

MARKET ACTIVITY REPORT

Kent, Connecticut



Presented by

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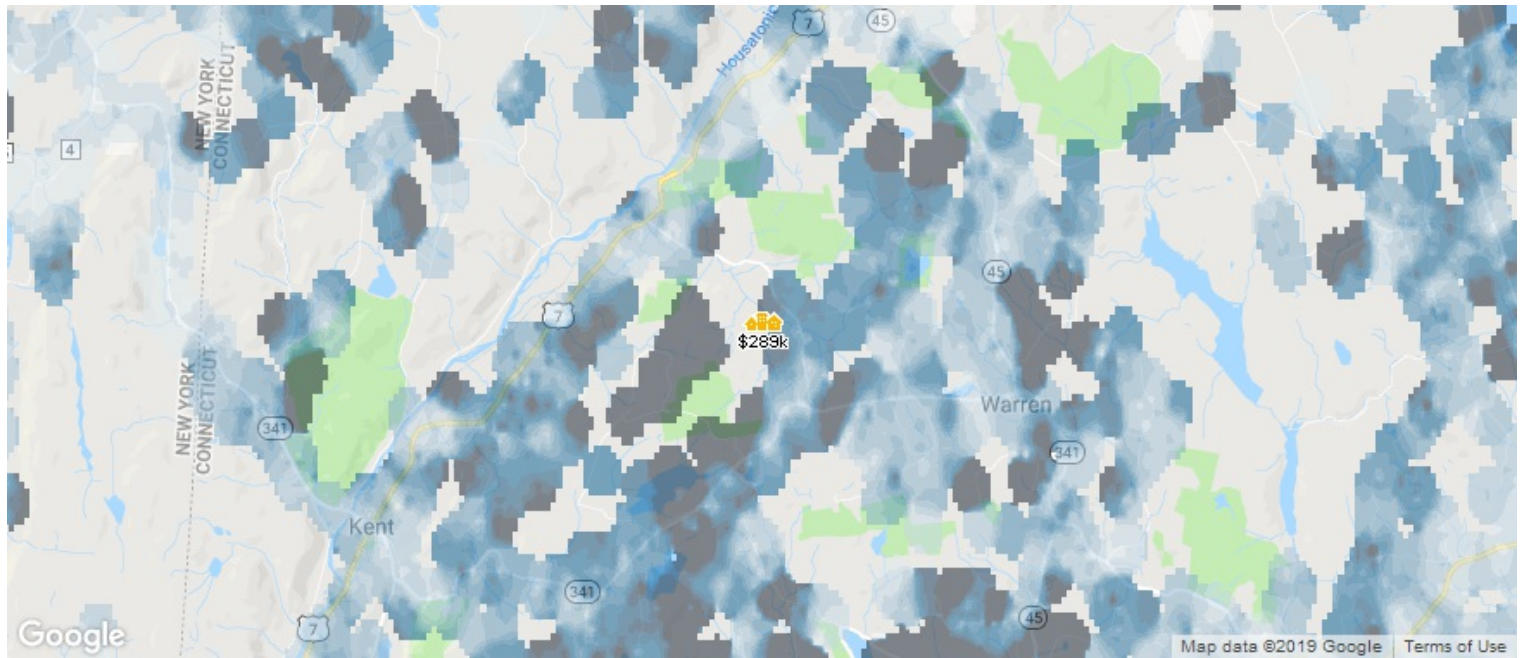
Connecticut Real Estate

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

Litchfield, CT 06759

Kent, 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

\$289K

Updated: 7/31/2019

Change Over
Last Month

↓ **0.5%**

Change Over
Last Quarter

↓ **0.5%**

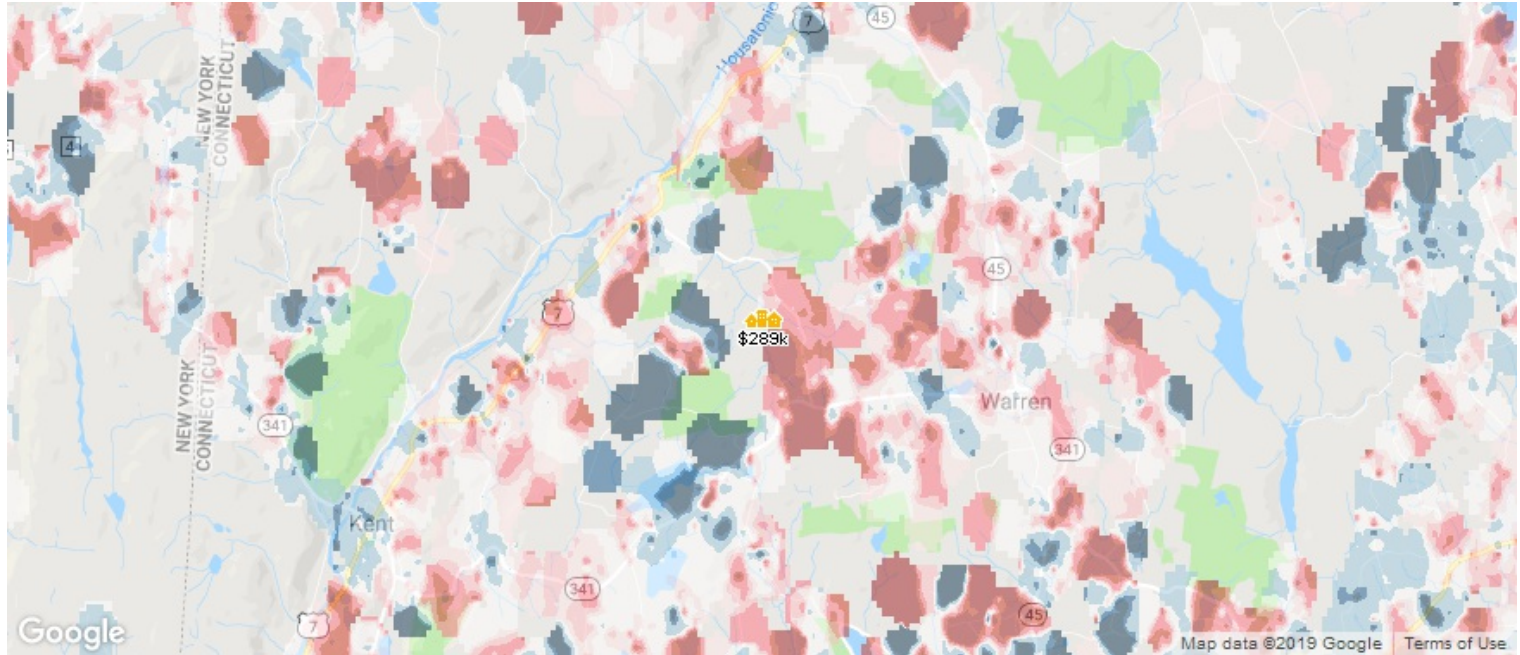
Change Over
Last 12 Months

↑ **10.03%**

*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.*

Kent, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

\$289K

Updated: 7/31/2019

Change Over
Last 12 Months

↑ **10.03%**

Change Over
Last 36 Months

↑ **10.05%**

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.

Kent, 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

3

Updated: 8/14/2019

of
Pre-Foreclosures

3

of
Foreclosures

0

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.

Kent, Connecticut

Market Snapshot: Sales Price



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

Median Sales Price

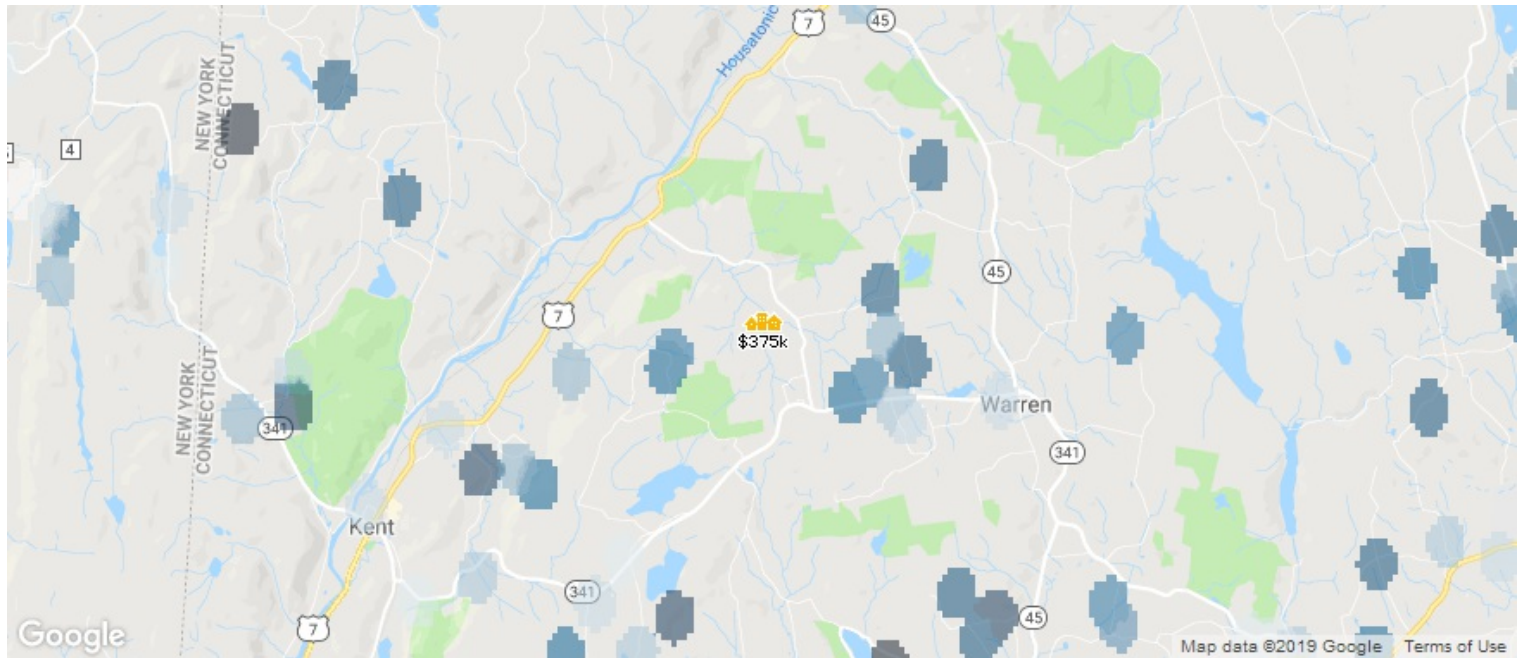
\$380K

Updated: 6/30/2019

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

Kent, 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

\$375K

Updated: 6/30/2019

Change Over
Last Month

↑ **27.36%**

Change Over
Last Quarter

↑ **25.42%**

Change Over
Last 12 Months

↑ **4.33%**

Change Over
Last 24 Months

↑ **10.29%**






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:** Kent, 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	19	4	13	2	17
Low Price / Value	\$115,000	\$150,000	\$53,700	\$209,000	—
Median Price / Value	\$389,500	\$287,500	\$405,000	\$226,000	\$270,000
High Price / Value	\$969,900	\$425,000	\$8,995,000	\$243,000	\$3,100,000
Average Price / Sq. Ft.	\$205	\$156	\$303	\$123	\$215
Median Price / Sq. Ft.	\$191	\$166	\$204	\$123	\$218
Average Days in RPR	71	132	372	—	36
Median Days in RPR	51	122	330	—	—
Total Volume	\$8,761,399	\$1,150,000	\$16,419,600	\$452,000	\$7,724,830






Market Activity Summary Stats (cont.)

Search Criteria | **Location:** Kent, 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	 Recently Leased	 Open Houses
Number of Properties	5	3	2
Low Price / Value	\$125,000	\$1,800	\$310,000
Median Price / Value	\$269,500	\$2,000	\$357,500
High Price / Value	\$575,000	\$418,000	\$405,000
Average Price / Sq. Ft.	\$154	\$50	\$175
Median Price / Sq. Ft.	\$154	\$2	\$175
Average Days in RPR	295	42	64
Median Days in RPR	301	42	64
Total Volume	\$1,238,999	\$421,800	\$715,000

Kent, Connecticut

New Listings: 19

	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>Active: 4/10/2019</i> <i>MLS ID: 170182115</i> </div>								
56 Elizabeth St	Residential	5/4	3,026 sq ft	13,068	1928	4/10/2019	\$405,000	\$134
<p>Picture perfect in-town home that offers old world charm plus upgraded modern comforts. 1928 Dutch colonial with maple flooring, original built-ins and dental worklaced fireplace. Modernized in 2001 with a large country kitchen with sliders to the backyard. A spacious family room with fireplace, French doors opening to the deck. Formal dining room with a bank of windows. Full main level guest suite plus 4 bedrooms on the 2nd floor. Quiet office with built-in book case with secret compartment. Master boasts generous walk-in closet and sumptuous spa-inspired bathroom. Lower level game and exercise room with oodles of storage. Easy living! Eastern facing home that is one of the first houses on the street is positioned to garner all the morning sun. Western sunset views over Mt. Algo are stunning. Town fields and Housatonic River offer great walks, cross country skiing and watching wildlife all in the heart of the village. Across from the K-8 school and easy stroll into downtown Kent. Guest suite offers a full ADA compliant bathroom with shower, heated tile flooring, separate washer/dryer and can be used for guests and for in law space. Built in 2009. Outdoor shower, playhouse, fire pit and tree house shed. Owner/Broker</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>   FOR SALE </div> <div> <i>New, Active: 8/14/2019</i> <i>MLS ID: 170225776</i> </div>								
Stone Fences Ln	Residential Land	—	—	437,342	—	8/14/2019	\$115,000	—
 <p>You've all heard of the 100 acre wood. Well, this is your opportunity to own 1/10 of the hundred acre wood. Nestled behind a designated open space this beautiful and secluded, 10+ acre lot is located 8 minutes from the Village of Kent where you can enjoy shopping and fine dining. Property is a 15 minute drive to Ten Mile River Metro North Train Station direct to Grand Central Station. So if it's privacy you're looking for, this may just be the ideal lot to build your dream home. Your horses are welcome too. (Up to 5 horses have been approved for this lot.)</p> <p><i>Listing Courtesy of Fazzone & Harrison</i></p>								

New Listings: 19 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 * New, Active: 8/12/2019 MLS ID: 170224306							
	46 Elizabeth St	Residential	2/2	1,434 sq ft	8,712	1948	8/12/2019	\$310,000 \$216
This one is loaded with charm. Home of the famous children's book author Judi Barrett, the house shows an artist's touch throughout. Wood floors are beautiful and the condition of the home is spotless! Yes, here is a fireplace in the living room for winter pleasure and central AC for the summer's comfort. Add a spacious cook's kitchen and a luxurious master bedroom and you have a very sweet home that's located in the middle of everything. You won't find one cuter than this!								
Listing Courtesy of Bain Real Estate								
	 * Active: 7/1/2019 MLS ID: 170211881							
	69 Kent Cornwall Rd	Residential	3/2	1,420 sq ft	13,068	1860	7/1/2019	\$219,999 \$155
Under 300k in Kent! Charming Colonial in a peaceful setting. This classic 1860's farmhouse features an updated bathroom, new furnace, a freshly painted exterior, flagstone patio, and fenced in yard. With 3 beds, 2 baths, and a 1 car garage this farmhouse offers great value for Kent. Enjoy the low taxes and country setting that this wonderful property has to offer!								
Listing Courtesy of Century 21 AllPoints Rty								
	 * Active: 5/2/2019 MLS ID: 170191151							
	73 Kent Cornwall Rd	Residential	2/1	718 sq ft	78,408	1930	5/2/2019	\$127,500 \$178
Great opportunity for investors....This home is need of much repair and being sold in "As Is" condition. Home sits on 1.8 acres and brook runs along the back of property line. Small 2 bedroom and 1 bath. Has been a rental for the last 15 years and is in need of repairs. Please note neighboring property is on market and with the rental market being hot, this could be deal! Bring in all offers...								
Listing Courtesy of Bain Real Estate								
	 * New, Active: 7/18/2019 MLS ID: 170217661							
	173 Kent Rd	Residential	4/4	4,304 sq ft	480,031	2001	7/18/2019	\$845,000 \$196
Lovingly crafted modern country home designed with views, sunlight and privacy. The spacious center living room with soaring ceilings and bank of windows on the world invite the light, trees and nature inside this home. Warmred with oak floors trimmed in cherry wood highlight the mammoth stone fireplace and hearth. There is a dining area entailed in the main room that opens to the modern kitchen. Or dine alfresco on the screened porch or open deck. There are four bedrooms with four private bathrooms. The master is a generously sized space of 26 x 29 with a walk-in shower and tiled flooring. A private-legal apartment is perfect for either guest, long term visitors or a paying tenant. There are 11 private acres set well off a private road. Mature plantings dot the native landscape with plenty of grass but not too much to maintain.								
Listing Courtesy of Bain Real Estate								
	 * New, Active: 8/3/2019 MLS ID: 170222830							
	42-B Studio Hill Rd	Residential	5/3	2,786 sq ft	163,350	1995	8/3/2019	\$514,500 \$185
This modern, 5 bedroom, 2.5 bath colonial is a must see! The home sits on approx 3.75 acres, and provides plenty of privacy. Located a short distance from the scenic Kent Falls & historic Covered Bridge in Cromwell! This home boasts an updated kitchen with ss appliances, and plenty of counter space. The extremely spacious living room provides plenty of room for entertaining, and leads out to the back deck so you can enjoy the privacy of the backyard. The 2-car garage is attached to the house, and provides entry into the main level of the home. Head upstairs to find the spacious master bedroom, featuring a large walk-in closet, master bath, & private balcony overlooking a peaceful, wooded area. Four additional large bedrooms, a 2nd full bathroom, and a laundry room complete the second level of this home. Don't miss your opportunity to own this amazing home!								
Listing Courtesy of Coldwell Banker Res Brokerage								

New Listings: 19 (cont.)



 **FOR SALE** • Active: 3/26/2019 MLS ID: 170176479

44 Studio Hill Cir Residential 4/3 2,580 sq ft 162,478 1997 3/26/2019 \$389,500 \$151

1st Floor Master Suite Completes this 4-Bedroom Colonial with open contemporary space on 3.7 hillside acres, just 3 minutes from Kent's fascinating town center, and is close to Metro North trains. Enter the airy center hall to see sturdy oak floors, and a cathedral ceilinged Great Room flanked by two sets of walkout glass doors to a 48' X 24' mahogany deck. A huge kitchen divides the space with a granite countered dining bar perfect for entertaining. The fireplace, crafted of round river tones, enhances this home's sense of place in nature. Kitchen features a computer desk alcove, butler's pantry, and closet pantry - plenty of space for your party! Stainless steel appliances & wood floors are flooded by bright/light space. First floor master suite with luxurious master bath. Upstairs there are 3 more bedrooms, plus a studio. Lower level setup for acoustic sound. Attached oversized 2-car garage. When you exit through the boot room/laundry room on the first floor, you'll be steps away from the 25 acre Kent Mountain Preserve, a lovely hiking trail, but if you prefer to just sit on the deck, you can enjoy the Zen garden with a small trickling pond.

Listing Courtesy of Murphy E J Realty

 **FOR SALE** • Active: 2/15/2019 MLS ID: 170164654

132A Kent Hollow Rd Residential 3/2 1,756 sq ft 48,351 1973 2/15/2019 \$299,000 \$170

HOUSE IS THE FIRST HOUSE ON YOUR RIGHT AND BY APPOINTMENT ONLY!!! Come Home to this Wonderful Ranch. Enter into a large Family Room with Hardwood Floors. Nicely Built Space for A Large Screen TV. Eat In Kitchen with Sliders that Open to a Sun Room that could be used as a Dining Room with a new deck outside. Sunny Living Room with Fireplace with a Combo Heat and Air Unit. Master Bedroom has a large closet and Half Bathroom. The backyard is open and lightly wooded for privacy. A Great Weekend Home or Family Home. Walk to the Kent Nature Preserve or Approx. 6 minute ride to Lake Waramaug. Enjoy Quaint Kent Center and New Preston Center. Fine Shopping and Dining Close By while enjoying all that nature provides for you.

Listing Courtesy of William Raveis Real Estate

 **FOR SALE** • Active: 7/13/2019 MLS ID: 170216029

Yuzi Mini Ln Residential Land -/- - 555,825 - 7/13/2019 \$260,000 -

This is one of two lots available in Saint John's Peak with a clear view to the Catskills. One of the most desired sites originally listed for \$549,900! We also have its neighbor (the other lot with the view) for sale for \$289,900, See MLS # 170149684

Listing Courtesy of Bain Real Estate













 **FOR SALE** • Active: 6/5/2019 MLS ID: 170192719

20 Stone Fences Ln Residential 4/4 3,200 sq ft 145,490 2019 6/5/2019 \$699,000 \$218



New Construction of this impressive Modern farmhouse cape with 3200 sq. ft. Offering superior quality and construction throughout! Fall 2019 completion. Features 3.34 acre level lot with room for a pool. Quiet cul-de-sac setting. Foundation & framing are complete, roof is on and almost all of the windows are installed. New England charm blended with all the modern conveniences. Board-and-batten siding (color choice could be yours) with front porch honor the farmhouse architecture along with the 3/4 glass door and posts that introduce the modern flair upon arrival. High end finishes, moldings, a beautiful "Paul Neff" kitchen as featured in Architectural Digest magazine with sleek lines, concrete counters and stainless steel appliances. Propane heating, along with propane stone surround fireplace (similar to one of the photos) - can be customized for the metro chic personality or the country charmer. Open floor plan on main level offers kitchen, great room, dining area, master suite, mud room and a half bathroom. Upper level offers 2 bedrooms with shared full bath, additional bedroom with en-suite bathroom and open area that offers itself as a playroom or quiet area. Well known builder - comes with many references! Very close to town and local schools. Contact the agent for plans and specs. If you wish to customize the tile, paint & flooring options act soon!!

Listing Courtesy of Cheryl Finley Properties





New Listings: 19 (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>Active: 6/24/2019</i> <i>MLS ID: 170211233</i> </div>								
3 Cobble Heights Rd	Residential	4/3	2,282 sq ft	118,483	1984	6/24/2019	\$525,000	\$230
<p>3 Cobble Heights is a warm and inviting home that has been the sellers weekend escape from the city life for the last 3 years. Tucked away on a quiet hill, just above Cobble Rd, which offers a safe area for walking, hiking and biking! Located just a mile from Kent town center that has everything you need from Breakfast, the morning paper, to a full course evening meal. The sellers described what they loved about the house, was the floor to ceiling cathedral windows that let in warm sunlight in the winter while cozying up in front of the stone fireplace, and the magnificent summer mornings with the fog rolling across the hills with our coffee on the deck. In the evenings the skylight and living room windows let in the moonlight. This property is in move in condition! Newly painted inside and outside this year, New air conditioning, leaving you plenty of time to relax or explore the rest of Litchfield county.</p> <p><i>Listing Courtesy of Real Estate Professionals of C</i></p>								
<div>   FOR SALE </div> <div> <i>Active: 4/29/2019</i> <i>MLS ID: 170188918</i> </div>								
Gorham Rd, Lot 2	Residential	5/5	3,214 sq ft	232,610	2019	4/29/2019	\$969,900	\$302
<p>Proposed New Construction home in beautiful country subdivision. Quiet, peaceful setting within 20/30 minute drive to all Litchfield County has to offer. All the hottest design and decorating trends proposed in this build. Metal roof accents, black window frames, wood beam interior detail, mudroom with custom lockers, nickel gap trim accents, stone, hardwood floors, front and rear porches. Optional floor plans available. Sit down with the builder & customize to your houzz/pinterest dreams! Pictures Similar TBB. Additional lots available. Builder related to agent.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>   FOR SALE </div> <div> <i>New, Active: 7/17/2019</i> <i>MLS ID: 170217377</i> </div>								
80 N Main St, Unit 1B4	Condominium	2/2	1,200 sq ft	—	1971	7/17/2019	\$169,000	\$141
<p>Second Floor Condo at Kent Hills! Two spacious bedrooms, open living/dining area with fireplace. Condo comes with one car garage with some extra storage space. This is an estate and will be sold in "asis" condition.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>   FOR SALE </div> <div> <i>New, Active: 7/20/2019</i> <i>MLS ID: 170217294</i> </div>								
115 Kent Hollow Rd	Residential	3/2	1,183 sq ft	47,044	1990	7/20/2019	\$319,000	\$270
<p>Welcome to the country! Owners remodeled for years of enjoyment! Your good fortune, they have to relocate for work... Kitchen done just right with granite, stainless steel and breakfast bar! Gleaming wood floors throughout. Walkout lower level with wood stove and wood floors and half bath. Large 2-tiered deck and level back yard with views of land preserve. New efficient propane forced air heating along with central air to keep cool. Minutes to Lake Waramaug, one of Connecticut's treasures. Golf, country club, water sports, hiking and more minutes away. Short hop to New Preston center, Litchfield and Kent Village, shops, theaters, restaurants, galleries and more. 33 minutes to Metro North.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   FOR SALE </div> <div> <i>Active: 6/10/2019</i> <i>MLS ID: 170204932</i> </div>								
S Kent Rd	Residential Land	—/—	—	2,709,867	—	6/10/2019	\$300,000	—
<p>Come view this lovely property with over 62 acres of rolling hills. There is a pond on the lower portion of the property and the land offers both open space and wooded areas with a ridge at the upper portion of the lot offering the possibility of Western sunset views. There is also subdivision possibilities. Don't miss this opportunity to own a large undisturbed parcel in Southern Kent. The location on Camps Flat is incredible.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   FOR SALE </div> <div> <i>Active: 6/26/2019</i> <i>MLS ID: 170211597</i> </div>								
23 Maple St	Residential	4/5	2,300 sq ft	23,522	1900	6/26/2019	\$649,000	\$282
<p>Presently a wonderfully successful in-town inn with impeccable details in tip-top condition. Completely renovated 10 years ago from top to bottom. Convertible into a residence for the perfect village home.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								



New Listings: 19 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 Active: 3/8/2019 MLS ID: 170169838								
175 Kent Rd	Residential	5/5	4,430 sq ft	504,860	2002	3/8/2019	\$795,000	\$179
<p>Come home to this Modern Colonial Farmhouse on over eleven acres of beautiful surroundings. Expansive porch allowing majestic mountainous views while large deck off the professional chef's kitchen offers great entertaining options in this private oasis. Recently remodeled master bath and walk in closet in master bedroom, walk-up attic with great storage opportunity, and billiard room are just some of the other highlights in this lovely home. Additionally, this property boasts a sturdy, one stall barn with power and heat. Bordering land trust property and conveniently located close to town, fine dining and amazing parks with great hiking opportunities! Minutes to the train, your commute time is 105 minutes to New York City. Buyer to verify all information.</p> <p><i>Listing Courtesy of Global Real Estate Network</i></p>								
 Active: 4/5/2019 MLS ID: 170180639								
37 Iron Mountain Rd	Residential	4/4	3,146 sq ft	218,671	1997	4/5/2019	\$850,000	\$270
<p>An American classic style all to its own. This house has sweeping porches and expansive decks perfect to laze on. Stone, timber and pizzazz this country style home offers large rooms filled with natural light and high ceilings. Comfortable, whimsy with character and charm. Enjoy the large country kitchen with a breakfast bar, eat in alcove and sitting area with a stone fireplace. formal living room and dining room plus a large pantry and perfect mud room. Killer master suite with a soaking tub looking out to the view. 5 hidden and level acres under an umbrella of native oaks and maples. Views to the Catskills can be seen here. Lovely private swimming pool steps away from the deck.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								




Pending Listings: 4

	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 8/5/2019 MLS ID: 170164700								
146 Kent Cornwall Rd	Residential	4/2	2,262 sq ft	44,866	2/16/2019	\$375,000	8/5/2019	\$166
<p>Pre-war craftsmanship is found in this lovely 1940's Connecticut colonial. Detailed in gracious lines and intricate details, this classic center hall is rare to find. Elegantly positioned high on a knoll, just north of the Village the house is ensconced in garden splendor under a copse of Sycamore trees. Custom carved dental moldings decorate the exterior transepts and gabled ends. Leaded glass windows outline the front door with a fan style leaded window gracing the top. There are 4 bedrooms in the nearly 2000 square foot home. There is a formal dining room with built in cabinetry. The living room is anchored by a fireplace with uniquely designed mantel and a lovely sun room is located off the living room. The well designed kitchen was renovated recently and offers top appliances and granite counters. The office leads to an attached two car garage with ample storage above.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
 PENDING • Show as of 7/23/2019 MLS ID: 170177649								
N Main St N	Residential Land	—	—	557,568	3/29/2019	\$425,000	7/23/2019	—
 <p>Truly special 12.80 acres of beautiful farm land that forms the north-western gateway to the village of Kent. There are fantastic views to the south and southwest and most of the land is open meadow. With its location in the Village Residential 2 zone, over 1000 ft. of road frontage and nearby town water and sewer this property offers numerous possibilities.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
 PENDING • Deposit as of 6/17/2019 MLS ID: 170191112								
71 Kent Cornwall Rd	Residential	2/1	1,112 sq ft	8,712	5/2/2019	\$150,000	6/17/2019	\$135
<p>Contractors get your hammer and nails out for this wonderful investment opportunity. This home has been a rental for the last 6 or 7 years so home will need some attention and updates. Has two bedrooms upstairs with bath in between. Downstairs has light filled kitchen and small area for table. Living room has fireplace with wall to wall carpet in need of replacement. Has decent backyard with brook and shared well with neighboring property. This home can be sold separately or as a package with #73 Kent Cornwall Road for 295K.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								







Pending Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  • Deposit as of 6/17/2019 MLS ID: 170190512								
80 N Main St, Unit 10	Condominium	2/2	1,201 sq ft	—	5/1/2019	\$200,000	6/17/2019	\$167
This first floor Kent Hills condo has a light filled spacious living.dining room combination and a screened in porch overlooking the back yard. There are two large bedrooms, two full bathrooms, foyer, ample closets, an in-unit washer and dryer and a detached one car garage. The fireplace is decorative only and cannot be used. town water and sewer. The in-town location is perfect for dining and shopping.								
Listing Courtesy of Bain Real Estate								





Price Changes: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> • Active: 4/10/2019 MLS ID: 170182115								
56 Elizabeth St	Residential	5/4	3,026 sq ft	4/10/2019	\$435,000	\$405,000	6/29/2019	-6.9%
<p>Picture perfect in-town home that offers old world charm plus upgraded modern comforts. 1928 Dutch colonial with maple flooring, original built-ins and dental worklaced fireplace. Modernized in 2001 with a large country kitchen with sliders to the backyard. A spacious family room with fireplace, French doors opening to the deck. Formal dining room with a bank of windows. Full main level guest suite plus 4 bedrooms on the 2nd floor. Quiet office with built-in book case with secret compartment. Master boasts generous walk-in closet and sumptuous spa-inspired bathroom. Lower level game and exercise room with oodles of storage. Easy living! Eastern facing home that is one of the first houses on the street is positioned to garner all the morning sun. Western sunset views over Mt. Algo are stunning. Town fields and Housatonic River offer great walks, cross country skiing and watching wildlife all in the heart of the village. Across from the K-8 school and easy stroll into downtown Kent. Guest suite offers a full ADA compliant bathroom with shower, heated tile flooring, separate washer/dryer and can be used for guests and for in law space. Built in 2009. Outdoor shower, playhouse, fire pit and tree house shed.</p> <p>Owner/Broker</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  FOR SALE </div> • Active: 5/2/2019 MLS ID: 170191151								
73 Kent Cornwall Rd	Residential	2/1	718 sq ft	5/2/2019	\$150,000	\$127,500	8/8/2019	-15%
<p>Great opportunity for investors....This home is need of much repair and being sold in "As Is" condition. Home sits on 1.8 acres and brook runs along the back of property line. Small 2 bedroom and 1 bath. Has been a rental for the last 15 years and is in need of repairs. Please note neighboring property is on market and with the rental market being hot, this could be deal! Bring in all offers...</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  FOR SALE </div> • Active: 12/12/2018 MLS ID: 170149684								
29 Yuza Mini Ln	Residential Land	—	—	12/12/2018	\$289,900	\$255,000	8/8/2019	-12.04%
<p>This is a gorgeous building site with a driveway roughed in to the top. Abuts state forest and has 90 mile views to the Catskill Mountains! The driveway is gentle and curves up the hill next to old stone walls to a level site and expansive views for your home site. Originally offered for \$549,900 it was the 2nd most prized lot in SJP! Now offered for just \$289,000</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								

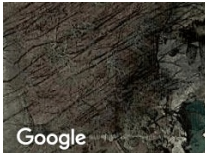
Price Changes: 13 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> <i>Active: 9/18/2018</i> <i>MLS ID: 170126337</i> </div>								
24 Mount Mauwee	Residential Land	—/—	—	9/18/2018	\$126,000	\$53,700	8/7/2019	-57.38%
BANK OWNED...5.84 ACRE PARCEL. DONT MISS THIS "ONCE IN A LIFETIME" OPPORTUNITY TO BUILD YOUR DREAM HOME NOW IN GORGEOUS KENT. BEAUTIFUL COMMUNITY NEAR KENT CENTER AND LAKE WARAMAUG. BUYER TO USE THEIR OWN DUE DILIGENCE.								
<i>Listing Courtesy of Advantage Realty Group, Inc.</i>								
<div>  FOR SALE </div> <div> <i>Active: 8/15/2018</i> <i>MLS ID: 170115918</i> </div>								
36 Studio Hill Cir	Residential	3/3	2,485 sq ft	8/15/2018	\$550,000	\$425,000	5/27/2019	-22.73%
The house sits on a knoll at the end of a curving driveway surrounded by lawn and easy care gardens. The 4.5 acres abut over 200 acres of open space on three sides. The thoughtfully architected home has an open floor plan with the master suite on the first floor along with the living room, dining room and kitchen. Both the kitchen and the living room empty directly on to the back deck which looks out on a beautiful lawn and gardens backed by 100's of acres of protected woods. Location, location location! Very quiet country lane just 2 miles from the village and further protected by open space holdings								
<i>Listing Courtesy of Bain Real Estate</i>								
<div>  FOR SALE </div> <div> <i>Active: 6/7/2018</i> <i>MLS ID: 170091904</i> </div>								
4 Kelly Dr	Residential Land	—/—	—	6/7/2018	\$79,900	\$64,900	2/28/2019	-18.77%
Approved lot on cul de sac—town maintained road—near state park and pond mt. natural area and macedonia state park								
<i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
<div>  FOR SALE </div> <div> <i>Active: 3/26/2019</i> <i>MLS ID: 170176479</i> </div>								
44 Studio Hill Cir	Residential	4/3	2,580 sq ft	3/26/2019	\$459,000	\$389,500	7/29/2019	-15.14%
 1st Floor Master Suite Completes this 4-Bedroom Colonial with open contemporary space on 3.7 hillside acres, just 3 minutes from Kent's fascinating town center, and is close to Metro North trains. Enter the airy center hall to see sturdy oak floors, and a cathedral ceilinged Great Room flanked by two sets of walkout glass doors to a 48' X 24' mahogany deck. A huge kitchen divides the space with a granite countered dining bar perfect for entertaining. The fireplace, crafted of round river tones, enhances this homes sense of place in nature. Kitchen features a computer desk alcove, butler's pantry, and closet pantry - plenty of space for your party! Stainless steel appliances & wood floors are flooded by bright/light space. First floor master suite with luxurious master bath. Upstairs there are 3 more bedrooms, plus a studio. Lower level setup for acoustic sound. Attached oversized 2-car garage. When you exit through the boot room/laundry room on the first floor, you'll be steps away from the 25 acre Kent Mountain Preserve, a lovely hiking trail, but if you prefer to just sit on the deck, ou can enjoy the Zen garden with a small trickling pond.								
<i>Listing Courtesy of Murphy E J Realty</i>								
<div>  FOR SALE </div> <div> <i>Active: 2/15/2019</i> <i>MLS ID: 170164654</i> </div>								
132A Kent Hollow Rd	Residential	3/2	1,756 sq ft	2/15/2019	\$329,900	\$299,000	6/12/2019	-9.37%
HOUSE IS THE FIRST HOUSE ON YOUR RIGHT AND BY APPOINTMENT ONLY!!! Come Home to this Wonderful Ranch. Enter into a large Family Room with Hardwood Floors. Nicely Built Space for A Large Screen TV. Eat In Kitchen with Sliders that Open to a Sun Room that could be used as a Dining Room with a new deck outside. Sunny Living Room with Fireplace with a Combo Heat and Air Unit. Master Bedroom has a large closet and Half Bathroom. The backyard is open and lightly wooded for privacy. A Great Weekend Home or Family Home. Walk to the Kent Nature Preserve or Approx. 6 minute ride to Lake Waramaug Enjoy Quaint Kent Center and New Preston Center. Fine Shopping and Dining Close By while enjoying all that nature provides for you.								
<i>Listing Courtesy of William Raveis Real Estate</i>								

Price Changes: 13 (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> <i>Active: 6/24/2019</i> <i>MLS ID: 170211233</i> </div>								
3 Cobble Heights Rd	Residential	4/3	2,282 sq ft	6/24/2019	\$550,000	\$525,000	7/18/2019	-4.55%
<p>3 Cobble Heights is a warm and inviting home that has been the sellers weekend escape from the city life for the last 3 years. Tucked away on a quiet hill, just above Cobble Rd, which offers a safe area for walking, hiking and biking! Located just a mile from Kent town center that has everything you need from Breakfast, the morning paper, to a full course evening meal. The sellers described what they loved about the house, was the floor to ceiling cathedral windows that let in warm sunlight in the winter while cozying up in front of the stone fireplace, and the magnificent summer mornings with the fog rolling across the hills with our coffee on the deck. In the evenings the skylight and living room windows let in the moonlight. This property is in move in condition! Newly painted inside and outside this year, New air conditioning, leaving you plenty of time to relax or explore the rest of Litchfield county.</p> <p><i>Listing Courtesy of Real Estate Professionals of C</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 9/28/2017</i> <i>MLS ID: 170019139</i> </div>								
221 Fuller Mountain Rd	Residential	4/5	5,512 sq ft	9/28/2017	\$1,800,000	\$1,495,000	7/12/2019	-16.94%
<p>This one is all about both location and quality of construction., A 1200' driveway curves gently across a brook and up to a hillside site where a few acres of landscaped grounds surround the 12 room 5500 sq.ft. home. Rooms are large and ceilings high, while windows and decks (open and roofed) bring the outside in. There is a 5 car heated garage and separate studio that could become an additional bedroom. 8 zone radiant heat in all floors and central AC throughout the house. There is also a whole house generator! There is a touch of the orient in this contemporary design.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 1/10/2017</i> <i>MLS ID: 99170293</i> </div>								
40 Botsford Rd	Residential	3/3	1,746 sq ft	1/10/2017	\$515,000	\$435,000	6/25/2019	-15.53%
<p>Nestled on a wooded hillside at the very end of a small town road, this beautifully landscaped home is set on 12.74 private acres with a brook tumbling through its northern end. The living room has a beamed and vaulted ceiling with fieldstone fireplace and French doors opening to the patio and western views. The dining room has arched windows and beamed ceiling. charming cook's kitchen and three en suite bedrooms. The master bedroom is on the ground floor with an attached sun room. This home has everything! New roof in 2017 and new electric water heater - 2 weeks old</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/9/2017</i> <i>MLS ID: L10228520</i> </div>								
34 Macedonia Brook Rd	Residential	4/4	6,251 sq ft	6/9/2017	\$4,950,000	\$2,950,000	4/25/2019	-40.4%
<p>Stunning Modern stone and wood Barn - at the end of a tree-lined driveway offering western views on parklike grounds overlooking meadows and distant hills. Dramatic double-story Great Room encompassing Gourmet Kitchen, Dining and Living Rooms with floor-to-ceiling field stone fireplace and French doors to an outdoor terrace. Vaulted Family Room with field stone fireplace. Paneled Office with glass ceiling. Luxurious 1st floor Master Suite with full bath and his/her walk-in closets. Home Gym. Elevator. Heated gunite lap Pool. Two Guest bedrooms en suite. Caretaker's Apartment. 3-car attached Garage. 2-bedroom Guest House. Large conditioned 4-bay Barn to accommodate 8 cars, Utility barn. Specimen trees. Stone walls. Brook. 17+/- acres. Ultra-private. Must see.</p> <p><i>Listing Courtesy of KlermReal Estate Inc</i></p>								

Price Changes: 13 (cont.)





FOR SALE

Active: 6/7/2018

MLS ID: 170092527

33 Nodine Pasture Rd

Residential

6/9

8,933 sq ft

6/7/2018

\$9,995,000

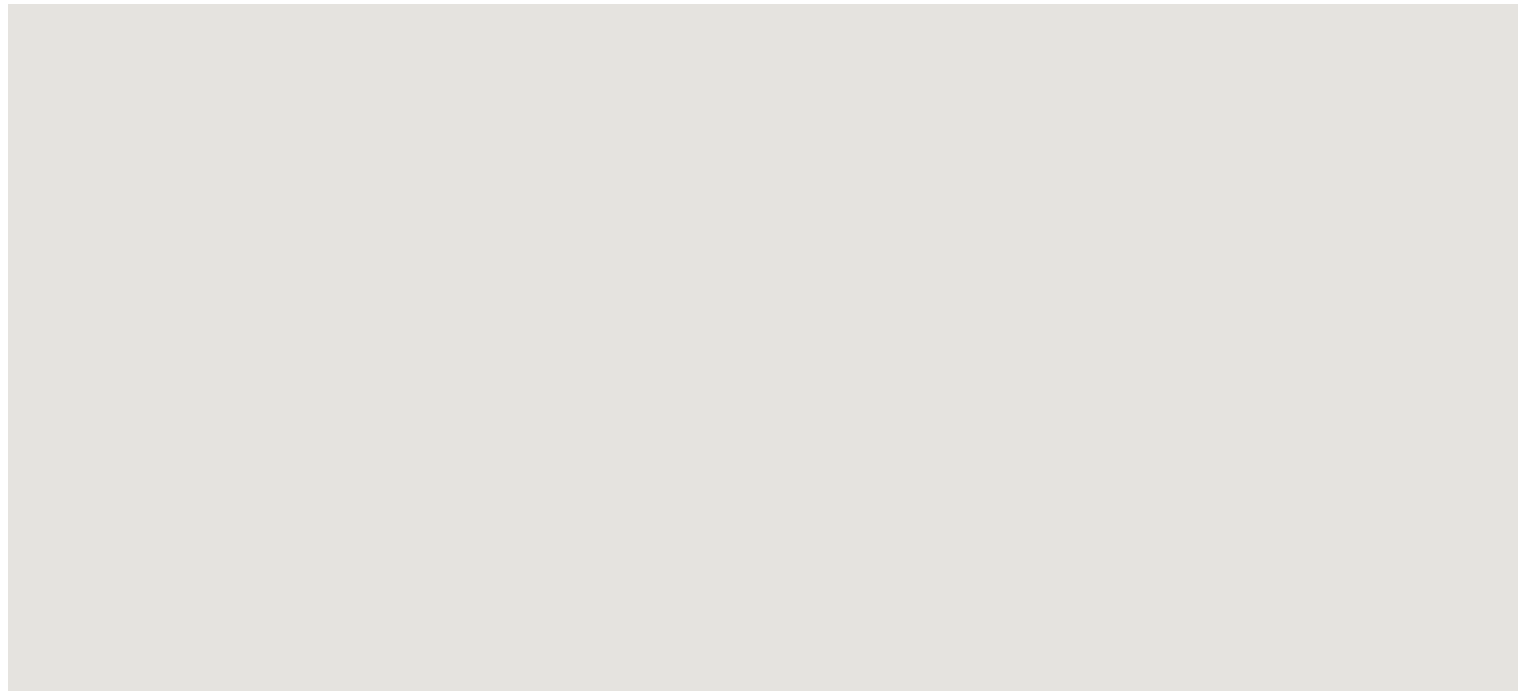
\$8,995,000

4/29/2019

-10.01%

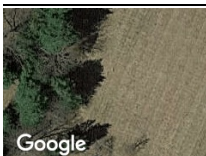

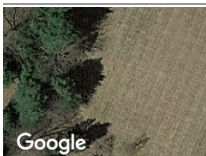

West Wind Hill, a bespoke country estate on 389 acres sits on the crest of a plateau overlooking panoramic protected views. Classic stone and shingle manor house with formal courtyard sited perfectly to experience spectacular sunsets and fairytale mists combined with the utmost in privacy. Access is via a private gated road that winds through trees, past old stone walls with glimpses of open meadow, and serene pond. Spacious rooms perfect for entertaining include a great room with a soaring peaked ceiling and a 20' stone fireplace, sun-filled formal dining room with three exposures, huge Chef's kitchen with a massive stone fireplace and adjoining catering kitchen. Beautiful reclaimed chestnut floors, exquisite detailing and banks of windows and French doors. The paneled library, office and master bedroom suite are located on the first floor in a private wing of the house. Billiard room, complete with mini-kitchen, full bath and adjoining guest bedroom. Second-floor master guest room with soaking tub and deck with views. Two bedroom suites with ensuite bathrooms, charming children's bedroom and an office complete this floor. Lower level with a media room, half-bath, wine tasting room and wine cellar with adjoining prep kitchen. Laundry room, craft room and gym. Beautiful stone steps lead to a stunning pool & pool house with full kitchen & tennis court. Two building maintenance court contains a pumping system for irrigating the lawns and gardens.

Listing Courtesy of KlermReal Estate Inc






Distressed Activity: 2




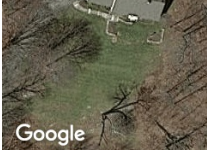
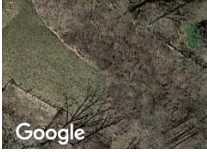
Distressed Activity: 2

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 Google	 OFF MARKET	* Preforeclosure, Notice of Lis Pendens MLS ID: —							
—	433 Kent Cornwall Rd, Unit 15	Condominium Unit (Residential)	3/2	1,730 sq ft	—	—	—	3/28/2019	Preforeclosure
 Google	 OFF MARKET	* Preforeclosure, Notice of Lis Pendens MLS ID: —							
—	433 Kent Cornwall Rd, Unit 16	Condominium Unit (Residential)	3/2	1,944 sq ft	—	—	—	5/21/2019	Preforeclosure

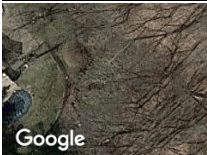











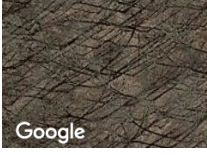

Recently Sold: 17

	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 170195441: 5/15/2019 MLS ID: 170195441								
16 Elizabeth St, Apt 9	Condominium	2/2	1,232 sq ft	—	1974	7/31/2019	\$160,000	\$130
2 bedroom 1 1/2 baths unit walk to town								
Courtesy of Bain Real Estate								
 RECENTLY SOLD • Sold Date: 7/29/2019, MLS Listing 170162929: 2/9/2019 MLS ID: 170162929								
19 Meadow St	Residential	3/2	1,196 sq ft	16,988	2000	7/29/2019	\$270,000	\$226
Spacious 3 bedroom, 2 bathroom Cape with room for expansion on the upper level. First floor master bedroom with bath ensuite and walk-in closet. Newly updated country kitchen. Bonus den/media room in the basement. Hardwood floors throughout. Nice back deck for leisure times and outside dining.								
Courtesy of Bain Real Estate								
 RECENTLY SOLD • Sold Date: 7/2/2019, MLS Listing 170177109: 3/27/2019 MLS ID: 170177109								
13 Tamshell Dr	Residential	3/3	1,886 sq ft	47,480	1979	7/2/2019	\$300,000	\$159
Charming 3 bedroom 2.5 bath home on small quiet cul de sac in Southern Kent. Awesome level lot with privacy in the back and 24 ft. round above ground pool. Updated tiled kitchen with corian counters, subway back splash and stainless appliances. Living and dining rooms with gleaming hardwood floors and bay window. Master bedroom with full updated bath and walk in closet. Lots of crown moldings. Massive lower level family room with brick fireplace and half bath/laundry room. 2 car garage. Great entertaining house with pool and multi leveled back deck. A great opportunity to buy in upscale town with great schools and low taxes!								
Courtesy of Coldwell Banker Residential Brokerage								

Recently Sold: 17 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>4</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/14/2019, MLS Listing 170189373: 4/29/2019 MLS ID: 170189373</div>								
324 Kent Hollow Rd	Residential	2/2	1,488 sq ft	1,237,931	1958	6/14/2019	\$550,000	\$370
<p>Now with two parcels totaling 28.41 acres. A refreshing retreat that is about the joys and beauty of the land an nature and not solely about gourmet kitchens or master suites. Built in the 1960's when communing with nature was a reaction to the suburban culture creep. Unimposing on the land it snuggles into a knoll tucked from the north wind. There are two bedrooms, one with a full bath, a small kitchen and an ample family room. The living room has a fireplace with large glass doors to the deck and views beyond. Oh, and of course there is a hot tub! I said the 1960s. Southern views across a large wetlands, two large beaver ponds and fens teem with wildlife.</p> <p>Courtesy of Bain Real Estate</p>								
<div>5</div> <div>RECENTLY SOLD</div> <div>Sold Date: 5/31/2019, MLS Listing 170134485: 10/22/2018 MLS ID: 170134485</div>								
109 Mountain Rd	Residential	7/7	8,584 sq ft	5,445,000	1989	5/31/2019	\$3,100,000	\$361
<p>Spectacular Mountaintop Retreat with 270 degree views of CT, NY, and MA that are unrivaled in Litchfield County. Sited on 124+/- acres down a long driveway with gated entry. This property offers complete privacy with an extensive trail system, mature woodlands, flat playing fields, treehouse, vineyards, and an expansive lawn perfect for viewing the nightly SUNSETS. Truly exquisite landscaping with meticulously kept cutting, vegetable and berry gardens. Pool, pergola, outdoor dining pavilion, tennis. The interior features an open kitchen/family room area as well as a breakfast room with circular windows out to the view. There is also formal dining with bar and formal living room. Two main floor guest rooms could be combined to form main level master if needed. Large naturally cooled wine room where you can store the wine made with your own vineyards! If you are looking for a country estate with privacy and western views just 1 hour 45 minutes from NYC, this property should not be missed.</p> <p>Courtesy of William Raveis Real Estate</p>								
<div>6</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/4/2019, Public Record MLS ID: -</div>								
11 Chimney Rock Rd	Single Family	3/2	1,514 sq ft	39,640	1953	6/4/2019	\$254,080	\$168
								
<div>7</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/7/2019, Public Record MLS ID: -</div>								
16 Elizabeth St	Condominium Unit (Residential)	2/2	1,232 sq ft	-	1980	6/7/2019	\$192,000	\$156
								
<div>8</div> <div>SOLD</div> <div>Sold Date: 4/30/2019, Public Record MLS ID: -</div>								
26 Green Hill Rd	Single Family	3/3	2,422 sq ft	161,608	1998	4/30/2019	\$595,000	\$246
								
<div>9</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/11/2019, Public Record MLS ID: -</div>								
9 Kelly Dr	Single Family	3/3	2,373 sq ft	61,855	1990	7/11/2019	\$43,750	\$18
								
<div>10</div> <div>SOLD</div> <div>Sold Date: 4/18/2019, Public Record MLS ID: -</div>								
310 Kent Cornwall Rd	Single Family	-/-	-	119,790	-	4/18/2019	-	-
								

Recently Sold: 17 (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: 7/15/2019, Public Record MLS ID: –	Single Family	4/4	1,692 sq ft	177,289	–	7/15/2019	\$390,000	\$230
	 SOLD • Sold Date: 4/12/2019, Public Record MLS ID: –	Single Family	3/3	1,988 sq ft	78,408	1940	4/12/2019	\$430,000	\$216
	 SOLD • Sold Date: 4/2/2019, Public Record MLS ID: –	Condominium Unit (Residential)	2/2	1,201 sq ft	–	1980	4/2/2019	\$265,000	\$221
	 RECENTLY SOLD • Sold Date: 6/17/2019, Public Record MLS ID: –	Condominium Unit (Residential)	2/2	1,225 sq ft	–	1971	6/17/2019	\$210,000	\$171
	 RECENTLY SOLD • Sold Date: 5/28/2019, Public Record MLS ID: –	Duplex	2/2	1,365 sq ft	19,166	2010	5/28/2019	\$340,000	\$249
	 RECENTLY SOLD • Sold Date: 5/16/2019, Public Record MLS ID: –	Single Family	2/1	789 sq ft	314,068	1900	5/16/2019	\$105,000	\$133
	 RECENTLY SOLD • Sold Date: 7/9/2019, Public Record MLS ID: –	Single Family	2/3	1,344 sq ft	379,843	2001	7/9/2019	\$520,000	\$387




Expired Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
1 RECENTLY EXPIRED • MLS Listing 170160849: 2/1/2019 MLS ID: 170160849								
365 Kent Hollow Rd	Rental/Lease	5/3	3,516 sq ft	86,248	1977	\$5,000	7/31/2019	—
AVAILABLE @ \$5,000 per month thru Memorial Day. Endless Views in South Kent. Light filled rooms and expansive living spaces. Open chef's kitchen with counter seating, dining area and fireplace. Living room with fireplace and media room. Newly painted and updated. Minutes to the many shops and eateries in Kent Center and Villages of Washington. State parks land trust hiking trails nearby. Also available July 2019 @ \$17,000. Tenant pays for weekly pool and lawn care. <i>Listing Courtesy of William Raveis Real Estate</i>								
2 EXPIRED • MLS Listing 170120857: 9/1/2018 MLS ID: 170120857								
41 Johnson Rd	Residential	2/3	1,734 sq ft	12,632	1920	\$269,000	6/1/2019	\$138
Location, Location, Location - Kent Contemporary - secluded, peaceful setting yet minutes to town restaurants, shopping and library. Features large open living/family rooms, galley kitchen with 2 sinks, three season porch on main level with bay window overlooking great open space toward the Housatonic River and beyond. And check out the inviting three season porch upstairs - ready for entertaining; a second living room and loft. A privacy fence surrounds the entire property. Property is located on a private road. The "Johnson Road Association" was established on April 5, 1994 among the 4 property owners regarding maintenance of the road. New Gas Boiler installed 2/2018 on main floor, New Electric Panel installed 2/2018 on main floor, New Roof 3/2018, New Septic Tank 2009 <i>Listing Courtesy of William Raveis Real Estate</i>								
3 EXPIRED • MLS Listing 170067554: 4/2/2018 MLS ID: 170067554								
71 Gorham Rd	Residential Land	—	—	236,530	—	\$130,000	3/22/2019	—
Beautiful 5.43 acres of lightly wooded land located in an area of luxury homes. Great year round location or weekend getaway! Approved 4 bedroom septic. Close to ski mountains, NY and MA!! A MUST SEE!! Plot plan with home, well and septic location available. Approx. 2.5 hours to NYC <i>Listing Courtesy of William Raveis Real Estate</i>								

Expired Listings: 5 (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 170059470: 3/8/2018 MLS ID: 170059470</div>								
21 Meadow St	Residential	4/3	1,760 sq ft	12,632	1998	\$299,999	3/8/2019	\$170
<p>Well maintained Colonial has been lovingly cared for by its original owners! The floor plan has a nice flow with a comfortable living room & spacious dining room that is open to the kitchen. Main level half bath and laundry area next to the entrance to the attached 2 car garage. All hardwood floors on main level and sliders from the dining room to the backyard deck. 4 bedrooms on the upper level including a large master suite with full bath. Oil heat, city water & city sewer. This home sits at the end of the cul de sac and is centrally located and within walking distance to Kent Elementary, Kent School & Kent center!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>5 EXPIRED</div> <div>MLS Listing 170064542: 4/28/2018 MLS ID: 170064542</div>								
Kenmont Rd	Residential Land	—/—	—	2,657,160	—	\$625,000	2/23/2019	—
<p>Magnificent Western VIEWS of the Shawangunk Mountains (THE GUNKS) and Northwestern VIEWS of the Catskills. Shawangunk Ridge in the State of New York extends from the northernmost point of New Jersey to the Catskill Mountains and is the easternmost ridge of the Appalachian Mountains. LAND Package comprised of 2 lots. 34.38 ACRES and 26.66 ACRES. (LOT 137 & 141 from tax map). Good House Site and Barn Site. Ridge Line runs North-South. Driveway roughed in and has base material—just scrape & top dress or pave. Access off Town Dirt Road. TAXES currently held in 490.</p> <p><i>Listing Courtesy of Fazzone & Harrison</i></p>								

Recently Leased: 3

	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: 8/9/2019, MLS Listing 170211567: 6/28/2019 MLS ID: 170211567								
80 N Main St, Unit 9	Rental/Lease	2/2	1,200 sq ft	—	1980	8/9/2019	\$2,000	\$2
Spacious light filled first floor condo - living room/dining room combination. The fireplace is decorative only. Screened in porch. Two large bedrooms, two bathrooms. Foyer. detached one-car garage. This in-town location is perfect for restaurants and shopping - just a few minutes to Metro North into NYC. Skiing at Mohawk Mountain, boating on Lake Waramaug. <i>Courtesy of Bain Real Estate</i>								
 RECENTLY LEASED • Leased Date: 6/25/2019, MLS Listing 170182072: 4/9/2019 MLS ID: 170182072								
80 N Main St, Unit 17	Condo	2/3	1,624 sq ft	—	1987	6/25/2019	\$1,900	\$1
Sought After -KENT HILLS- END UNIT! IMMEDIATE OCCUPANCY AVAILABLE - full year or 6 months MINIMUM. Front Deck w/Views of Hills/Private back deck overlooks waterfall. Largest Townhouse Unit in Complex. Light & Bright - Freshly painted. Loads of closets. Living Room w/fireplace & sliders to front deck. Dining Room w/slider to back deck. 2 large bedroom suites, each with full bath. Half bath on ML. Fully Appliance. Pull down attic. Attached oversized Garage w/extra storage. Subject to rules and regs of Kent Hills Condo Association. Walk to Town & Shopping. Efficient Unit, recent energy audit. NEW furnace, AC, water heater, washer/dryer, some new windows, and doors. Private Unit - good for both full time or weekend use. <i>Courtesy of Fazzone & Harrison</i>								
 OFF MARKET • Leased Date: 5/13/2019, MLS Listing 170192310: 5/7/2019 MLS ID: 170192310								
128 Segar Mountain Rd	Residential Land	5/3	2,851 sq ft	97,138	1988	5/13/2019	—	—
This is an interior lot in a Triangle shape. It has a shared driveway with 128B. There is a 5 Bedroom septic on property and a well. The home had a fire, and this property is being sold as is. <i>Courtesy of Coldwell Banker Residential Brokerage</i>								

Open Houses: 2



1 FOR SALE

New, Active: 8/12/2019 MLS ID: 170224306

46 Elizabeth St

Residential

2/2

1,434 sq
ft

8,712

8/12/2019

\$310,000

8/15/2019

12:00PM-
2:00PM

This one is loaded with charm. Home of the famous children's book author Judi Barrett, the house shows an artist's touch throughout. Wood floors are beautiful and the condition of the home is spotless! Yes, here is a fireplace in the living room for winter pleasure and central AC for the summer's comfort. Add a spacious cook's kitchen and a luxurious master bedroom and you have a very sweet home that's located in the middle of everything. You won't find one cuter than this!

Listing Courtesy of Bain Real Estate

2 FOR SALE

Active: 4/10/2019 MLS ID: 170182115

56 Elizabeth St

Residential

5/4

3,026 sq
ft

13,068

4/10/2019

\$405,000

8/15/2019

11:30AM-
1:30PM

Picture perfect in-town home that offers old world charm plus upgraded modern comforts. 1928 Dutch colonial with maple flooring, original built-ins and dental worklaced fireplace. Modernized in 2001 with a large country kitchen with sliders to the backyard. A spacious family room with fireplace, French doors opening to the deck. Formal dining room with a bank of windows. Full main level guest suite plus 4 bedrooms on the 2nd floor. Quiet office with built-in book case with secret compartment. Master boasts generous walk-in closet and sumptuous spa-inspired bathroom. Lower level game and exercise room with oodles of storage. Easy living! Eastern facing home that is one of the first houses on the street is positioned to garner all the morning sun. Western sunset views over Mt. Algo are stunning. Town fields and Housatonic River offer great walks, cross country skiing and watching wildlife all in the heart of the village. Across from the K-8 school and easy stroll into downtown Kent. Guest suite offers a full ADA compliant bathroom with shower, heated tile flooring, separate washer/dryer and can be used for guests and for in law space. Built in 2009. Outdoor shower, playhouse, fire pit and tree house shed. Owner/Broker

Listing Courtesy of Bain Real Estate

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

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