019	\$149
<p>This is not your typical Ranch home. This home is unique in both its design and function. All rooms are much larger on average from anything in the price point. The original living room has been converted into a formal dining room with a fireplace - one of three in the home! From the dining room, you enter a large Great Room with vaulted beamed ceilings, hardwood floors and the second fireplace. The room is stunning! The huge E-I-Kitchen has been renovated with newer cabinets, Corian counters, stainless steel appliances and hardwood floors. The third (cooking) fireplace is located in the kitchen. There are three large bedrooms. The current owner uses one of them as a den and it has a cute screened in porch off of it for morning coffee or to enjoy a quiet moment! Two of the 3 bedrooms have vaulted ceilings and beautiful crown molding which adds a wonderful design element. The master bathroom has been updated with a glass enclosed two-person shower, double sinks and hardwood floors. The hall full bath has a area for the vanity separated by a pocket door to the rest of the bathroom which has a tub and separate shower. The basement is partially finished. The furnace and HWH are 3 yrs new and the roof is 5 years new. The level fenced in yard is simply paradise with a large brick patio, pergola, storage shed and gazebo. You can comfortably entertain or simply relax in this beautiful yard. The home is located on a quiet street and set deep off the road.</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								

Price Changes: 20













	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 FOR SALE	Active: 5/1/2019 MLS ID: 170190118							
	31 Milton Rd	Residential	4/3	2,831 sq ft	5/1/2019	\$374,900	\$362,400	7/28/2019 -3.33%
 <p>Picture perfect in so many ways! This 10 room nearly new colonial displays a bright open floor plan that encourages "get together time"! Resilient wood floors that gleam as the natural light reflects across the open space, The warm feeling as you nestle in front of the fireplace. Home. That is what you call it! The window seats, solar panels (that cover approx 85% of the electric usage), deck, finished lower level, walk-in closets, master suite and convenience of being hooked up to Woodridge lake sewer system. (That's right, no worrying about a failed septic!) All of it equates to a great value and a great home!</p> <p><i>Listing Courtesy of Integrity Real Estate</i></p>								
 PENDING	Show as of 8/1/2019 MLS ID: 170177833							
	3854 Hall Meadow Rd	Residential	4/2	2,382 sq ft	4/10/2019	\$229,000	\$184,000	7/22/2019 -19.65%
<p>This wonderful home can be used as a 1 family or use the 2nd floor as an in-law/multi-generational apartment. The 1st floor features a spacious and bright living room, dining room, updated kitchen, and laundry room/breezeway with sliders leading to a private deck. The upper floor living room is very spacious and boasts a vaulted ceiling. There is, also, a bedroom with a large closet, kitchen, full bath and deck. Laundry hook-ups conveniently located on each floor. Very large deck in the back is surrounded by privacy. Newer windows, central air and furnace. Also listed as a 2 family MLS # 170177797</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
 PENDING	Show as of 8/9/2019 MLS ID: 170200837							
	472 E Hyerdale Dr	Residential	2/2	1,260 sq ft	6/10/2019	\$325,000	\$299,000	7/26/2019 -8%
<p>This Woodridge Lake home sits on sun filled hill with beautiful views to the west. It is a virtual doll house perfect in every way. A new kitchen with stainless appliances, granite counter tops and an intimate dining area. There are hardwood floors throughout. The living room with vaulted ceilings is full of light. The master bedroom faces west and is light and bright as well. The master bath has been completely redone as well. The three season sunroom also faces west. This is truly a one of a kind home, perfect for empty nesters all within the beautiful Woodridge Lake Community.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								

Price Changes: 20 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> <div> <i>* Deposit as of 8/1/2019</i> </div> <div> <i>MLS ID: 170161589</i> </div>								
8 Wellsford Dr	Residential	4/3	2,768 sq ft	2/15/2019	\$439,000	\$398,000	7/15/2019	-9.34%
<p>This well kept colonial home offers an open floor plan for easy entertaining. The summers will bring peaceful and quiet evenings on the private screened-in porch under a cool breeze from the ceiling fan. Cherry cabinets anchor the kitchen which is open to the Family Room, perfect for curling up to the fireplace on a cold, winter evening. A formal Dining Room, Living Room, and half bath complete the main floor. The open staircase leads to four bedrooms, a master with ensuite bathroom and an additional full bath. Hardwood floors, extensive closet storage, and security system accent the impeccably move-in ready home. A level lot with easy access to a two car garage and full walkout basement which could be easily finished, add even more appeal. Woodridge Lake is a private community in Goshen set on a 385 acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, tennis courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the internationally renowned Litchfield Jazz Festival and the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions in the Berkshires.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  PENDING </div> <div> <i>* Foreclosure, Notice of Lis Pendens, Show as of 6/20/2019</i> </div> <div> <i>MLS ID: 170149981</i> </div>								
3 Shelbourne Ct	Residential	2/2	1,896 sq ft	2/27/2019	\$174,900	\$144,900	5/28/2019	-17.15%
<p>Best deal at Woodridge Lake! Come home, relax and forget about things for a while. Enjoy all Woodridge lake has to offer including huge clubhouse overlooking lake with large deck, meeting room and gym, pool, boat docks, tennis courts & beach. The home features a large great room with cathedral ceilings, hardwood flooring & fireplace, eat in kitchen/dining area, deck and enclosed porch overlooking private setting. Additional square footage in the walkout lower level with family room, den/office and 2nd full bath. Get out and see this one today.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 4/4/2019</i> </div> <div> <i>MLS ID: 170180458</i> </div>								
215 Wellsford Dr	Residential	4/2	2,177 sq ft	4/4/2019	\$439,900	\$429,900	7/18/2019	-2.27%
<p>Woodridge Lake, Custom Craftsman style home offers an open floor plan. This home has 4 Bedroom 2 Full baths. Living w/ fireplace & Brazilian Hardwood flooring, Kitchen w/ breakfast bar, granite counters, gas stove /hood. Dining room right off the kitchen. 2 Bedrooms on the first floor, one used as a Library/Office w/ full bath in the hall. 2 Bedrooms & Full bath on upper level, Master has a walk in closet. Screened-in porch overlooks the private yard, Open covered front porch w/ sitting area. Community offers a Clubhouse w/ health & fitness center, 8 tennis courts, Marina w/ docking, beaches, pool with 8 lanes, covered sitting and sunbathing area, fishing, boating, basketball, children playroom. Whole house generator.</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 8/2/2017</i> </div> <div> <i>MLS ID: 170001138</i> </div>								
999 Hageman Shean Rd	Residential Land	—	—	8/2/2017	\$119,900	\$99,999	7/31/2019	-16.6%
<p>Very pretty 3 acre parcel on a quiet country road in Goshen. Close to hiking trails, Mohawk Mt. and Town of Goshen recreational facilities. Partial border with Goshen Land Trust.</p> <p><i>Listing Courtesy of Gooseboro Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 7/1/2019</i> </div> <div> <i>MLS ID: 170212184</i> </div>								
3847 Hall Meadow Rd	Residential	5/6	3,248 sq ft	7/1/2019	\$369,900	\$359,900	7/31/2019	-2.7%
<p>This won't last long. Over 9 acres of beautiful serene land comes with this 3200 square foot contemporary. 12 rooms includes a 3 room in law setup. Main house has 9 rooms which includes eat in kitchen, formal dining room, living room and family room, both with fireplaces, wide open foyer, 4 spacious bedrooms and 2 1/2 baths. Lots of oversized windows allow natural light throughout. House has been newly roofed. It has 5 garages, with 3 under house and 2 detached and connected to workshop/barn. Views of a pond plus a babbling brook. Formerly used as a Christmas Tree Farm. You will be in heaven in this remote setting. Call now to preview. This property is eligible under the Freddie Mac First Look Initiative through 7/21/2019 for owner occupant offers only.</p> <p><i>Listing Courtesy of Century 21 A-Gold Action Rty</i></p>								











Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   FOR SALE </div> <div> * Active: 6/5/2019 MLS ID: 170202460 </div>								
Rock House Rd	Residential Land	—/—	—	6/5/2019	\$199,000	\$169,000	7/31/2019	-15.08%
Beautiful 15 acre parcel nestled at the end of Rockhouse Rd surrounded by over 600 acres of Audoban Society and 1000 + acres of Hart Reservoir Land. Perfect place for a hunting cabin and camping or grand estate tucked in the woods. Get to the top clearing and enjoy the privacy. Previous views when property had first cut 19 years ago. Elevations front to back of property climb approximately 600' Here's your home site surrounded by nature and Amazing rock outcroppings. Take a look! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
<div>   PENDING </div> <div> * Show as of 7/30/2019 MLS ID: 170176567 </div>								
71 Bartholomew Hill Rd	Residential	4/3	2,962 sq ft	3/26/2019	\$337,500	\$310,000	7/15/2019	-8.15%
Well built, 8-room, 4-bedroom Colonial features large living room with fireplace, new eat-in kitchen, new rugs throughout, and separate first-floor laundry room. 3-room mother-in-law accessory apartment with fully equipped kitchen – with good income potential or possible first-floor master suite. Large walk out basement all on 1.49 acres with SEASONAL VIEWS OF TYLER LAKE. <i>Listing Courtesy of Murphy E J Realty</i>								
<div>   FOR SALE </div> <div> * Active: 5/30/2018 MLS ID: 170089266 </div>								
11 Ashley Dr	Residential Land	—/—	—	5/30/2018	\$99,900	\$79,900	7/29/2019	-20.02%
Beautiful flat lot located within Woodbridge Lake Association. Lot provides access to tons of amenities including an inground pool, lake rights, gym, tennis courts, daycare and the list goes on and on. Use your own builder or look at plans from our builder. Great price!!! <i>Listing Courtesy of Better Living Realty, LLC</i>								
<div>   FOR SALE </div> <div> * Active: 3/13/2019 MLS ID: 170172277 </div>								
11A Ashley Dr	Residential	4/3	2,000 sq ft	3/13/2019	\$429,900	\$409,900	7/29/2019	-4.65%
To be built property. Beautiful Colonial featuring 3 bedrooms, 2.1 baths, 2 car garage. Will have granite, central air, propane fireplace, hardwood in kitchen and living room. Builder flexible with plans. Property will have lake rights and many other amenities. Great Price!!! <i>Listing Courtesy of Better Living Realty, LLC</i>								
<div>   PENDING </div> <div> * Show as of 7/26/2019 MLS ID: 170134616 </div>								
11 Belshyre Ct	Residential	3/2	1,610 sq ft	10/15/2018	\$299,900	\$175,000	7/3/2019	-41.65%
In need of TLC, this home is priced to sell! Recent price reduction allows for exterior improvements that will be necessary. Investor or homeowner - this is a great opportunity! Live year round or relax on weekend getaways at the lake in this three bedroom, 1.5 bath home nestled at the end of a cul de sac. This 1.7 acre lot has a nice yard with apple trees, two car detached garage and shed. Enjoy all seasons while relaxing on the deck, enclosed porch or sun room. Enjoy the many amenities that Woodridge Lake offers including tennis courts, pool, private clubhouse, four beaches, kayaking, boating and fishing in this pristine lake community. <i>Listing Courtesy of Raynard & Peirce Realty, LLC</i>								
<div>   FOR SALE </div> <div> * Active: 4/26/2019 MLS ID: 170187275 </div>								
22 Bexley Ct	Residential	4/4	2,474 sq ft	4/26/2019	\$525,000	\$483,500	7/17/2019	-7.9%
Come make Woodridge Lake your new home for this summer and beyond. Motivated seller has listed this quality built 2010 custom Cape style home and is ready to move to a new downsized home on the CT shore. Situated just behind the lake on a quiet culdasc and listed for the first time, this like new, immaculate and quality built home showcases 1st Floor and 2nd Floor Master Bedroom Suites, 9 foot ceilings, crown moldings, chair rails, wainscoting and built-ins throughout. Featuring an open floor plan with kitchen/family room leading to lovely screened porch and large open deck beyond you are offered a quiet and peaceful view of spectacular perennial gardens and tall green foliage for privacy. A generator offers convenience for any power outages that might occur even when you might be away for extended periods. This home is move in ready now and owner is anxious to discuss a fully furnished option if interested. As they say here! See you at the Lake! Call today to find out more about this lovely Woodridge Lake Community home. <i>Listing Courtesy of Murphy E J Realty</i>								



Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  Active: 6/10/2019 MLS ID: 170204103 </div>								
359 E Hyerdale Dr	Residential	3/3	2,704 sq ft	6/10/2019	\$314,500	\$295,000	7/18/2019	-6.2%
<p>Price reduced and seller motivated to move. Wonderful home tucked in the woods just a half mile from the Woodridge Lake Clubhouse. It features three bedrooms and three baths on three levels with a large rear deck for summer entertaining. The kitchen and baths have been remodeled and sunlight streams in through the skylights and many windows. You can have many overnight guests using the loft and family room spaces. Two car garage and storage shed. Natural landscaping-no lawn to mow. Look out to the trees from every window. Enjoy the Woodridge Lake amenities- clubhouse, gym, swimming pool, four beaches, tennis courts, dock, fishing, summer programs for the youngsters and much more. All this for a bargain price!</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  Active: 6/10/2019 MLS ID: 170204947 </div>								
608 Dresden Cir	Residential Land	—	—	6/10/2019	\$89,000	\$50,000	7/15/2019	-43.82%
<p>Woodridge Lake approved building lot on quiet circle just a short distance to the Club House. Building plans have been approved by planning and zoning for the town of Goshen. A limited foot print for the home has been approved and is reflective of the asking price. The owner is motivated and has building plans along with all approvals</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>  Active: 10/6/2017 MLS ID: 170022059 </div>								
136 Wellsford Dr	Residential	4/3	2,888 sq ft	10/6/2017	\$349,000	\$285,000	5/14/2019	-18.34%
<p>Woodridge Lake, This 2688 sqft Contemporary home is for sale or lease with option to buy, it offers an open floor plan. First floor Master Suite w/ private bath., Living Room with Wood Stove, Dining Room which has two sliders to the Screen-in Porch and to the Deck, Kitchen w/ breakfast bar, Den/TV room. Three bedrooms upper level w/ two full baths. Lower level has Large room which is walkout & Laundry area with cedar closet. Large Deck w/ Hot tub. Paved Driveway & Garage. Close to Club House, Tennis Courts, Lake, Beaches, Skiing, golf, day camps, etc.,</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								
<div>  Active: 3/31/2019 MLS ID: 170178236 </div>								
999 Shearshop Rd	Residential Land	—	—	3/31/2019	\$134,900	\$109,900	6/29/2019	-18.53%
<p>A beautiful 5 acre parcel on a town maintained gravel road. Open meadow bordered by stonewalls and tree lines. Property borders Waterbury Watershed land and does have a small brook at the rear of the property. Building can start right away, nothing to clear, ideal for a full walkout lower level. Engineering report is available.</p> <p><i>Listing Courtesy of Gooseboro Realty</i></p>								
<div>  Active: 3/2/2019 MLS ID: 170168799 </div>								
42 Birchwood Ln	Residential	4/4	3,483 sq ft	3/2/2019	\$549,000	\$495,000	5/14/2019	-9.84%
<p>Goshen CT. This Custom built Colonial is completely repainted, floors refinished, and is move-in ready. It offers 4 Bedrooms 3.1 baths, Formal Dining, Formal Living Room, Family room w/ fireplace, Custom kitchen w/ sub-zero, granite counters with sliders to deck. Master Suite w/ full bath, his/her walk-in closets. bonus room w/ full bath, Office, 3 Car garage with new doors, 6.32 Acres. Water frontage to Dog pond, Very private location. A MUST SEE !!</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								
<div>  Active: 10/10/2018 MLS ID: 170132968 </div>								
478 Sherbrook Dr	Residential Land	—	—	10/10/2018	\$80,000	\$74,900	3/10/2019	-6.38%
<p>Fantastic opportunity to build your dream home! Rare opportunity to buy in coveted community offering many amenities. Call to receive documents including build plans and engineering, hard work is done!</p> <p><i>Listing Courtesy of GT Properties</i></p>								






Distressed Activity: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<div>  PENDING </div> • Foreclosure, Notice of Lis Pendens, Show as of 6/20/2019 <i>MLS ID: 170149981</i>								
 <div>Google</div>	3 Shelbourne Ct	Residential	2/2	1,896 sq ft	39,639	\$144,900	2/27/2019	2/27/2019 Foreclosure
Best deal at Woodridge Lake! Come home, relax and forget about things for a while. Enjoy all Woodridge lake has to offer including huge clubhouse overlooking lake with large deck, meeting room and gym, pool, boat docks, tennis courts & beach. The home features a large great room with cathedral ceilings, hardwood flooring & fireplace, eat in kitchen/dining area, deck and enclosed porch overlooking private setting. Additional square footage in the walkout lower level with family room, den/office and 2nd full bath. Get out and see this one today.								
<i>Listing Courtesy of Coldwell Banker Res Brokerage</i>								
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
 <div>Google</div>	111 Brynmoor Ct	Single Family	3/3	2,318 sq ft	36,155	-	-	4/4/2019 Preforeclosure
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
 <div>Google</div>	62 Eli Bunker Rd	Single Family	2/1	1,331 sq ft	117,612	-	-	3/6/2019 Preforeclosure
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
 <div>Google</div>	W Hyerdale Dr	Residential-Vacant Land	-/-	-	53,143	-	-	5/20/2019 Preforeclosure

Recently Sold: 31

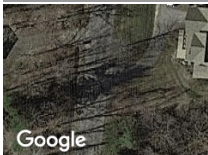
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 7/31/2019, MLS Listing 170153150: 1/4/2019 MLS ID: 170153150								
48 Old Middle St, #3	Condominium	3/3	3,077 sq ft	—	1800	7/31/2019	\$200,000	\$65
<p>Grand 1800 impressive home boasts of period details. This unique home of 7288 sqft is a complex of 3 condo units; all owner occupied! This unit has 3077 sqft with original exposed beams, massive wood doors w/wrought iron hardware, wide board floors, Private 3 bay garage with own 22x17=374 Sqft in an extra storage shed for the hobbyist, central air & library with fireplace and builtin bookshelves. Very large great room with fireplace for entertaining off kitchen and outside access. Park-like grounds with pond that you can enjoy and not have to maintain. Eat-in kitchen with fireplace. Master bedroom with own private bath and fireplace. 2nd floor bedroom has own bath. 1st floor 1/2 bath and 1st floor bedroom or office. See also MLS 170153151, residential.</p> <p><i>Courtesy of Hunter Real Estate, LLC</i></p>								
 RECENTLY SOLD • Sold Date: 6/28/2019, MLS Listing 170189268: 5/1/2019 MLS ID: 170189268								
15 Bueford Ct	Residential	3/3	1,781 sq ft	35,719	1989	6/28/2019	\$315,000	\$177
<p>Welcome to Woodridge Lake! Move right in and enjoy easy, single floor living throughout this fantastic light filled ranch home. This 3 bed, 3 bath stunner is perfect for entertaining with a spacious living and dining room combination with vaulted ceiling. Hardwood floors throughout and updated bathrooms with new tile, new tubs and granite counters. Great breezeway area just off 2 car garage offers a laundry room and a full bath. French doors lead to back deck for quiet enjoyment overlooking nature. A full unfinished basement with walk out and full windows can become the den of your dreams! Ownership offers all the amenities of the Woodridge Lake Community including a recently renovated Club House with Gym, Jr. Olympic sized pool, Tennis courts, Marina, Beach on the private Lake and many wonderful activities for all. Owners can enjoy multiple opportunities for swim lesson, tennis clinics, yoga classes and monthly gatherings of concerts, picnics and friendly events for the whole family. Close to skiing, award winning restaurants and all Litchfield County has to offer.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								

Recently Sold: 31 (cont.)

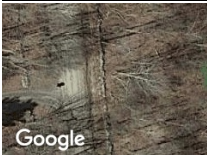





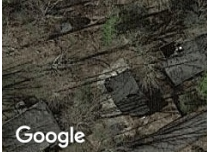



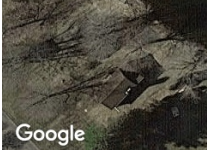

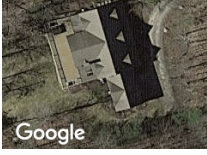



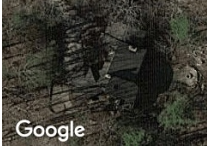

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 5/24/2019, MLS Listing 170102118: 7/3/2018</i> </div> <div> <i>MLS ID: 170102118</i> </div>								
146 Weldon Ct	Residential	3/3	3,280 sq ft	45,738	1986	5/24/2019	\$300,000	\$91
<p>Well kept 3,280 square foot contemporary on a beautifully private lot at end of cul-de-sac. Gracious 8'X11' entry hall with ceramic tile floor leads to 20'X24 living room with vaulted ceiling, gas fireplace and slider to the deck and gardens. There is a large 12'x14' first floor office and a 12'X21' dining room, perfect for formal or informal entertaining. Upstairs the L-shaped 12'x24' Master Bedroom suite and master bath with double sized shower and steamer. There are two additional bedrooms (12'x15' and 12'x13') both with access to a double closet, plus a full bath with double sinks and a bonus room 20'x26'. Improvements include a generator hookup, a 6 year old roof, a pellet stove and new garage doors. Truly a must-see.</p> <p><i>Courtesy of Murphy E J Realty</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 5/24/2019, MLS Listing 170184778: 4/16/2019</i> </div> <div> <i>MLS ID: 170184778</i> </div>								
116 Brynmoor Ct	Residential	3/2	2,178 sq ft	41,382	1988	5/24/2019	\$399,000	\$183
<p>Completely and stylishly renovated 3-BR Woodridge Lake home on cul-de-sac - backs up to permanently protected land. Chic interior has modern flair with tasteful appointments and beautifully crafted woodworking. Light-filled rooms include LR with vaulted ceiling, gas log FP, & sliders to deck; DR with gas log FP, & built-ins; den with sliders to 4-season heated sunroom in the treetops. Kitchen is a chef's delight with top-of-line appliances, quartz countertop, porcelain farm sink, travertine wall tiles, breakfast bar, & sliding barn door to laundry. Two BRs on main floor - one with wall of bookcases. Upstairs landing makes a perfect mini-office overlooking LR thru steel cable railing. MBR Suite has gas log-FP, cathedral ceiling, gorgeous bathroom, & sitting room. All systems updated, low maintenance grounds with fencing, firepit. Spacious basement offers plenty of storage and room for a workbench. Entire exterior and interior has been repainted. Don't let this one get away!! Membership in Lake Association gives you all clubhouse privileges: tennis, boating, pool, lake swimming, activities, parties, summer camp for kids - a dream life! A short run to Litchfield center for fine dining, markets, shops, museums, libraries. Skiing in nearby Cornwall.</p> <p><i>Courtesy of Kierm Real Estate Inc</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 5/24/2019, MLS Listing 170175777: 3/22/2019</i> </div> <div> <i>MLS ID: 170175777</i> </div>								
266 Bartholomew Hill Rd	Residential	4/3	2,047 sq ft	84,506	1982	5/24/2019	\$335,000	\$164
<p>WELL MAINTAINED CAPE STYLE HOME WITH ATTACHED 2 CAR, HEATED GARAGE AND DETACHED RV GARAGE FOR ADDITIONAL VEHICLE/WORKSHOP SPACE.</p> <p><i>Courtesy of Murphy E J Realty</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 5/24/2019, MLS Listing 170138468: 10/25/2018</i> </div> <div> <i>MLS ID: 170138468</i> </div>								
7 Cornwall Dr	Residential	4/3	3,030 sq ft	35,719	1983	5/24/2019	\$350,000	\$116
<p>This Woodridge Lake home is located very privately level lot with vacant forest land to the rear. This contemporary/ Cape Code offers elegant country living. All of the rooms are very generous in size, the living room, dining room and family rooms feature beautiful cherry floors. The kitchen, newly renovated features upgraded white cabinetry and stainless steel appliances. All three bathrooms have been upgraded with the finest of materials. The oversized attached two car garage and large detached storage/ tool shed allow for tools or "toys" to be stored without compromising your personal space. This home is truly a must see, whether for a full time home or a weekend retreat. The owners are highly motivated! Enjoy Woodridge Lake and all of it's amenities, walk to Mohawk State Forest for hiking and true country living.</p> <p><i>Courtesy of Murphy E J Realty</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 5/24/2019, MLS Listing 170171004: 3/11/2019</i> </div> <div> <i>MLS ID: 170171004</i> </div>								
101 Sherbrook Dr	Residential	3/2	1,680 sq ft	36,154	2003	5/24/2019	\$275,000	\$164
<p>This 15 year young Very Well Maintained 7 Room Colonial is Located in Wonderful Woodridge Lake Community. The First Floor Features a Bright Eat In Kitchen that offers access to the Lightly Wooded Level Backyard that features a Propane Fire Pit and Hot Tub, Living Room has Electric Fireplace with Stone Surround, Dining Room, 20 x 17 Family Room, The Second floor Features Two Spacious Bed Rooms and a smaller Third Room that can be used as a Bed Room/Nursery/Home Office and the Convenient Laundry Area. This Home also Features a Very Clean 2 Car Garage and Full Basement. There is Nothing to do here But Move In, Very Easy to Show. Call Today!!!</p> <p><i>Courtesy of West View Properties, LLC</i></p>								

Recently Sold: 31 (cont.)



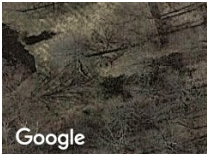



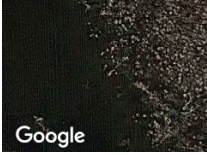


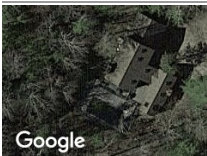



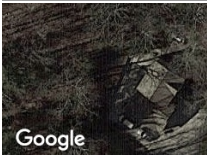


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>8</div> <div>SOLD</div> <div>Sold Date: 5/9/2019, MLS Listing 170139079: 10/20/2018 MLS ID: 170139079</div>								
44 Ashley Dr	Residential	3/4	2,531 sq ft	43,560	2001	5/9/2019	\$295,000	\$117
<p>Woodridge Lake Cape Cod in pristine condition with professional landscaping, three bedrooms and three and a half baths, sunny deck, large eat-in kitchen, and family room. The owners built this home and their TLC shows. Enjoy all the wonderful Woodridge Lake amenities including the clubhouse, pool, four beaches, marina, tennis courts, and summer programs.</p> <p>Courtesy of Murphy E J Realty</p>								
<div>9</div> <div>SOLD</div> <div>Sold Date: 4/30/2019, MLS Listing 170099746: 6/29/2018 MLS ID: 170099746</div>								
174 Sherbrook Dr	Residential	3/3	2,536 sq ft	34,848	1979	4/30/2019	\$225,000	\$89
<p>This Woodridge Lake home on a level lot is within a quarter mile of the club house. It features an open floor plan with soaring ceilings, the focal point being a floor to ceiling field stone wood burning fire place. The master bedroom is located on the first floor with it's own full bath. Two additional bedrooms are located on the second floor with a full bath. There is a large comfortable sun room located just off of the kitchen. A large screened porch, with it's own hot tub is located just off of the living room and master bedroom. The home does need updating and the owner is anxious to move. This could be a great opportunity for the right buyers!</p> <p>Courtesy of Murphy E J Realty</p>								
<div>10</div> <div>SOLD</div> <div>Sold Date: 4/4/2019, MLS Listing 170155961: 1/15/2019 MLS ID: 170155961</div>								
54 Bare Hill Rd	Residential	4/2	1,584 sq ft	1,797,721	1981	4/4/2019	\$345,400	\$218
<p>Private 9-room, 4-bedroom Contemporary overlooking beautiful pond with complete privacy on 40 acres. Includes finished walkout lower level.</p> <p>Courtesy of Murphy E J Realty</p>								
<div>11</div> <div>SOLD</div> <div>Sold Date: 4/2/2019, MLS Listing 170168543: 3/1/2019 MLS ID: 170168543</div>								
76 Old Middle St	Residential	3/2	2,220 sq ft	49,658	1960	4/2/2019	\$257,800	\$116
<p>Spacious ranch-style home on 1.14 private acre lot with fabulous westerly views of Mohawk Mountain and incredible sunsets. Flexible floor plan with large living room/dining room combination with fireplace, three bedrooms and eat-in kitchen, all with built-ins and great storage, plus two car attached garage, full basement and walk-up floored attic with potential for expansion. Level lot with young apple trees is great for gardening.</p> <p>Courtesy of Murphy E J Realty</p>								
<div>12</div> <div>SOLD</div> <div>Sold Date: 4/4/2019, MLS Listing 170171500: 3/11/2019 MLS ID: 170171500</div>								
112 Wellsford Dr	Residential	4/3	2,880 sq ft	35,719	1986	4/4/2019	\$263,000	\$91
<p>Newly refreshed 4 bedroom, 2 1/2 bath Contemporary at Woodridge Lake. Light and bright with garden spots to be seen from the multiple doors and windows. Entry 8 X15 opens to living room with built ins and fireplace. Dining room overlooks a fabulous 9X15 Atrium with slider, for your gardening pleasure, with programmable equipment for temperature control. Another slider leads to a 11X16 screened porch on the upper level with pine trees and a kousa dogwood nearby plus a deck perfect for grilling. Kitchen has built-ins and pantry. Main floor Master Bedroom Suite has two large closets and bath with large walk-in shower. There is one additional bedroom on the main level. Lower level has family room, 2 bedrooms and an additional bath. Attached 2 car garage has turnaround space. Central air conditioning is on Main level only. Motivated seller.</p> <p>Courtesy of Murphy E J Realty</p>								
<div>13</div> <div>SOLD</div> <div>Sold Date: 5/1/2019, Public Record MLS ID: -</div>								
Bentley Cir	Residential-Vacant Land	-/-	-	50,094	-	5/1/2019	\$28,000	-



Recently Sold: 31 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	* Sold Date: 5/23/2019, Public Record MLS ID: –							
Blackland Rd		Residential-Vacant Land	–/–	–	161,172	–	5/23/2019	\$30,000	–
	 SOLD	* Sold Date: 4/12/2019, Public Record MLS ID: –							
13 Breguet Rd		Single Family	2/1	936 sq ft	29,185	1962	4/12/2019	\$200,000	\$214
	 RECENTLY SOLD	* Sold Date: 5/31/2019, Public Record MLS ID: –							
31 Breguet Rd		Duplex	4/3	1,360 sq ft	25,265	1944	5/31/2019	\$160,000	\$118
	 SOLD	* Sold Date: 4/26/2019, Public Record MLS ID: –							
13 Cottage Grove Rd		Single Family	3/1	984 sq ft	7,841	1942	4/26/2019	\$145,000	\$147
	 SOLD	* Sold Date: 2/19/2019, Public Record MLS ID: –							
24 Dresden Cir		Single Family	4/4	2,768 sq ft	34,848	1987	2/19/2019	\$334,900	\$121
	 RECENTLY SOLD	* Sold Date: 5/16/2019, Public Record MLS ID: –							
26 Flora Rd		Single Family	2/1	540 sq ft	20,909	1962	5/16/2019	\$260,000	\$481
	 SOLD	* Sold Date: 3/18/2019, Public Record MLS ID: –							
150 E Hyerdale Dr		Single Family	5/6	3,893 sq ft	40,075	1995	3/18/2019	\$1,490,000	\$383
	 SOLD	* Sold Date: 5/2/2019, Public Record MLS ID: –							
151 E Hyerdale Dr		Single Family	3/3	1,666 sq ft	34,848	1986	5/2/2019	\$337,460	\$203
	 SOLD	* Sold Date: 5/6/2019, Public Record MLS ID: –							
293 W Hyerdale Dr		Single Family	3/4	2,478 sq ft	36,590	1983	5/6/2019	\$1,175,000	\$474

Recently Sold: 31 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 23 SOLD	* Sold Date: 4/24/2019, Public Record MLS ID: -							
Google	31 Old Middle St	Single Family	3/3	2,330 sq ft	236,966	1810	4/24/2019	\$321,000	\$138
	-								
	 24 SOLD	* Sold Date: 4/19/2019, Public Record MLS ID: -							
Google	118 Pie Hill Rd	Residential	3/4	3,180 sq ft	791,485	1981	4/19/2019	-	-
	-								
	 25 SOLD	* Sold Date: 4/9/2019, Public Record MLS ID: -							
Google	140 Sandy Beach Rd	Single Family	3/-	806 sq ft	7,405	1930	4/9/2019	\$40,000	\$50
	-								
	 26 SOLD	* Sold Date: 4/11/2019, Public Record MLS ID: -							
Google	Seeley Rd	Agricultural/Rural	-/-	-	236,966	-	4/11/2019	\$220,000	-
	-								
	 27 SOLD	* Sold Date: 3/8/2019, Public Record MLS ID: -							
	86 Shelbourne Dr	Single Family	3/3	2,521 sq ft	37,462	1985	3/8/2019	\$260,000	\$103
	-								
	 28 SOLD	* Sold Date: 3/28/2019, Public Record MLS ID: -							
Google	122 Shelbourne Dr	Single Family	4/3	2,416 sq ft	36,155	1987	3/28/2019	-	-
	-								
	 29 RECENTLY SOLD	* Sold Date: 6/18/2019, Public Record MLS ID: -							
Google	Town Hill Rd	Private Preserve, Open Space-Vacant Land (Forest Land, Conservation)	-/-	-	217,800	-	6/18/2019	\$89,000	-
	-								
	 30 SOLD	* Sold Date: 5/15/2019, Public Record MLS ID: -							
Google	42 Weldon Ct	Single Family	3/3	1,905 sq ft	41,818	1999	5/15/2019	\$260,000	\$136
	-								
	 31 SOLD	* Sold Date: 2/19/2019, Public Record MLS ID: -							
	52 Wellsford Dr	Single Family	4/2	1,860 sq ft	34,848	1980	2/19/2019	\$259,000	\$139
	-								


Expired Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>1 EXPIRED</div> <div>MLS Listing L148823: 2/25/2014 MLS ID: L148823</div>								
19 5 1/2 Mile Rd	Rental/Lease	4/3	2,400 sq ft	218,236	2001	\$4,000	6/30/2019	—
<p>4 Bedroom, 3 bath cape completely furnished and equipped. Steps to spring-fed lake access with boating, outstanding fishing, winter skating. Mohawk Mt Ski Area and hiking trails, including the famed Appalachian Trail minutes away. Eat-in kit with stainless steel appliances and expansive porch to enjoy tranquil summer evenings overlooking peaceful, distant views. Large, fireplaced living room and guest wing with 2 inviting bedrooms, den, and bath. Yet another bedroom with its own bath off the kitchen. Huge master bedroom suite with separate study/office area and good closet space. Lovely pastoral views on 5+ rural, private acres in an unbeatable country setting. Easy drive to enjoy shopping, historic Litchfield village, fine dining, Tanglewood, Jacob's Pillow, Yale School of Music, and a variety of other cultural and educational events. Within an easy commute to NYC. Call for your own personal showing.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>2 EXPIRED</div> <div>MLS Listing 170077512: 4/28/2018 MLS ID: 170077512</div>								
Canterbury Ct	Residential Land	—/—	—	43,995	—	\$99,900	6/30/2019	—
<p>Fabulous riverfront land at Woodridge Lake. Enjoy walking to the river in your own backyard plus all the amenities offered on the lake: beaches, clubhouse, marina, pool and tennis courts. Architectural drawings for the property are available. Not in a flood zone.</p> <p><i>Listing Courtesy of D. Beckley Realty</i></p>								
<div>3 EXPIRED</div> <div>MLS Listing 170093852: 6/8/2018 MLS ID: 170093852</div>								
Canterbury Ct, Lot 235	Residential Land	—/—	—	41,382	—	\$89,500	6/14/2019	—
<p>Riverfront, lighted wooded, approved & engineered building lot; designed for walk-out lower level to established pond; sewer & underground utilities ready. Private lake community includes marina, clubhouse, heated pool, tennis courts & sandy beach/picnic area. Close to Mohawk Ski Area. This hillside lot with brook fed pond also borders the Marshpaug River.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								




Expired Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>4 EXPIRED</div> <div>MLS Listing 170138813: 10/23/2018 MLS ID: 170138813</div>								
29 Tyler Lake Hts	Residential	2/1	776 sq ft	10,454	1951	\$249,900	4/30/2019	\$270
<p>Ready to make a deal on this home over-looking beautiful Tyler Lake. This lovingly renovated 2 bedroom Tyler Lake home is ready for immediate move in. All the work has been done. New roof, new deck, new vinyl siding, extensive new drainage around the house, new flooring, new chimney bricks and flue, professionally landscaped. Fenced in backyard. Lake view from master bedroom. You will also enjoy the view from your deck and hot tub. On cooler days, snuggle in front of the gas fireplace and enjoy the lake view from your living room. Whether you're looking for your first home, retirement oasis, country home or rental property, this home fits the bill. Lake access around the corner where you can join the private beach club, Mohawk Mtn. skiing in 5 minutes, the Berkshires and Tanglewood are close, many private schools in the area. Don't miss this opportunity - come take a look. Sale subject to owner finding home of choice (we found it!) Small oak tree in backyard does not stay.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>5 EXPIRED</div> <div>MLS Listing 170073168: 4/16/2018 MLS ID: 170073168</div>								
168 W Hyerdale Dr	Residential	3/3	2,800 sq ft	39,639	1989	\$389,000	3/31/2019	\$139
<p>Bright, inviting Contemporary with stunning exterior that features cedar-shake and stone accents with seasonal lake views. Interior features vaulted atrium entrance and oversized palladium windows throughout the main and upper levels. Atrium entry leads to an expansive sunken great room with a full-sized screened porch and expansive wraparound deck. Living room has a marble fireplace, built-in bookcases, and hardwood floors leading to a large modern kitchen and formal dining room. Upper level master bedroom boasts a private balcony for two with sliding door, skylights, and contemporary marble fireplace. Walk-in closet with California-style shelving accommodates sophisticated storage. Oversized master bathroom with long marble countertop and sink, walk-in glass shower, and sunken second room with an oversized whirlpool bath. Second full bathroom accommodates the other two upper level bedrooms each with palladium windows and beautiful views. Finished lower level has one large bedroom/exercise room, an adjacent area with large walk-in closet, and a smaller closet. The entire interior is freshly painted off-white and graced with wall-to-wall tan Berber carpeting. Lovely second-tier lake location on one of the most private lots at Woodridge Lake without homes on either side. Within walking distance to two private beaches and a longer walk/short drive to clubhouse with pool and marina. A four-season delight!</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
<div>6 EXPIRED</div> <div>MLS Listing 170137920: 10/23/2018 MLS ID: 170137920</div>								
21 E Hyerdale Dr	Residential Land	—/—	—	40,075	—	\$129,900	3/17/2019	—
<p>The community of Woodridge Lake is tucked away in in the beautiful hills of Litchfield County. Year-round residents, weekenders, and vacation renters, take enormous pride in their individual homes that surround one of the most highly rated bodies of water in all of Connecticut. Community members have access to five miles of shoreline, sandy beaches, boating, swimming, tennis, a fully equipped gym and more. In the beautiful lake front clubhouse, social and athletic activities are scheduled throughout the year. In the winter, Mohawk Mountain offers alpine skiing only ten minutes away! Some features at Woodridge Lake include: A quality, private lifestyle on a quiet, crystal clear 385-acre lake An 8 lane, 25 yard swimming pool, lifeguards and changing rooms Four har-tru and four all-weather tennis courts, two teaching pros for private and group lessons Four sandy beaches for swimming, picnicking, boating, and water sports A marina with docks that accommodate 160 boats Recreational fishing of various species A 12,500 square foot clubhouse with gym Organized adult and family social activities Woodridge Lake is more than a wonderful lake community – it's a very special lifestyle prized by all its members.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>7 EXPIRED</div> <div>MLS Listing 170122095: 9/5/2018 MLS ID: 170122095</div>								
Dresden Cir, Lot 608	Residential Land	—/—	—	34,848	—	\$119,900	3/5/2019	—
<p>Woodridge Lake Community, This approved Building lot (.80 of an acre is walking distance to the Clubhouse, where you can enjoy country club living at it's best ! Woodridge Lake is a private community set on 1320 acres. The clubhouse is 12,500 sqft with meeting rooms, a library, fitness center, locker rooms, and WIFI internet access throughout. You will never be bored with the four sandy beaches for plenty of swimming, kayaking, or trophy fishing at the lake. If you prefer to swim in a pool, the facility has a gorgeous Jr. Olympic pool. The marina is beautiful and set up for easy boating access. If tennis is your thing, the community has 8 tennis courts plus 4 (Har-Tru courts) You can be as busy as you want or seduced, if that's your choice, as there are plenty of activities throughout the year. The property map and site plan is available. Don't forget the summer bands on tuesday's and saturday nights.</p> <p><i>Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</i></p>								

New For Lease: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 FOR LEASE · Active: 2/28/2019 MLS ID: 170168134								
582 Sharon Tpke	Rental/Lease	6/4	3,304 sq ft	147,232	1790	2/28/2019	\$3,250	\$1
<p>Spend a year in this enchanting and storied antique farmhouse and fall in love with Litchfield County. Lovingly cared for by the owner, this home exudes positive energy and is a fantastic place to get away from it all and enjoy all the activities Litchfield County has to offer. This treasure offers plenty of cozy corners to read a book, a lovely dining room for summer dinner parties featuring locally grown provisions, and a quiet and sunny master bedroom for Sunday mornings with The Times. The owner's careful curation of this home is a delight and adds to the ambience. Located minutes to Tyler Lake, Woodridge Lake, The Litchfield Green, Sharon, and numerous dining and recreation options just 2 hours from Manhattan.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								

Recently Leased: 7



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 RECENTLY LEASED • Leased Date: 7/15/2019, MLS Listing 170194212: 5/12/2019 MLS ID: 170194212								
280 East St S	Other	1/1	450 sq ft	529,689	1973	7/15/2019	\$1,000	\$2
<p>Nicely updated 1 Bedroom, 1 Bath carriage house apartment on a VERY PRIVATE beautiful 12 acre lot! The apartment consists of a large bedroom, a full bathroom with tub & shower, a kitchenette, plus a large living room, with slider access to the yard. There is a wood burning stove in the living room, plus a brand new oil fired heating system installed. Tenant pays for heat & hot water. Electricity is included with the rent. Small pets negotiable for an additional fee at owner's discretion. This apartment is conveniently located just minutes to Rt. 4... WILL NOT LAST!</p> <p><i>Courtesy of Cohen Agency SiM, LLC</i></p>								
 RECENTLY LEASED • Leased Date: 7/28/2019, MLS Listing 170185163: 4/18/2019 MLS ID: 170185163								
37 Brush Hill Rd, #A	Multi-Family Rental	2/1	1,000 sq ft	—	1869	7/28/2019	\$1,100	\$1
<p>Charming, bright, well-maintained accessory apartment in landlord's 19thc home. Quiet location, lovely yard. Please note: the only bathroom is on the second floor. Large open 2nd floor foyer has cable available, (as does the living room) making a pleasant, quiet computer area away from first floor. Close to skiing, lakes and hiking. A delightful country retreat. Credit check essential. 2 months security, references, E.J.Murphy tenant application packet to be filled out in full. No smoking, no pets.</p> <p><i>Courtesy of Murphy E J Realty</i></p>								
 RECENTLY LEASED • Leased Date: 7/4/2019, MLS Listing 170209267: 6/24/2019 MLS ID: 170209267								
316 Sharon Tpke	Rental/Lease	2/2	1,685 sq ft	48,787	2011	7/4/2019	\$1,500	\$1
<p>Direct waterfront year-round cape style home with 2 car garage situated to take advantage of long Tyler Lake views. Open floor plan, family/dining space area features cozy propane zero-clearance fireplace. Stainless steel kitchen appliances, generously sized en suite master bedroom adjacent to large loft "den". Expansive, impressive 'man-cave' space in walk-out basement with wood stove and sliders leading directly to level yard and waterfront. View this waterfront home now, and move in to enjoy immediate country living on one of the most magical lakes in Litchfield County! Also available for sale under MLS #170157162</p> <p><i>Courtesy of Murphy E J Realty</i></p>								

Recently Leased: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
<div>4 OFF MARKET</div> <div>Leased Date: 3/27/2019, MLS Listing L10135247: 5/13/2016 MLS ID: L10135247</div>								
2 Town Hill Rd	Residential Land	—/—	—	217,800	—	3/27/2019	—	—
<p>What a great value for a 5 acre, level building lot with approvals in place. This lightly wooded parcel of land on a quiet, town maintained, gravel road sets up beautifully for a house site, yard and accessory buildings. The lot is bordered by town property and a short walk to Town of Goshen recreation area at camp Cochepianee. The area surrounding the lot is a mix of residential use and some small farms. The assessment is a reflection of the current open space classification. Build your dream home or ask about a lot-house package from well known and respected builder.</p> <p>Courtesy of Fieldhouse Country Properties, LLC</p>								
<div>5 OFF MARKET</div> <div>Leased Date: 4/9/2019, MLS Listing 170147357: 12/1/2018 MLS ID: 170147357</div>								
1 Blackland Rd	Residential Land	—/—	—	161,172	—	4/9/2019	—	—
<p>3 private acres in Goshen Connecticut, across from the Farm, with Southerly views. Nice corner lot with a drilled well, it a waits your dream home plans. Lightly wooded with good road frontage.</p> <p>Courtesy of TODD M CARUSILLO REAL ESTATE, LLC</p>								
<div>6 OFF MARKET</div> <div>Leased Date: 3/25/2019, MLS Listing 170124882: 9/18/2018 MLS ID: 170124882</div>								
110 Sherbrook Dr	Rental/Lease	3/3	1,450 sq ft	36,154	1993	3/25/2019	\$1,600	\$1
<p>This well maintained home at Woodridge Lake features an open floor plan with vaulted ceilings and hardwood flooring. and a wood burning fireplace in the living room. The master bedroom located on the first floor has a full bath, walk in closet as well as built ins. There is a propane powered whole house generator. There is a 12x14 foot screened porch connected to a deck overlooking a very private level backyard. This is by far, the best and most affordable annual rent at Woodridge lake!</p> <p>Courtesy of Murphy E J Realty</p>								
<div>7 OFF MARKET</div> <div>Leased Date: 3/7/2019, MLS Listing 170156239: 1/16/2019 MLS ID: 170156239</div>								
305 Sharon Tpke	Rental/Lease	3/1	1,200 sq ft	24,393	1940	3/7/2019	\$1,300	\$1
<p>Very well kept single family rental. 3 bedroom w/master on 1st floor. Newer bath and freshly painted interior. Bright kitchen w/new cabinet facing to be installed. Appliances included. No smoking. Tenant responsible for lawn/snowplowing maintenance. 1st month and 2 month security. Credit check paid by tenant.</p> <p>Courtesy of Donna Molon Real Estate, LLC</p>								

Open Houses: 1

Open Houses: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours	
 FOR SALE	Active: 5/1/2019 MLS ID: 170190118								
	31 Milton Rd	Residential	4/3	2,831 sq ft	57,499	5/1/2019	\$362,400	8/18/2019	1:00PM-3:00PM
<p>Picture perfect in so many ways! This 10 room nearly new colonial displays a bright open floor plan that encourages "get together time"! Resilient wood floors that gleam as the natural light reflects across the open space, The warm feeling as you nestle in front of the fireplace. Home. That is what you call it! The window seats, solar panels (that cover approx 85% of the electric usage), deck, finished lower level, walkin closets, master suite and convenience of being hooked up to Woodridge lake sewer system. (That's right, no worrying about a failed septic!) All of it equates to a great value and a great home!</p> <p><i>Listing Courtesy of Integrity Real Estate</i></p>									

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