

## MARKET ACTIVITY REPORT

# Roxbury, Connecticut



Presented by  
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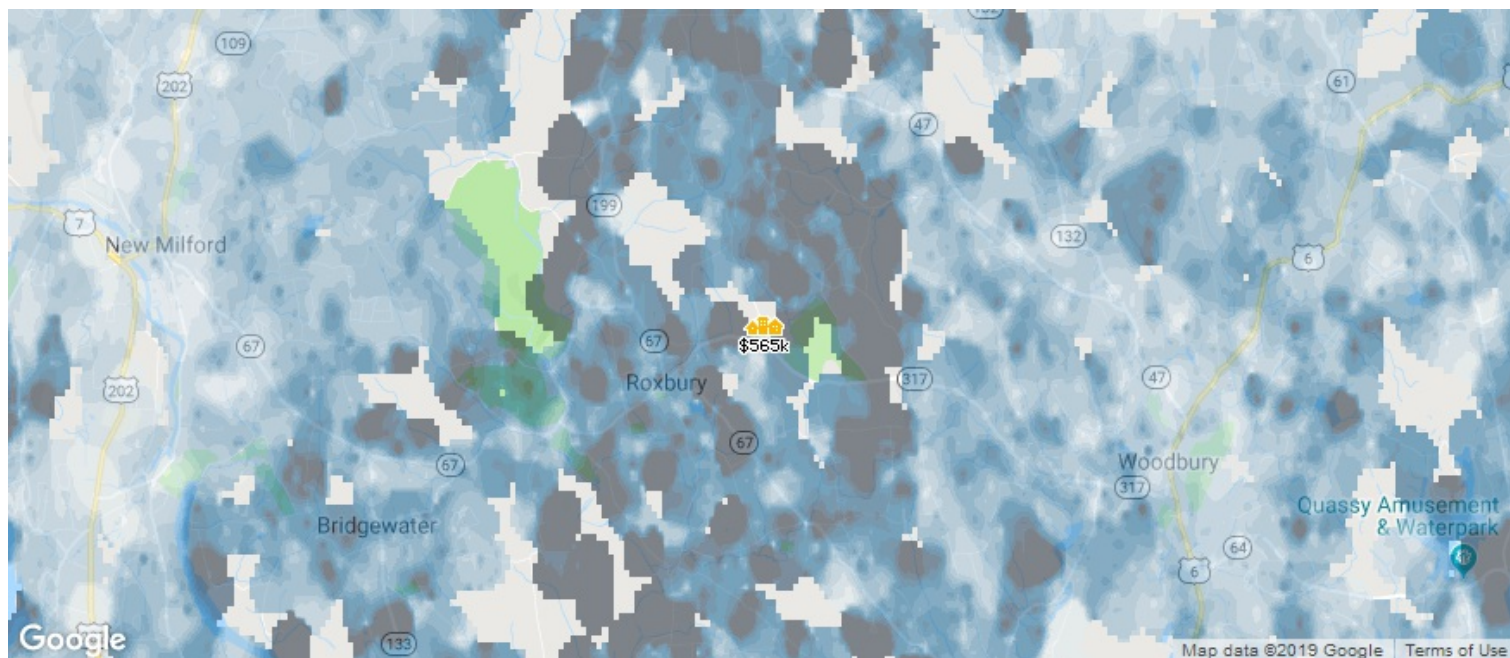
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### Connecticut Real Estate

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06787  
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# Roxbury, 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

**\$565K**

Updated: 7/31/2019

Change Over  
Last Month

↑ **1.04%**

Change Over  
Last Quarter

↑ **1.04%**

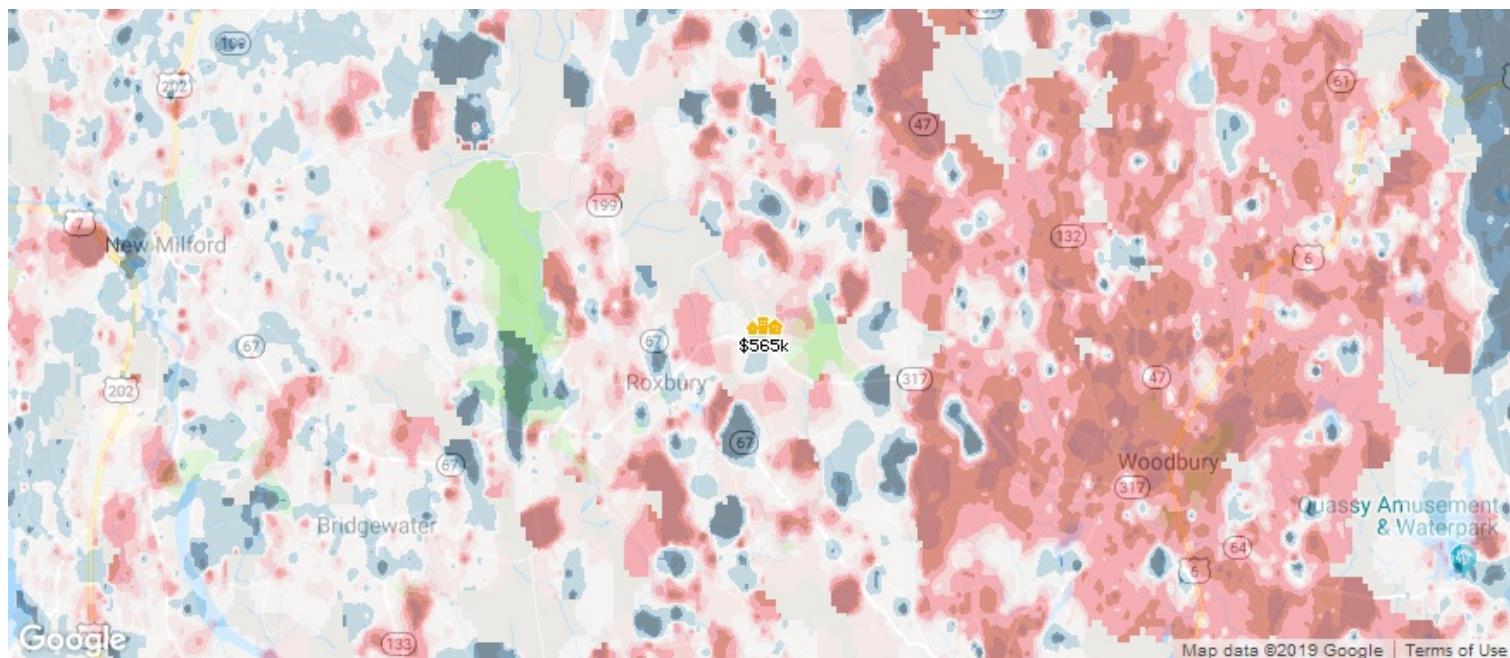
Change Over  
Last 12 Months

↑ **20.94%**

*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.*

# Roxbury, 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

**\$565K**

Updated: 7/31/2019

Change Over  
Last 12 Months

**20.94%**

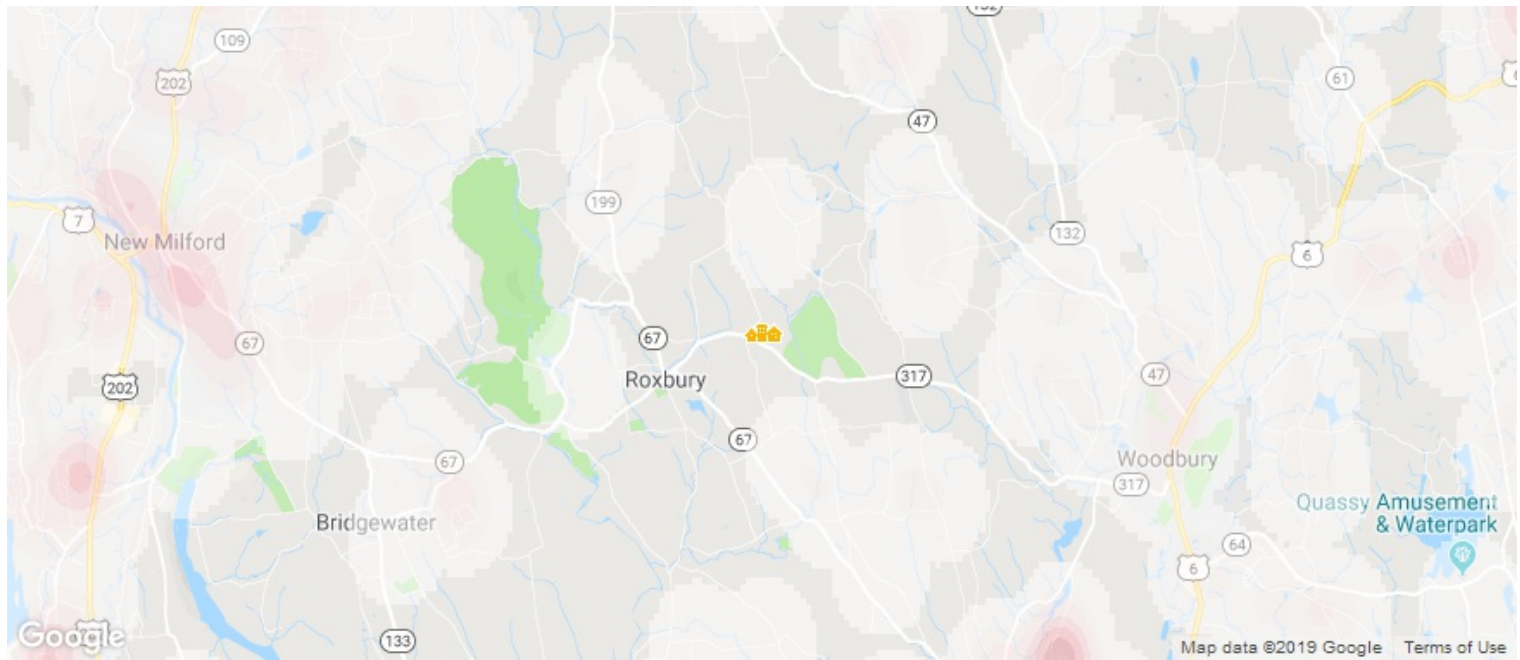
Change Over  
Last 36 Months

**9.49%**

*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.*

# Roxbury, 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

**6**

Updated: 8/14/2019

# of  
Pre-Foreclosures

**2**

# of  
Foreclosures

**4**

# of  
Short Sales

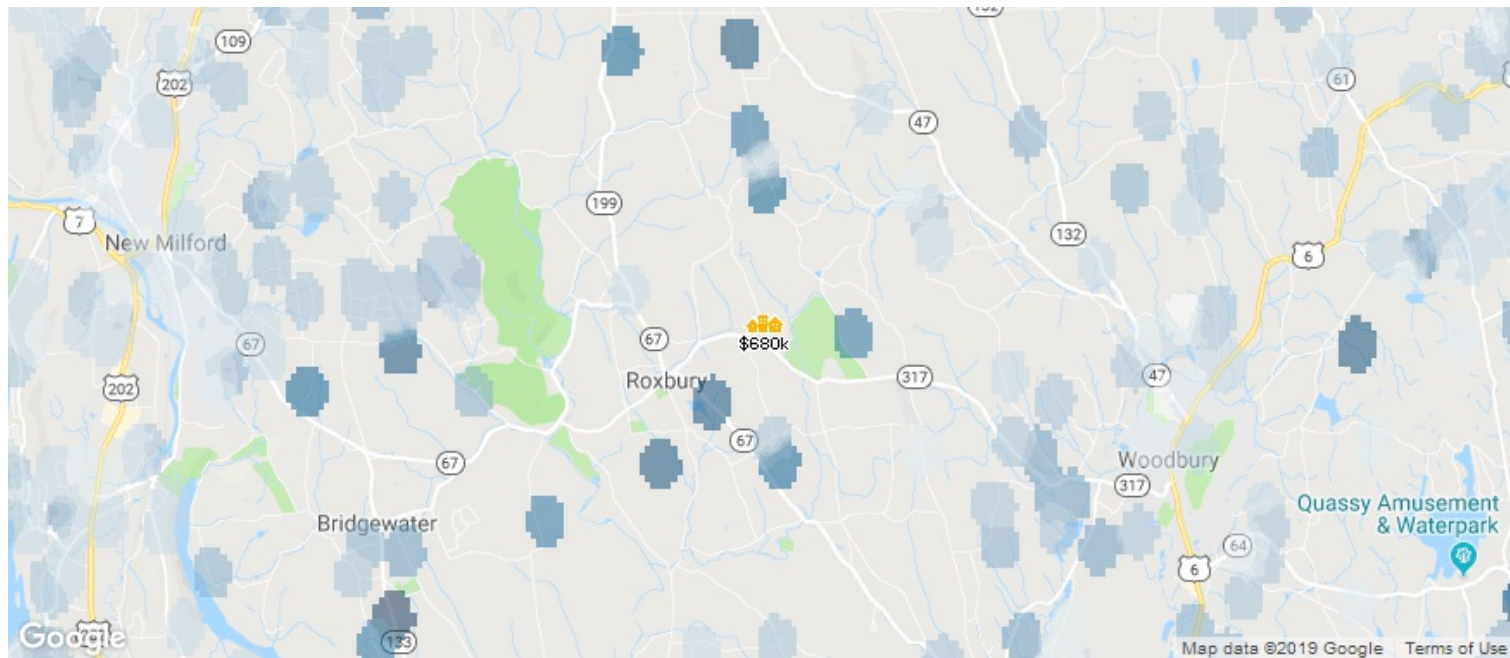
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*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/14/2019.*



# Roxbury, 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

**\$680K**

Updated: 6/30/2019

Change Over  
Last Month

**↑ 142.86%**

Change Over  
Last 12 Months

**↓ 23.51%**

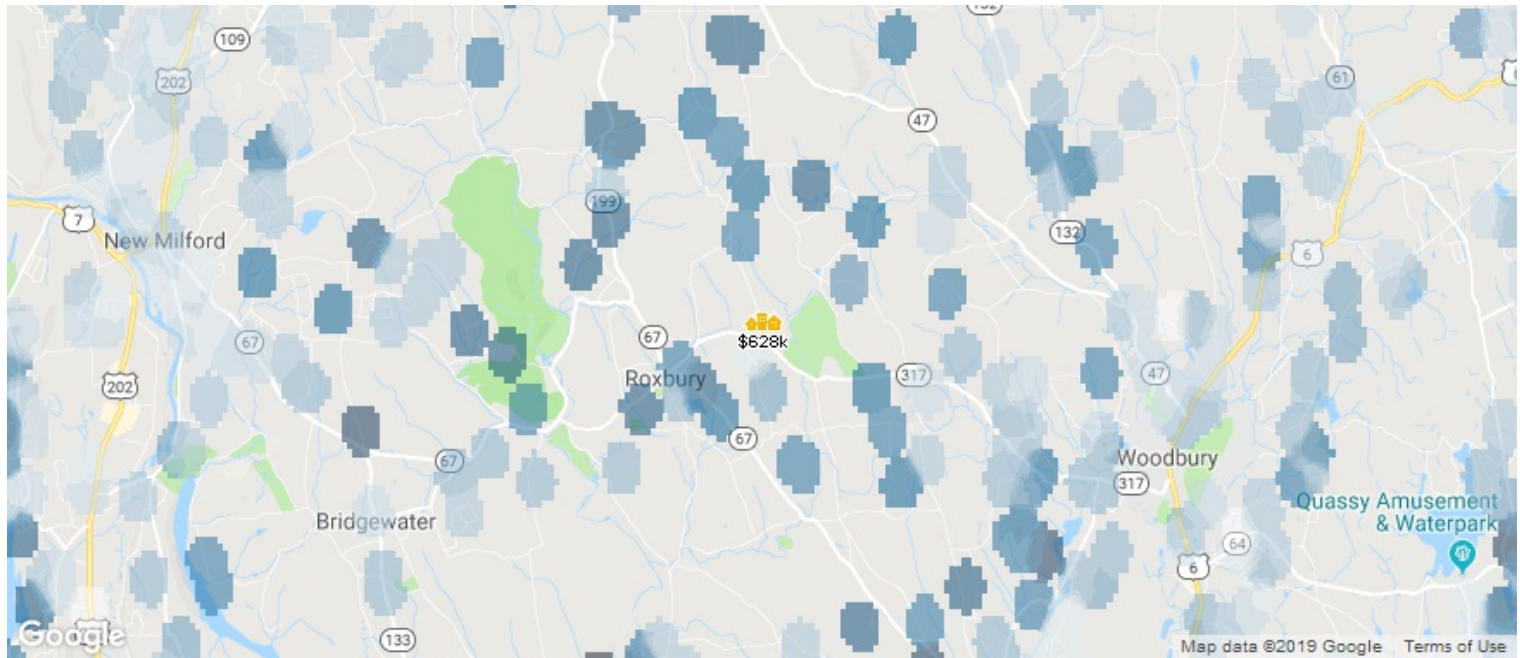
Change Over  
Last 24 Months

**↑ 16.34%**

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

# Roxbury, Connecticut

## Market Snapshot: List Price



<\$100k      \$500k      >\$5m

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

**\$628K**

Updated: 6/30/2019

Change Over  
Last Month

↑ **11.56%**

Change Over  
Last Quarter

↓ **7.24%**

Change Over  
Last 12 Months

↓ **3.31%**

Change Over  
Last 24 Months

↑ **13.17%**






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:** Roxbury, 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	36	6	28	3	25
Low Price / Value	\$95,000	\$309,900	\$109,000	\$819,690	—
Median Price / Value	\$549,500	\$599,450	\$549,450	\$819,690	\$600,000
High Price / Value	\$4,750,000	\$819,690	\$1,495,000	\$819,690	\$4,000,000
Average Price / Sq. Ft.	\$255	\$171	\$223	\$148	\$252
Median Price / Sq. Ft.	\$210	\$178	\$200	\$148	\$187
Average Days in RPR	89	227	317	7	120
Median Days in RPR	82	118	172	—	—
Total Volume	\$31,334,900	\$3,452,490	\$16,785,200	\$819,690	\$18,531,613

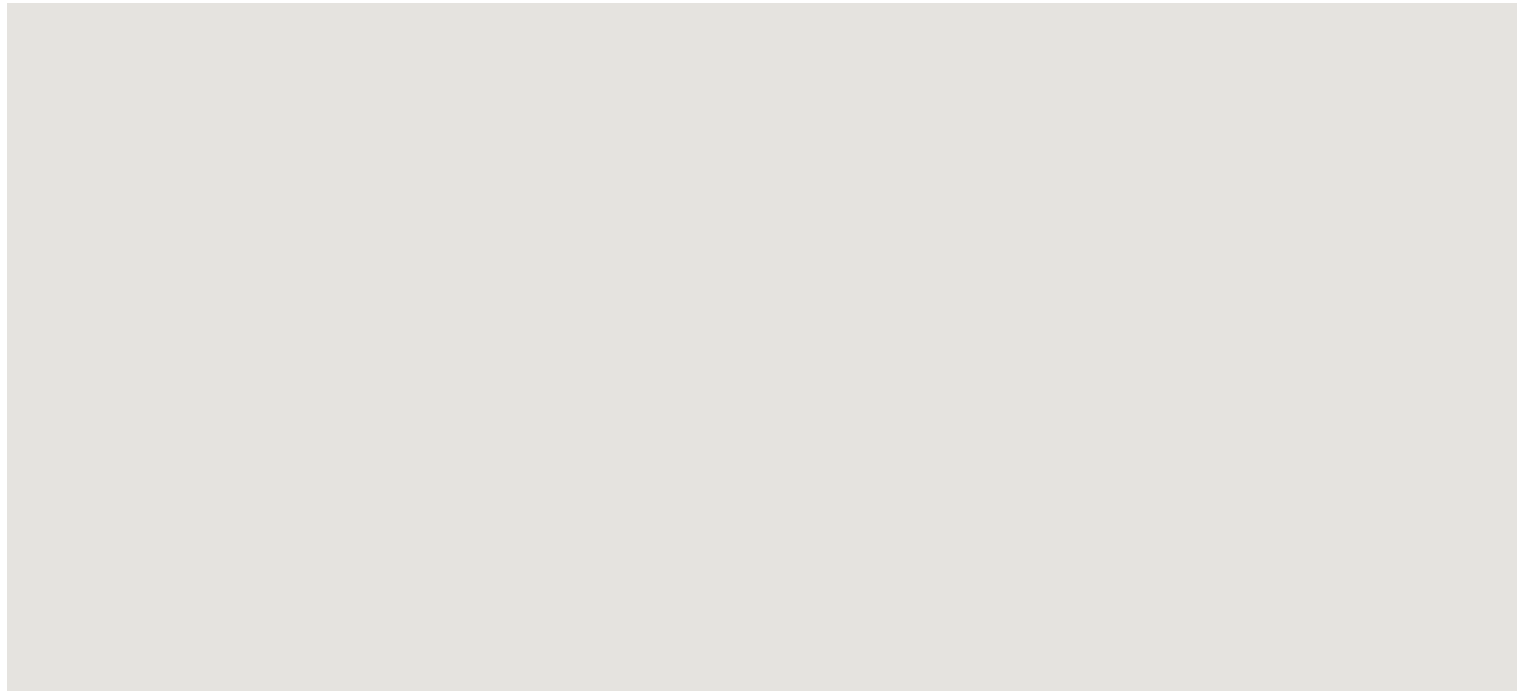


### Market Activity Summary Stats (cont.)

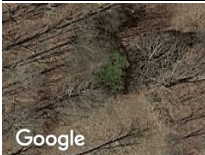


**Search Criteria** | **Location:** Roxbury, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, 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	5	4	10	1
Low Price / Value	\$525,000	\$1,700	\$1,600	\$1,475,000
Median Price / Value	\$1,029,000	\$5,425	\$193,125	\$1,475,000
High Price / Value	\$1,590,000	\$9,000	\$452,730	\$1,475,000
Average Price / Sq. Ft.	\$233	\$2	\$113	\$451
Median Price / Sq. Ft.	\$224	\$2	\$60	\$451
Average Days in RPR	201	29	134	3
Median Days in RPR	192	12	79	3
Total Volume	\$4,172,999	\$21,550	\$1,707,860	\$1,475,000








# Roxbury, Connecticut













New Listings: 36

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 * Active: 3/29/2019 MLS ID: 170177162							
	67 Mallory Rd	Residential Land	—	—	557,568	—	3/29/2019	\$385,000
Large Approved Building Lot in private hilltop setting with big view potential on Quiet Town Road In Southern Roxbury. Open Level Meadow With Stone Walls. View potential to Golden Harvest and Painter Hill. Land Trust on 2 sides. Recent Perc And Deep Tests. Driveway Approved and roughed in with deep stone base. Ready to build! Owner/Broker <i>Listing Courtesy of Klemm Real Estate Inc</i>								
	 * New, Active: 8/1/2019 MLS ID: 170221960							
	222 Good Hill Rd	Residential	4/2	2,486 sq ft	331,056	1860	8/1/2019	\$465,000 \$187
HOLLYWOOD HISTORY IN THE LITCHFIELD HILLS Feel the history of Hollywood when you step up to this original 4-bd 2-ba antique in the rolling hills of Roxbury. Marilyn Monroe, Arthur Miller and other movie legends have spent time here, sipping on hard cider brewed by early owner Percy Beardsley. Most recent owner is screenwriter David Shaber, famous for classic films The Warriors and The Hunt for Red October, the latter of which was written right on these grounds. Wander out back into the little red barn which was Shaber's writing studio, with authentic barnwood interior, cozy reading loft and working stone fireplace. You'll feel plenty of peace and inspiration as you hike 7.5 usable acres of the property, occupying both sides of Good Hill Road to allow for total control over your privacy. (Plots deeded separately.) Read all of your favorite books as you cozy up to three unique fireplaces in the main house. Take note of authentic 19th Century details like the summer kitchen with brick bread oven and hidden trap door leading to the original well. (New well dug up the hill in recent times) And don't miss the one-of-a-kind, decorative wrought iron fence out front, originally surrounding the Roxbury town monument on Church Street before being brought to its final home here in front of 222 Good Hill Road. Don't miss this opportunity to get tranquility and charm steeped in Hollywood history at a TLC price! <i>Listing Courtesy of William Raveis Real Estate</i>								







### New Listings: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	* Active: 4/15/2019 MLS ID: 170183199						
<b>10 Battle Swamp Rd</b>	Residential	4/3	2,016 sq ft	355,014	1985	4/15/2019	\$620,000	\$308
Roxbury A Beautiful Equestrian Community. Here Is Your Opportunity To Be Part Of It.. Charming And Very Well Maintained 4 Bedroom 2 1/2 Bath Georgia Log Home Sitting On A 8 + Acres. Beautiful Woodwork In The Home With Hardwood Floors. Updated Kitchen and Bathrooms. New Primary Driveway Is Accessed From Wakelee Road Right Off Route 199. Property Has Everything The Equestrian Needs. Riding Ring, Up To 6 Stalls, Tact Room, Viewing Room, 5 Paddocks,. Access To Easement For Riding Trails & Dirt Roads For Miles. Detached Garage With Workshop. This Is The Former Home Of The Shepaug Valley Pony Club. New Shepaug Agriscience Program At Region 12 School. Just Minutes Away.								
Listing Courtesy of Coldwell Banker Residential Brokerage								
	 <b>FOR SALE</b>	* New, Active: 8/11/2019 MLS ID: 170225054						
<b>294 Painter Hill Rd</b>	Residential	3/5	3,268 sq ft	196,891	1988	8/11/2019	\$1,475,000	\$451
Newly built colonial with privacy and views located in an excellent area of Roxbury. Done to perfection with white oak floors throughout, carrara marble counters, farmer's sink and all bedrooms en suite with one on the main level. Plimpton Hill fixtures, period hardware, hand made & cut brick fireplace. Lower walkout level with family room, full bath, laundry hookup and pool room. Heated Gunite pool, whole house generator, detached 2 car garage and clean energy efficient propane heat and central air.								
Listing Courtesy of KlermReal Estate Inc								
	 <b>FOR SALE</b>	* Active: 2/21/2019 MLS ID: 170165111						
<b>67 Hemlock Rd</b>	Residential	3/3	2,778 sq ft	151,153	1986	2/21/2019	\$404,900	\$146
Expanded saltbox reproduction with all the quintessential New England charm! Redclaimed wood ceilings, clawfoot bathtub and rustic wood floors give this home the character of antique with the efficiency and low maintenance of modern construction. First floor allows for an office or guest bedroom plus living room with stone fireplace, renovated kitchen with granite counters and enclosed porch dripping with sunlight. Upstairs has three bedrooms including a master suite with private sitting room, jacuzzi tub and dual walk-in closets. Keep your daily driver in the attached two car garage and store your summer vehicle and lawn equipment in the detached two car garage. Replaced windows, new maintenance free window trim, and an overall solid feel that reflects pride of ownership and years of meticulous maintenance. Location affords the serene setting you have been looking for just a mile from the center of Roxbury - home to rolling farms, tractor parades and pre-Civil war era homes.								
Listing Courtesy of Real Living Scalzo Group Real Estate								
 <b>FOR SALE</b>	* Active: 6/10/2019 MLS ID: 170204086							
<b>28 Old Ln</b>	Residential	5/4	3,935 sq ft	460,429	1981	6/10/2019	\$634,900	\$161
Wonderful setting for this custom built property on over 10 acres and more then 3900 square feet of living space in the tranquil town of Roxbury. The property was built with efficiency in mind with passive solar technology, solar panels that are owned and concrete framing to keep utility bills to a minimum. The interior features a beautiful open floor plan, large windows that allow the natural light to pour in, and one of a kind cherry wood work in the kitchen, doors and throughout the properties mill work. With a first floor master and possible in law set up this property offers plenty of flexibility. The grounds are breathtaking with rolling hills, stone walls, and plenty of privacy. The detached two car garage and loft apartment (with 600 square feet included in total square footage) cost the owner over 150k to build and includes a 1 BR apartment. Schedule your showing today to experience all this property has to offer.								
Listing Courtesy of Century 21 AllPoints Rty								

### New Listings: 36 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   <b>FOR SALE</b> </div> <div>           • New, Active: 7/17/2019    MLS ID: 170217173         </div>								
<b>16 South St</b>	Residential	4/2	2,353 sq ft	161,607	1888	7/17/2019	\$410,000	\$174
<p>Idyllic antique colonial on 3.71 lovely acres features two barns and is waiting to welcome home its next owner. This in-town location allows you to stroll to the market for your morning coffee or walk to the library to pick out a good book. Light and bright with hardwood floors throughout and generous sized rooms, this great house just needs your finishing touches to bring it back to its 1888 glory with all its charm and character. The enclosed front porch offers two entrances to the house with stained glass doors, making it the perfect setup for a home office or possible business. The two large two-story barns would welcome a craftsman, woodworker or hobbyist. An additional wood shed adds to the charm of the property. Upgrades include windows, central air, electrical and heating systems. The first floor of this wonderful home has several options for room usage which includes living room, kitchen, dining room, den, office and a powder room. The split staircase leads to upstairs where you will find 4 bedrooms and a full bath. Walkup attic provides lots of additional storage as does the full basement. The back entrance has both a mud room as well as an additional area off the kitchen to hang coats and leave your muddy boots. Look out the back for lovely long views of the yard and gardens. Close proximity to Washington, New Preston and Lake Waramaug and only 90 minutes to NYC! Come feel the peace and tranquility of this great property and the beauty that is Roxbury.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   <b>FOR SALE</b> </div> <div>           • Active: 2/26/2019    MLS ID: 170165879         </div>								
 <b>155 E Flag Swamp Rd</b>	Residential	4/3	4,342 sq ft	225,640	2005	2/26/2019	\$559,000	\$129
<p>Our beautiful Litchfield County home sits on 5.18 acres in a private setting bordering state conversation property. This spacious Colonial offers three levels of living and views of mother nature from every window. Our lower level offers a two car garage, spacious mud room, office/gym room and storage area with mechanicals. The Main level of living is stunning with an open staircase and foyer, maple flooring, family room with french doors leading to deck, propane fireplace, beams, crown molding, eat in kitchen with double ovens, five burner stove, granite island, stainless steel, french doors leading to a stone patio, formal dining room, laundry room and half bath. Upper level is complete with plenty of hallway closets, master suite and three other bedrooms, full bath and views of mother nature. The home also features central air, central vac, security system, driveway warning alarm, full house generator with a separate 500 propane tank. Nestled in the country with a 10 minute drive to I-84 and low taxes.</p> <p><i>Listing Courtesy of Carey &amp; Guarrera Real Estate</i></p>								
<div>   <b>FOR SALE</b> </div> <div>           • Active: 3/7/2019    MLS ID: 170165118         </div>								
<b>32 Judge Rd</b>	Residential	4/4	5,367 sq ft	290,545	1989	3/7/2019	\$1,100,000	\$205
<p>Just 90 Minutes from NYC this stone and clapboard home is sited in the highly desirable Golden Harvest area with 270 degree VIEWS over the Shepaug River Valley and hundreds of acres of protected land. Enjoy complete privacy with light filled rooms, floor-to-ceiling windows, vaulted ceilings and a screened porch which overlooks nearby farmland. Enjoy outdoor entertaining with a built in grill on the expansive wrap around deck which overlooks the gorgeous Gunite pool. This architect designed home is set up for easy living with an open concept plan, atrium art gallery space, French doors to the outdoors, and 4 wood burning fireplaces. The family room features a stone fireplace, built-ins, wet bar and opens to the spacious kitchen w/ granite counters, new 48 inch gas range and stainless appliances. The master suite features a luxurious master bath and walk in closet. Upstairs, three additional bedrooms overlook the treetop views, while the finished lower level offers more space to gather with a game room, media room and gym.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>   <b>FOR SALE</b> </div> <div>           • Active: 6/18/2019    MLS ID: 170207566         </div>								
 <b>6 Schoolhouse Rd</b>	Residential	4/4	3,600 sq ft	162,914	1795	6/18/2019	\$1,250,000	\$347
<p>A quintessential restored antique Roxbury, CT. home with numerous original features nestled amid the Styron, Matthau, Wdmark and Miller preserves (720 contiguous acres with trail network). Exuding charm at every turn and surrounded by mature specimen trees, flowering perennials, stone terraces and hidden gardens, this gem offers serenity and complete privacy in intimate park-like settings. Outbuildings include a studio with half bath; as well as a pool house with a bath, His and Hers showers and an attached solarium. Among the many distinguishing features of this 4 bedroom, 3 1/2 bath country home are 3 vintage fireplaces (one with beehive oven), exposed hand hewn beams, wide board hardwood floors, wood paneling, original hardware, 12 over 12 windows and built in shelving. Finished walk up attic with exposed beams and full bath. Systems and mechanicals are updated including A/C, plumbing, heating, electric system (incl. a generator) and pool equipment. Simply sensational!</p> <p><i>Listing Courtesy of Kierm Real Estate Inc</i></p>								

### New Listings: 36 (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: 7/17/2019 MLS ID: 170216895							
	18 Falls Rd	Residential	6/7	6,800 sq ft	419,918	1977	7/17/2019	\$4,500,000 \$662
Stunning Compound with 200 +/- feet of Shepaug River frontage, this property simply has it all! Long private gated driveway & flat usable open land. Fish from your own back yard! 5-6 bedroom main house w/ gourmet eat-in kitchen opening to vaulted family room w/ cupola. Main & 2nd floor master bedrooms, finished lower level with gym, sauna, and meticulous storage areas. Attached in-law apartment with full kitchen. Large covered porch, French doors from every room leading to multiple terraces & professionally landscaped gardens. 2 car attached garage. Gunite Pool & Jacuzzi with oversized blue stone terrace. Glorious fully outfitted Pool/Guest House with full kitchen, bath, changing rooms, pergola & outdoor fireplace. Uber chic Party Barn/game room w/ guest room, 1.5 baths, full kitchen, vaulted ceiling, double sided stone fireplace & 1 car garage. Generator. Completely Luxurious Perfection!								
Listing Courtesy of William Raveis Real Estate								
	• New, Active: 7/30/2019 MLS ID: 170221313							
	52 Garnet Rd	Residential	2/1	1,008 sq ft	136,342	1975	7/30/2019	\$351,000 \$348
Beautiful log cabin style home located in a highly desirable area of Roxbury, luxury million dollar homes in close proximity! This home sits on 3+ acres of wooded land, offering total privacy. The main level features a spacious living room with a wood burning stove, great for those cold winter days. Also on the main level are the kitchen, 1 bedroom & full bath. The loft area overlooks the living room, and provides plenty of additional living space. Head downstairs, to the partially finished basement. The 1-car barn provides a great workplace area & plenty of storage. This home provides the ultimate privacy!								
Listing Courtesy of Coldwell Banker Res Brokerage								
	• Active: 3/25/2019 MLS ID: 170176306							
	44 South St	Residential	3/4	3,450 sq ft	268,765	1792	3/25/2019	\$1,495,000 \$433
Beautiful Roxbury Antique - Picture perfect CT home from 1700's renovated to today's standards with lots of charm. Once a historic writer's retreat, recently used in film shoots. 3 bedroom main house + large guest house, separate office barn and newer garage/gym barn. The separate guest house encompasses an additional 1000 square feet. The studio offers another 722 square feet and features antique beams from the original barn. Main house has luxurious high end kitchen, sun room, stone terrace. Private pool area with an adjacent outdoor shower. Large, level lawn on 6 +/- acres is nestled between 2 ponds. Walk to Library and town park, Booth School, Senior Center. Some fixture exclusions - ask listing agent.								
Listing Courtesy of William Raveis Real Estate								
	• Active: 5/4/2019 MLS ID: 170196175							
	60 E Woods Rd	Residential	4/4	2,416 sq ft	304,920	1980	5/4/2019	\$484,900 \$201
Enjoy peaceful privacy on 7 acres in this beautifully presented 4-bedroom, 3 1/2 bath Farmhouse set back out of sight of the road. Spacious rooms include large Living Room with vaulted ceiling, Dedicated Dining Room, Office, Family Room and handsome Kitchen all set in an open, flowing floor plan just right for easy living and entertaining. Step out onto the gracious deck under the awning. Everything you see is part of the property, from the spreading lawn, stonewall and gardens, to the large pond and woodland surrounding it. Toward the back of the property is a large barn which can accommodate horses or many other activities. A quintessential Roxbury setting with no neighbor in sight, yet still convenient to shopping and just 15 minutes from I-84. Roxbury is known for its beauty, proximity to NYC, and low taxes! This remarkable home has been meticulously maintained and is ready to move into.								
Listing Courtesy of Kierm Real Estate Inc								
	• Active: 7/2/2019 MLS ID: 170186014							
	18 Bacon Rd	Residential	4/4	4,192 sq ft	163,350	1987	7/2/2019	\$349,900 \$83
NEW PRICE... Sprawling 10 room, 4216 SF home built in 1987! What a price for this size of a home in Roxbury. Needs work to bring it back to an amazing property. This property is eligible under the Freddie Mac First Look Initiative thru 07/23/19. Investor offers would be eligible for review & acceptance on 07/24/19. See agent remarks on offer submission. Property to be sold in as-is condition.								
Listing Courtesy of COLDWELL BANKER CALABRO								



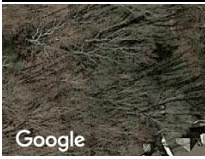

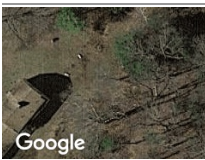







### New Listings: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/17/2019</i> <i>MLS ID: 170196955</i> </div>								
<b>33 Rocky Mountain Rd</b>	Residential	4/3	2,584 sq ft	198,633	1966	5/17/2019	\$549,000	\$212
<p>Bucolic Roxbury. Lovely Litchfield County retreat. Under 2 hrs to Manhattan makes this town a great place to escape to and call home. Home was built in 1966 - purchased by this owner in 2008 and let the renovations begin! New roof, windows, deck, clearing of the trees for a wonderful distant view and fabulous sunsets and pond view across the street. Still some finishing work to be done, but a bright new white, granite &amp; stainless kitchen that opens to a cozy sitting room, three fabulous luxury baths w high end finishings two w soaking tubs, one w frameless glass, marble &amp; stone (must see pics). Large banks of windows, one wall of glass in the dining room and one in the family room. Living room is front to back w stone fireplace, coffered ceiling and French doors to the newer 30x20 cabled decking. Great space to entertain, level yard can accommodate all the yard games and a pool! Years gone by this home housed a Real Estate office in the now dining room w small kitchenette and back stairs up to 4th BR. Could be perfect set up for older children or in laws. Hardwood on both levels. Master bedroom suite is 23 x 15. Perfect size for year round or weekend get away's - short walk to the Hurlburt town park - rent the pavilion for extra large gatherings!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 7/10/2019</i> <i>MLS ID: 170213840</i> </div>								
<b>77 Flag Swamp Rd</b>	Residential	4/6	12,265 sq ft	1,844,766	2001	7/10/2019	\$4,750,000	\$387
<p>Major Country Compound: Long driveway leads to a parklike setting and a magnificent large converted barn featuring slate roof, exposed hand-hewn antique post &amp; beams, fantastic light and long western views. Spectacular Great Room with floor-to-ceiling fieldstone fireplace, double-height plus vaulted ceiling &amp; French doors to large flagstone terrace. State-of-the-art eat-in Kitchen / Family Room, built-in Woodstone pizza oven and Butler's Pantry. Formal Dining Room with French doors to stone terrace. Library with fieldstone fireplace. 1st Floor Master Bedroom en suite with adjoining Endless swimming pool. Plaster walls, antique wide plank hardwood floors, marble, granite, soapstone &amp; slate surfaces, nickel, copper &amp; oil rubbed bronze fixtures. Professionally lit. Large Gym with bath including steam shower. Spacious screened-in porch with vaulted ceiling and fieldstone fireplace for peaceful cool spring and fall days. Home Theater. Guesthouse. Heated in-ground gunite swimming pool with automatic cover and limestone terrace. Gated entrance. Property abuts Land Trust on three sides. Total privacy.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/25/2019</i> <i>MLS ID: 170175840</i> </div>								
<b>328 Southbury Rd</b>	Residential	4/3	2,916 sq ft	374,180	2004	3/25/2019	\$550,000	\$189
<p>Tucked away on 8.5 acres - a private oasis offering total summer seclusion! Custom built home - attention to details and trim work. Owner/ builder/furniture maker! Country kitchen w large island makes you just want to pull up a stool. Plenty of space for the big farm table and view of paneled fireplace in living room, both rooms offer glass doors to private deck. Off the kitchen is a large pantry, &amp; a mud/laundry room plus back stairs to a big, bright family room. (was more recently used as a workshop). Formal dining room, foyer, den and 1/2 bath complete the first floor. Master &amp; DR have tray ceilings. Master bath jacuzzi is not operable. Three additional bedrooms and bath. Lower level is not finished except for a dark room for photo hobbyists. Shared driveway was just chip sealed in 2019. Definitely a home worth viewing for all it offers in quaint little Roxbury. Only 1.5 hrs to Manhattan - out your back door to nature! Appraisal 3/19 of \$600k. Bank willing to work w short sale pending term/price acceptance. Lawyer &amp; bank ready to go - offers will be responded to 7-10 business days from submission. Commission will be split 50/50 of what is approved. This is a short sale and requires third party approval, offers must state subject to lender short sale approval. Property sold in as-is condition. No repairs will be made by the seller. Buyer premium of \$2,000.00 payable to sellers attorney at closing for short sale negotiation services.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/28/2019</i> <i>MLS ID: 170199828</i> </div>								
<b>28 Hemlock Rd</b>	Residential	4/4	2,602 sq ft	132,858	1974	5/28/2019	\$400,000	\$154
<p>Bright 4 bedroom colonial sitting above on it's lively lot with views of meadows. Updated kitchen, bright open dining room and hardwood floors throughout the home. Master bedroom with full bath and walk-in closet. Fourth bedroom/library or office potential. Beautiful large great room with fireplace and sliders out to bluestone patio. Multi level gardens lead you to blueberry fruit filled trees and a large shed to store all your extra treasures/outdoor equipment and furniture. Enjoy the extra wide, large deck that covers you and wraps around the home leading to the side yard or the front yard. Ample space on the lawn two plays softball, Volleyball, horseshoes, bikes and so much more. Also walk down to the town tennis courts or over to the Apple Lane park both within a short distance of this beautiful home. Only 1 1/2 hours to New York City and easy commute to Route 84 only 12 minutes.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

### New Listings: 36 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  <span>Active: 7/5/2019</span> <span>MLS ID: 170213236</span> </div>								
<b>377 Southbury Rd</b>	Residential Land	—/—	—	4,203,104	—	7/5/2019	\$552,500	—
<p>Be Monarch of all you survey at this 96.49 hilltop property in bucolic Roxbury. Containing mature trees, stone walls, creeks, hilltop views, flat and rolling acreage with 1700 feet of engineered gravel road with drainage and underground power installed. 2700 Feet of frontage on RT 67. This property is ready for any of the following: development, harvesting of its wood, equestrian center, solar farm or a private estate. Convenient to local shopping, excellent schools, I-84 and 105 minutes from NYC. Topographical, deep hole percolation and soil type surveys are available. Perc results between 1 in 10 and 1 in 20. The existing cellular tower on the property, its lease and any/all income from the said tower is not for sale and does not convey in this sale.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  <span>Active: 6/13/2019</span> <span>MLS ID: 170206117</span> </div>								
<b>350 Southbury Rd</b>	Residential	3/3	2,264 sq ft	137,214	1996	6/13/2019	\$469,900	\$208
<p>Bucolic Cape on 3+ Acres! Enjoy the sounds of the season and the wildlife from your covered front porch or rear deck in this well maintained this spacious 3 bedroom, 2.5 bath, 2,000+ square foot Cape Cod in Roxbury, CT. Just 90 minutes from NYC and you'll be enjoying a wood fire in your fireplace in the winter, or gardening in your large yard in the spring and summer. Large master bedroom suite with walk in closet and private bath. Hardwood floors throughout the main level, including the oversized eat in kitchen with access to your rear deck over looking your private usable and tree line backyard. High efficiency home with zoned propane heat plus a pellet stove to save even more on those pesky utility bills. Come and see what true value is in the beautiful County of Litchfield, CT and all we have to offer you as a respite from the day to day grind!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  <span>Active: 2/26/2019</span> <span>MLS ID: 170166846</span> </div>								
<b>25 Falls Rd</b>	Residential	3/2	1,790 sq ft	113,256	1995	2/26/2019	\$492,000	\$275
<p>This home feels like vacation all year long with the privacy of the Canadian Hemlocks, the 2.5+ acres of park-like property, the in-ground heated concrete saltwater pool, the multiple decks and patios and just the peace and quiet. This contemporary home offers 3 bedrooms, 2 full baths, loads of natural light, large windows, wood floors, cathedral ceiling and an open floor plan consisting of the Kitchen, dining, living room and fireside reading area on the main level. Large 2 car garage. As a bonus, the Master bedroom is on the main living level with 2 additional bedrooms, full bath and family-room/library in the lower level. Many updates throughout the house and around the home. Newer roof with ice dam cables, some newer windows, newer AC, professional Viking kitchen stove and matching hood, new whole house generator, newer pool cover, leaf guard gutters, house painted inside and out, deck sanded and painted and more... Make this house in this quiet town your home.</p> <p><i>Listing Courtesy of DreamHouse Realty</i></p>								
<div>  <span>Active: 6/6/2019</span> <span>MLS ID: 170198602</span> </div>								
<b>10 High Meadow Way</b>	Residential Land	—/—	—	863,359	—	6/6/2019	\$795,000	—
<p>Gorgeous approved building lot tucked away in a private hilltop setting. Mostly level and rolling property that also provides view potential to the east and west. Beautiful location to build the home of your dreams on 19+ acres in a great Roxbury location. Convenient to all area dining, shopping and short drive to I-84. Roxbury is a beautiful town with low taxes!</p> <p><i>Listing Courtesy of ReMax Experience, LLC</i></p>								
<div>  <span>Active: 5/13/2019</span> <span>MLS ID: 170194572</span> </div>								
<b>37 Holmes Rd</b>	Residential	3/3	2,572 sq ft	365,032	1985	5/13/2019	\$429,000	\$167
<p>Privacy, privacy, on a cul da sac with a dirt road, a custom built contemporary with a first floor master suite with fireplace and full bath. Upper level has 2 bedrooms and a loft. 3 story great room with fireplace, wood floors and sliders to deck. Beautiful sun room to relax in and grow your flowers. Enjoy the large eat-in kitchen and the formal dining room. Home has a open floor plan for entertaining. Full walk out basement. Additional 8 acres also available!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								

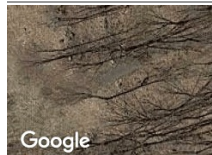
### New Listings: 36 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 * Active: 6/19/2019 MLS ID: 170211092								
	<b>6 Bear Burrow Rd</b>	Residential	4/4	3,187 sq ft	130,680	1988	6/19/2019	\$1,195,000	\$375
	Meticulously maintained and updated home overlooking your own pond on a quiet town road. Move in condition with all the bells and whistles featuring cherry floors, formal living and dining rooms with butler's pantry and wet bar. Gracious open porch with columns and large foyer with vaulted ceiling. Top of the line kitchen that has granite counters, stainless appliances, center island and fireplace. French doors off the kitchen and family room to a private deck, manicured lawn, specimen trees and aerated pond. <i>Listing Courtesy of KlemmReal Estate Inc</i>								
	 * Active: 7/1/2019 MLS ID: 170212916								
	<b>68 Hemlock Rd</b>	Residential	3/4	2,132 sq ft	172,497	1974	7/1/2019	\$455,000	\$213
	Great country getaway with 3 bedrooms and 2-1/2 baths on almost 4 acres off picturesque, gravel town road. Traditional interior features large front-to-back living room with stone fireplace and hardwood floor. Welcoming country kitchen is open to the family gathering room. Large Master Bedroom has hardwood floor, walk-in closet, and full bath ensuite. Lovely spreading lawn sheltered by shade trees. Plenty of room for a garden and other outdoor activities. Attached two-car garage. As a bonus there is a separate barn/ studio with 2 more garage bays plus workshop on the main floor and partially completed apartment above with kitchen/living room, large bedroom and full bath. This building has electric and water, and its own septic and is set privately away from the main house. Lots of potential here. <i>Listing Courtesy of KlemmReal Estate Inc</i>								
	 * Active: 3/19/2019 MLS ID: 170172388								
	<b>53 Southbury Rd</b>	Residential	4/4	4,858 sq ft	254,826	1997	3/19/2019	\$1,200,000	\$247
	Whimsical fairy-tale custom stone cottage overlooking 20 acre private pond. Long private circular driveway meanders around a 3 story rock outcropping to a charming European style enclave. The custom mahogany and stone Neff kitchen features top quality appliances and opens to a breakfast nook with magical water views. The home includes custom arched mahogany doors, Marvin windows and wood shutters. Spectacular custom baths including steam shower with TV and spa. The hand split cedar shingle roof mirrors thatching, giving the home an English Cotswolds feel. As you step outdoors you will enjoy the expansive lawns, stunning gardens, stone walls and the ever present pond views. Take a swim in the glass mosaic/Gunite infinity pool with over sized spill over spa. Irrigation system assures you a lush healthy lawn. This home is a year round water lover's paradise perfect for fishing, canoeing, paddle boarding and ice skating. Also included on this estate is a terraced putting green, a granite rock wall with fire pit and a 30 ft. waterfall comprised of local Roxbury granite. No expense spared on this perfect storybook property. <i>Listing Courtesy of WilliamRaveis Real Estate</i>								
	 * Active: 6/19/2019 MLS ID: 170208021								
	<b>72 Wellers Bridge Rd</b>	Residential	4/4	2,496 sq ft	186,436	1790	6/19/2019	\$775,000	\$310
	Ultimate Charm in this 1790 farm house. House features original wide plank chestnut floors, exposed beams and three fireplaces. Also enjoy the first floor master suite with his & her marble baths & dressing room. Kitchen has custom milled cabinetry & professional appliances. For outdoor enjoyment the property has an in-ground gunite pool, patio, terrace, beautiful gardens and beautiful old stone walls. Truly a one of a kind vintage New England colonial! New Metal Roof not yet pictured. <i>Listing Courtesy of WilliamRaveis Real Estate</i>								
	 * Active: 3/3/2019 MLS ID: 170168635								
	<b>88 Rucum Rd</b>	Residential	4/5	5,113 sq ft	350,222	1988	3/3/2019	\$1,595,000	\$312
	Spectacularly renovated barn with additions including fabulous Media Room. 11 Rooms including first-floor master suite. Vaulted ceilings. Antique beams. 4 full bathrooms. 2 half bathrooms. 40x24 pool amid gracious landscaping. Additional suite above garage. Great Privacy on 8 acres. Must see. <i>Listing Courtesy of KlemmReal Estate Inc</i>								





### New Listings: 36 (cont.)

New Listings: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 • Active: 6/10/2019 MLS ID: 170203683								
138 Southbury Rd	Residential	4/4	4,262 sq ft	130,680	1991	6/10/2019	\$579,000	\$136
<p>ENJOY THIS PRIVATE 3 ACRE ESTATE with long sweeping sunsets views and professional landscaping. Beautifully maintained 4 Bed, 3 Full and 1 Half bath Contemporary home with rich architectural detail and 3 car garage. Everything youâve been looking for &amp; more, including an Au-Pair or In-Law Suite. Vibrant flowers &amp; shrubs flank a slate walkway leading to a double entryway door. Welcoming 2 Story Foyer flows into the formal Living room with a fabulous stone fireplace. Enjoy the sun filled dining room with vaulted ceilings &amp; oversized bay window. The custom kitchen is equipped with stainless appliances, Granite Counters &amp; expansive cabinets for all your entertaining needs. Entertain on the large peninsula Island &amp; generous dining area with access to a massive deck to enjoy the outdoors &amp; the views. Relax in the bright family room &amp; a custom marble fireplace. Master suite with hardwood floors &amp; a large master bath with double sinks, enclosed stall shower, dressing room &amp; generous jetted tub. Two additional bedrooms all with hardwood floors and a full bath on 2nd floor. Walk out Lower level in-Law Apartment boasts over 1,000 sqft which includes a large living room with 10 ft ceilings, fully equipped eat-in kitchen, bedroom, study &amp; a full bath- all with a private entrance. Peaceful country living in Roxbury within 2 hours to NYC and 1 hour to Hartford. Estate living without the high taxes!!! Check out the Drone Video and 3-D Matterport tour.</p> <p><i>Listing Courtesy of Realty ONE Group Connect</i></p>								
 • Active: 6/7/2019 MLS ID: 170203451								
1 Wakelee Rd	Residential Land	—/—	—	1,097,712	—	6/7/2019	\$630,000	—
<p>Rarely available Lot in Roxbury! Surrounded by the Roxbury Land Trust, 1 Wakelee Road is 25.2 acres. This stunning lot features the Battle Swamp Brook running through it with un-touched historic stone walls and an abundance of pine trees, oaks and maples for ultimate privacy. Shown by private appt.</p> <p><i>Listing Courtesy of Halstead Real Estate</i></p>								
 • Active: 5/20/2019 MLS ID: 170197355								
68 Southbury Rd	Residential Land	—/—	—	175,111	—	5/20/2019	\$159,900	—
<p>Approved building site backing up to large Land Trust parcel. Lightly wooded. Culvert is in for drive. Maps and soil test results attached.</p> <p><i>Listing Courtesy of Joseph Bette REALTORS Inc</i></p>								
 • Active: 5/16/2019 MLS ID: 170195890								
18 Schoolhouse Rd	Residential Land	—/—	—	310,582	—	5/16/2019	\$545,000	—
<p>A wonderful 7.13 acre lot cleared and ready for your builder to create an amazing homestead with view of far hilltops. Top notch location! Roxbury has been a home to a plethora of artists, actors writers and the best of all, long time residents. Come enjoy peace and quiet in this country setting, and the cherry on top...low taxes!</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								
 • Active: 5/1/2019 MLS ID: 170193006								
308 Southbury Rd	Residential Land	—/—	—	233,046	—	5/1/2019	\$95,000	—
<p>Beautiful 5.35 ac approved building lot, priced to sell. Last available lot in Fawn Woods. Shared driveway already installed. Underground utilities already installed to junction box at end of common drive. Great location with homesite set well back from road behind protected land. Excellent 1986 perc 1" in 10 min (may need to be renewed). Nice hardwood forest. 10 min to I-84 Exits 14 &amp; 15. House must be at least 2000 sf.</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								





### New Listings: 36 (cont.)

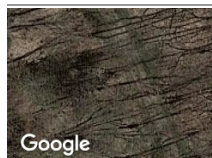
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   <span>Active: 4/7/2019</span> <span>MLS ID: 170180578</span> </div>								
<b>206 North St</b>	Residential	4/4	3,000 sq ft	226,512	1900	4/7/2019	\$335,000	\$112
<p>4 ACRES, Guest Cottage and HOME now \$335K! Extremely rare opportunity to create your own masterpiece on a beautiful existing canvas. 206 North Street provides the opportunity to purchase a property efficiently and well priced, and take your time to renovate and create something that will last generations. Situated on a generous 4.0 acres, this is an architect's dream, as the bones and foundation of this home are superb, boasting gracious room sizes, perfect for entertaining. The carriage house will make a fantastic guest cottage, in-law home or a great rental property! The key here is to enter thru the carriage house drive and then to make the back of the main house the front entrance facing into the land. It will be stunning! The beautiful lot has un-touched, historic stone walls and a canopy of trees for privacy. There are additional acres available if interested and also there is the possibility of an additional access road to this home! Shown by private appointment. Agent/Owner Jill Sloane.</p> <p><i>Listing Courtesy of Halstead Real Estate</i></p>								
<div>   <span>Active: 3/6/2019</span> <span>MLS ID: 170169929</span> </div>								
<b>7 Forest Farm Dr</b>	Residential Land	—	—	441,262	—	3/6/2019	\$299,000	—
<p>Great lot in a private setting abutting protected land on 3 sides (Roxbury Land Trust). Washington Depot and Lake Waramaug are just a short drive away. Private road access.</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								








### Pending Listings: 6


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <b>PENDING</b> • Foreclosure, Notice of Lis Pendens, Deposit as of 8/7/2019 MLS ID: 170217765								
<b>160 North St</b>	Residential	5/7	5,555 sq ft	1,512,403	7/23/2019	\$819,690	8/7/2019	\$148
<p>Rare opportunity to own this sprawling estate!!!! Large main home with private inlaw suite. This home has a number of details throughout that add character to the property. There is also a private cottage/guest house on the property that can provide rental income. There is a inground pool and large patio area for outdoor gatherings. Buyer's to complete their own due diligence regarding the lot size. All offers to include proof of funds or pre approval letter. All offers to be on a purchase &amp; sale agreement no binders. This property is now under auction terms. This property is subject to a 5% buyer's premium pursuant to the auction terms and conditions (minimums may apply). Please contact the listing agent for commission and details, as commission may change between the pre-auction sale and auction periods. All offers are subject to seller's approval.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
 <b>PENDING</b> • Show as of 8/11/2019 MLS ID: 170205237								
<b>257 Good Hill Rd</b>	Residential	4/4	3,893 sq ft	203,425	6/14/2019	\$799,000	8/11/2019	\$205
<p>Private and perfect! Set back off the road, this chic and comfortable country house is bordered by the Roxbury land trust on two sides and set on just under 5 acres of land. Enjoy the outdoors with professional landscaped parklike grounds. Dine el fresco under the pergola, sit around the fire pit on cool evenings or take a dip in the gorgeous gunite spa. There's even room for a pool! The interior is just as impressive with quality finishes throughout such as exposed beams, bead board, wide plank floors, French doors raised paneling and 3 beautiful stone fireplaces. Spacious living room, dining space with French doors to stone terrace and cozy den on main level. Finished lower level includes the media room, game room and sitting area. The private first floor master has full bath, vaulted ceilings and access to the stone terrace through a set of double French doors. Upstairs there are 3 additional bedrooms, 2 full baths and a wonderful nook for reading, writing or just relaxing. The detached garage has 3 bays and storage above. Come enjoy the country life in the Litchfield Hills!</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								



### Pending Listings: 6 (cont.)

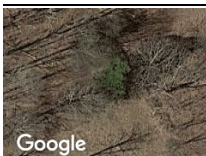
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <b>PENDING</b> * Deposit as of 8/4/2019 MLS ID: 170180112								
<b>27 Garnet Rd</b>	Residential	4/3	2,700 sq ft	132,858	4/2/2019	\$309,900	8/4/2019	\$115
<p>Priced to Please. Great southern Roxbury location just 90 minutes to NYC. This natural beauty is tucked away from it all and has been wonderfully maintained. Located on a scenic road, close to land trust reserves, and Roxbury Falls the property itself is 2700 square feet on over 3 Acres of land. A true turn key property with an updated 50 year roof and updated furnace the pride of ownership is apparent as you walk through the home. The property features hardwood floors, an eat in kitchen, living room, family room, and mud room with first floor laundry. The upstairs space includes 4 bedrooms including a large master suite with hardwood floors, full bath, and 2 closets. The walk out basement is partially finished and is waiting for your finishing touches to complete. With a large oversized deck, full grown trees, a private rolling gravel driveway and beautiful sunsets this property is a rare find! Enjoy the low property taxes, and peaceful atmosphere Roxbury has to offer! Subject to Short Sale approval.</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								
 <b>PENDING</b> * Show as of 8/5/2019 MLS ID: 99172584								
<b>65 Grassy Hill Rd</b>	Residential	4/5	3,246 sq ft	130,680	2/19/2017	\$649,000	8/5/2019	\$200
<p>Custom-built farm house located on a pristine country road has a whole new look. New renovations include the removal of the wall between the kitchen &amp; family rm creating a clean look with an abundance of natural sunlight, new warm oak flr in the FR &amp; master bedrm, a fresh coat of paint on main level walls &amp; new granite counter top, faucet &amp; mirrored medicine cabinet in the Master Bath. Wonderful grounds include level &amp; gently sloping lawn, gardens, mature plantings &amp; picturesque pond. Large wrap-around porch for enjoying the country vista of open fields, stone walls &amp; distant views. Spacious yet cozy. Corner bookshelves &amp; Vermont Casting gas stove give warmth to the formal living rm. Cherry inlaid oak flr highlight the formal dining rm. Family rm with fpl &amp; vaulted ceiling has French drs that lead to the lovely rear yard. Large, sunny country kitchen with maple cabinetry, granite counters &amp; breakfast nook. Tiled mud/laundry rm has an abundance of cabinetry, sink &amp; water closet as well as a large attractive built in hutch. Just off the mud rm is the private 2nd flr family rm, game rm, office or guest area. It includes a half bath, large closet (or small office) &amp; gas stove. The master bedrm is located on the main level. There are 3 add'l bdrms &amp; full bath on the 2nd level. Property highlights include central vacuum, holiday lighting package, security system, standby automatic generator &amp; perimeter sprinkler system. A true jewel!</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
 <b>PENDING</b> * Deposit as of 8/3/2019 MLS ID: 170182532								
<b>54 Lower County Rd</b>	Residential	4/4	2,738 sq ft	256,568	4/10/2019	\$549,900	8/3/2019	\$201
<p>If you're wanting the good life this exceptional property is for you! Nestled on nearly 6 acres of beautiful, private land and less than 90 minutes from Manhattan, this is a premium Roxbury location, adjacent to Baldwin Preserve - a magnificent and peaceful 58-acre parcel of Roxbury Land Trust. This immaculate home is just a 10 minute drive to Woodbury, recently named Connecticut's "most charming town" by Readers Digest. Roxbury is also convenient to neighboring Washington - quietly revered as the local "go-to" hotspot by New Yorkers and New Englanders alike. Here you will discover the very finest CT antique shops and a variety of low-key, award-winning dining venues such as the G.W. Tavern and the Grace Mayflower Inn and Spa. Built in 2002, this home was designed for easy living. It features a flexible floor plan, 2x6 construction and includes an attached, heated, 2 car garage. There are NEWLY INSTALLED hardwood floors throughout the main level. In the finished lower level, you will find a separate suite with a bedroom, full bath, family room and private walk-out. The expansive back deck looks out on a private backyard where you will find a custom built 24' x 36', 2 story, heated, insulated barn/studio/workshop with half bath. Built in 2006, this beautifully crafted barn (2 x 6 construction), features an airy loft - perfect for an office or studio, with plenty of space below for extra cars or a professional workshop. Turn-key retreat! Low taxes!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								

### Pending Listings: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <b>PENDING</b> * Show as of 7/13/2019 MLS ID: 170187965								
<b>51 Judds Bridge Rd</b>	Residential	4/3	2,078 sq ft	204,296	4/26/2019	\$325,000	7/13/2019	\$156
<p>Bring your back up offers now for this serene Roxbury setting. **Property passed well &amp; septic inspection and appraised at more than list price!** Home is filled with natural light and sits on a secluded private lot on a scenic dirt road. Home has new roof with transferable warranty, new gutters, new vinyl SHAKE siding and many (9) brand new windows for reduced maintenance. Septic has been pumped and a new baffle installed. The interior has been freshly painted throughout and a new insulated garage door &amp; opener have also been installed. Beautiful open kitchen and dining room with cathedral ceilings and expansive cabinetry, lovely corian countertops along with a large kitchen island. Dining room has large window with stained glass (which can easily be removed) overlooking open meadows, surrounding woods and the brook. Family room offers a wall of windows which provides views of the nature outdoors. Master bedroom or in-law suite addition on main level has full bath, walk in closet, washer / dryer hookup and leads to large deck that wraps around the rear of the home. This property extends directly down to Moosehom Brook where there remains the foundation footprint of a cabin with access to this area by way of the property's second driveway. This area is a MUST SEE complete with a beautiful view of the scenic small bridge that crosses over Moosehom Brook. Nestled on a scenic dirt road and ready for your personal touch! 90 minutes from NYC. Property sold As-Is. Owner/Agent</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

### Price Changes: 28

Price Changes: 28



1

FOR SALE

• Active: 3/29/2019    MLS ID: 170177162

67 Mallory Rd

Residential Land

—/—

—

3/29/2019

\$395,000

\$385,000

8/14/2019

-2.53%

Large Approved Building Lot in private hilltop setting with big view potential on Quiet Town Road In Southern Roxbury. Open Level Meadow With Stone Walls. View potential to Golden Harvest and Painter Hill. Land Trust on 2 sides. Recent Perc And Deep Tests. Driveway Approved and roughed in with deep stone base. Ready to build! Owner/Broker

Listing Courtesy of KlenmReal Estate Inc

2

FOR SALE

• Active: 8/29/2018    MLS ID: 170120213

51 Mine Hill Rd

Residential

4/3

2,745 sq ft

8/29/2018

\$1,200,000

\$895,000





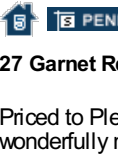



7/29/2019

-25.42%

Charming antique with many updates. 4 bedrooms 3 full baths includes large Master with walk in closet and vaulted ceilings. Family room with vaulted ceiling and exposed hand hewn beams. Open kitchen walks out to brick terrace and looks out over the pond with water lilies. Newly renovated mud room. Gunite pool with blue stone terrace and pergola. Walk down the street to miles of trails at Roxbury Land Trust. Great central location with easy access to Bridgewater, Roxbury, Washington and New Milford.





Listing Courtesy of William Raveis Real Estate

### Price Changes: 28 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 * Active: 10/22/2018 MLS ID: 170137961							
	38 E Woods Rd	Residential	3/5	3,319 sq ft	10/22/2018	\$985,000	\$849,000	5/16/2019 -13.81%
<p>Crisp, clean and magnificent! This "New Classic" Colonial is the perfect country retreat from the flawless interior to the amazing views of the Litchfield Hills; nothing to do but sit back and relax on your own private 7.66 acre lot. Multiple French doors and large windows lighten the house from front to back highlighting the warm wood floors and custom moldings. The elegant living room features a fireplace, recessed paneling and crown molding. A French door leads from the formal dining room to the covered porch perfect for enjoying after dinner cocktails or coffee. The kitchen is both efficient and beautiful with honed marble counter tops and Viking stainless appliances. Enjoy dining with a view from the breakfast nook or all'perto on the spacious deck. The family room includes custom built-ins, two story windows, fireplace and vaulted ceiling. The delightful master bedroom enjoys an abundance of natural light and gorgeous views of the Hills. It includes a full bath and walkin closet. Two more en suite bedrooms with walkin closets share this level. The at grade lower level houses a full bath and possible 4th bedroom. For the ultimate country life; the property includes a large barn and paddock for your horses or party barn. Just 90 minutes from NYC, 10 minutes to Washington Depot and Woodbury, 25 minutes to Litchfield center and 45 minutes to Mohawk Ski Mountain. Owner/Agent Related</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								
	 * Active: 4/15/2019 MLS ID: 170183199							
	10 Battle Swamp Rd	Residential	4/3	2,016 sq ft	4/15/2019	\$640,000	\$620,000	8/11/2019 -3.13%
<p>Roxbury A Beautiful Equestrian Community. Here Is Your Opportunity To Be Part Of It.. Charming And Very Well Maintained 4 Bedroom 2 1/2 Bath Georgia Log Home Sitting On A 8 + Acres. Beautiful Woodwork In The Home With Hardwood Floors. Updated Kitchen and Bathrooms. New Primary Driveway Is Accessed From Wakelee Road Right Off Route 199. Property Has Everything The Equestrian Needs. Riding Ring, Up To 6 Stalls, Tact Room, Viewing Room, 5 Paddocks. Access To Easement For Riding Trails &amp; Dirt Roads For Miles. Detached Garage With Workshop. This Is The Former Home Of The Shepaug Valley Pony Club. New Shepaug Agriscience Program At Region 12 School. Just Minutes Away.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
	 * Deposit as of 8/4/2019 MLS ID: 170180112							
	27 Garnet Rd	Residential	4/3	2,700 sq ft	4/2/2019	\$349,900	\$309,900	7/25/2019 -11.43%
<p>Priced to Please. Great southern Roxbury location just 90 minutes to NYC. This natural beauty is tucked away from it all and has been wonderfully maintained. Located on a scenic road, close to land trust reserves, and Roxbury Falls the property itself is 2700 square feet on over 3 Acres of land. A true turn key property with an updated 50 year roof and updated furnace the pride of ownership is apparent as you walk through the home. The property features hardwood floors, an eat in kitchen, living room, family room, and mud room with first floor laundry. The upstairs space includes 4 bedrooms including a large master suite with hardwood floors, full bath, and 2 closets. The walk out basement is partially finished and is waiting for your finishing touches to complete. With a large oversized deck, full grown trees, a private rolling gravel driveway and beautiful sunsets this property is a rare find! Enjoy the low property taxes, and peaceful atmosphere Roxbury has to offer! Subject to Short Sale approval.</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								
	 * Active: 2/21/2019 MLS ID: 170165111							
	67 Hemlock Rd	Residential	3/3	2,778 sq ft	2/21/2019	\$414,900	\$404,900	7/19/2019 -2.41%
<p>Expanded saltbox reproduction with all the quintessential New England charm! Redclaimed wood ceilings, clawfoot bathtub and rustic wood floors give this home the character of antique with the efficiency and low maintenance of modern construction. First floor allows for an office or guest bedroom plus living room with stone fireplace, renovated kitchen with granite counters and enclosed porch dripping with sunlight. Upstairs has three bedrooms including a master suite with private sitting room, jacuzzi tub and dual walkin closets. Keep your daily driver in the attached two car garage and store your summer vehicle and lawn equipment in the detached two car garage. Replaced windows, new maintenance free window trim, and an overall solid feel that reflects pride of ownership and years of meticulous maintenance. Location affords the serene setting you have been looking for just a mile from the center of Roxbury - home to rolling farms, tractor parades and pre-Civil war era homes.</p> <p><i>Listing Courtesy of Real Living Scalzo Group Real Estate</i></p>								







### Price Changes: 28 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	<b>7 FOR SALE</b> • Active: 2/26/2019 MLS ID: 170165879							
	155 E Flag Swamp Rd	Residential	4/3	4,342 sq ft	2/26/2019	\$589,000	\$559,000	7/26/2019 -5.09%
<p>Our beautiful Litchfield County home sits on 5.18 acres in a private setting bordering state conversation property. This spacious Colonial offers three levels of living and views of mother nature from every window. Our lower level offers a two car garage, spacious mud room, office/gym room and storage area with mechanicals. The Main level of living is stunning with an open staircase and foyer, maple flooring, family room with french doors leading to deck, propane fireplace, beams, crown molding, eat in kitchen with double ovens, five burner stove, granite island, stainless steel, french doors leading to a stone patio, formal dining room, laundry room and half bath. Upper level is complete with plenty of hallway closets, master suite and three other bedrooms, full bath and views of mother nature. The home also features central air, central vac, security system, driveway warning alarm, full house generator with a separate 500 propane tank. Nestled in the country with a 10 minute drive to I- 84 and low low taxes.</p> <p><i>Listing Courtesy of Carey &amp; Guarrera Real Estate</i></p>								
	<b>8 FOR SALE</b> • Active: 7/6/2018 MLS ID: 170099176							
	41 Wellers Bridge Rd	Residential	3/6	4,956 sq ft	7/6/2018	\$2,295,000	\$1,495,000	4/29/2019 -34.86%
<p>Sited down a long level drive to take full advantage of the privacy and views, this sleek and stylish country estate sits on 14.91 acres in the quaint town of Roxbury. The main residence is perfectly polished with high quality renovations throughout. Offering easy one level living, with a guest or teen suite on the second level and recreation room in the walk out lower level. Spacious open rooms with a ton of light and beautiful views of the grounds and far reaching hilltops. Gourmet kitchen, all bedrooms with luxurious baths and private master with its own enclosed porch. There is an in ground pool, spa and pool house with a two bedroom guest suite, 3 car garage and caretaker's or au pair apartment. A barn with three stalls, lush level lawns, flower gardens and stonewalls. Lovely location close to the Roxbury Market, Marnie's and the Shepaug River. Only 2 hours from Manhattan.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
	<b>9 PENDING</b> • Show as of 8/5/2019 MLS ID: 99172584							
	65 Grassy Hill Rd	Residential	4/5	3,246 sq ft	2/19/2017	\$875,000	\$649,000	5/1/2019 -25.83%
<p>Custom-built farm house located on a pristine country road has a whole new look. New renovations include the removal of the wall between the kitchen &amp; family rm creating a clean look with an abundance of natural sunlight, new warm oak flr in the FR &amp; master bedrm, a fresh coat of paint on main level walls &amp; new granite counter top, faucet &amp; mirrored medicine cabinet in the Master Bath. Wonderful grounds include level &amp; gently sloping lawn, gardens, mature plantings &amp; picturesque pond. Large wrap-around porch for enjoying the country vista of open fields, stone walls &amp; distant views. Spacious yet cozy. Corner bookshelves &amp; Vermont Casting gas stove give warmth to the formal living rm. Cherry inlaid oak flr highlight the formal dining rm. Family rm with fpl &amp; vaulted ceiling has French drs that lead to the lovely rear yard. Large, sunny country kitchen with maple cabinetry, granite counters &amp; breakfast nook. Tiled mud/laundry rm has an abundance of cabinetry, sink &amp; water closet as well as a large attractive built in hutch. Just off the mud rm is the private 2nd flr family rm, game rm, office or guest area. It includes a half bath, large closet (or small office) &amp; gas stove. The master bedrm is located on the main level. There are 3 add'l bdrms &amp; full bath on the 2nd level. Property highlights include central vacuum, holiday lighting package, security system, standby automatic generator &amp; perimeter sprinkler system. A true jewel!</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
	<b>10 PENDING</b> • Deposit as of 8/3/2019 MLS ID: 170182532							
	54 Lower County Rd	Residential	4/4	2,738 sq ft	4/10/2019	\$569,900	\$549,900	5/23/2019 -3.51%
<p>If you're wanting the good life this exceptional property is for you! Nestled on nearly 6 acres of beautiful, private land and less than 90 minutes from Manhattan, this is a premium Roxbury location, adjacent to Baldwin Preserve - a magnificent and peaceful 58-acre parcel of Roxbury Land Trust. This immaculate home is just a 10 minute drive to Woodbury, recently named Connecticut's "most charming town" by Readers Digest. Roxbury is also convenient to neighboring Washington - quietly revered as the local "go-to" hotspot by New Yorkers and New Englanders alike. Here you will discover the very finest CT antique shops and a variety of low-key, award-winning dining venues such as the G.W. Tavern and the Grace Mayflower Inn and Spa. Built in 2002, this home was designed for easy living. It features a flexible floor plan, 2x6 construction and includes an attached, heated, 2 car garage. There are NEWLY INSTALLED hardwood floors throughout the main level. In the finished lower level, you will find a separate suite with a bedroom, full bath, family room and private walk-out. The expansive back deck looks out on a private backyard where you will find a custom built 24' x 36', 2 story, heated, insulated barn/studio/workshop with half bath. Built in 2006, this beautifully crafted barn (2 x 6 construction), features an airy loft - perfect for an office or studio, with plenty of space below for extra cars or a professional workshop. Turn-key retreat! Low taxes!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								






### Price Changes: 28 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 6/11/2018</i> <i>MLS ID: 170094831</i> </div>								
<b>Phaeton Dr</b>	Residential Land	—/—	—	6/11/2018	\$169,000	\$159,900	8/1/2019	-5.38%
4.25 acres lot in Roxbury! Located on a quiet, wooded cul de sac in a private setting. <i>Listing Courtesy of William Raveis Real Estate</i>								
<div>  <b>PENDING</b> </div> <div> <i>* Show as of 7/13/2019</i> <i>MLS ID: 170187965</i> </div>								
<b>51 Judds Bridge Rd</b>	Residential	4/3	2,078 sq ft	4/26/2019	\$350,000	\$325,000	7/13/2019	-7.14%
Bring your back up offers now for this serene Roxbury setting. <b>**Property passed well &amp; septic inspection and appraised at more than list price!**</b> Home is filled with natural light and sits on a secluded private lot on a scenic dirt road. Home has new roof with transferable warranty, new gutters, new vinyl SHAKE siding and many (9) brand new windows for reduced maintenance. Septic has been pumped and a new baffle installed. The interior has been freshly painted throughout and a new insulated garage door & opener have also been installed. Beautiful open kitchen and dining room with cathedral ceilings and expansive cabinetry, lovely corian countertops along with a large kitchen island. Dining room has large window with stained glass (which can easily be removed) overlooking open meadows, surrounding woods and the brook. Family room offers a wall of windows which provides views of the nature outdoors. Master bedroom or in-law suite addition on main level has full bath, walk in closet, washer / dryer hookup and leads to large deck that wraps around the rear of the home. This property extends directly down to Moosehorn Brook where there remains the foundation footprint of a cabin with access to this area by way of the property's second driveway. This area is a MUST SEE complete with a beautiful view of the scenic small bridge that crosses over Moosehorn Brook. Nestled on a scenic dirt road and ready for your personal touch! 90 minutes from NYC. Property sold As-Is. Owner/Agent <i>Listing Courtesy of William Raveis Real Estate</i>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 1/24/2019</i> <i>MLS ID: 170158352</i> </div>								
<b>25 Highmeadow Ln</b>	Residential	5/3	6,090 sq ft	1/24/2019	\$1,290,000	\$1,200,000	7/29/2019	-6.98%
Wonderful opportunity to own this beautiful Equestrian property! Over 27 acres of land, offers a gated entrance to a spacious 4 bedroom Colonial, a 14 stall horse barn, a machinery barn, paddocks, trails, pond and numerous outbuildings. A true nature's paradise! This stately Colonial offers fresh paint throughout, new carpets, updated bathrooms and kitchen. Move in ready - this home is perfect for entertaining with formal public rooms, a spacious vaulted family room with walk out to 50+ foot deck offering breathtaking views of the property, a lower level game room, newly finished basement area as well. Finished space in lower level not included in square footage. Included in the 14 stall horse barn is a tack and grain rooms, wash stall, office, full bath plus full 930 sq. ft. caretaker's residence on the second level. Conveniently located, only 5 minutes from Rte. 84 and 90 minutes from Manhattan. Schedule your showing today! To help visualize this home's floorplan and to highlight its potential, virtual furnishings may have been added to photos found in this listing. <i>Listing Courtesy of Silver and Oak Realty</i>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/4/2019</i> <i>MLS ID: 170196175</i> </div>								
<b>60 E Woods Rd</b>	Residential	4/4	2,416 sq ft	5/4/2019	\$519,000	\$484,900	7/28/2019	-6.57%
<div>  </div> Enjoy peaceful privacy on 7 acres in this beautifully presented 4-bedroom, 3 1/2 bath Farmhouse set back out of sight of the road. Spacious rooms include large Living Room with vaulted ceiling, Dedicated Dining Room, Office, Family Room and handsome Kitchen all set in an open, flowing floor plan just right for easy living and entertaining. Step out onto the gracious deck under the awning. Everything you see is part of the property, from the spreading lawn, stonewall and gardens, to the large pond and woodland surrounding it. Toward the back of the property is a large barn which can accommodate horses or many other activities. A quintessential Roxbury setting with no neighbor in sight, yet still convenient to shopping and just 15 minutes from I-84. Roxbury is known for its beauty, proximity to NYC, and low taxes! This remarkable home has been meticulously maintained and is ready to move into. <i>Listing Courtesy of Klenm Real Estate Inc</i>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 7/2/2019</i> <i>MLS ID: 170186014</i> </div>								
<b>18 Bacon Rd</b>	Residential	4/4	4,192 sq ft	7/2/2019	\$374,900	\$349,900	7/26/2019	-6.67%
NEW PRICE...Sprawling 10 room, 4216 SF home built in 1987! What a price for this size of a home in Roxbury. Needs work to bring it back to an amazing property. This property is eligible under the Freddie Mac First Look Initiative thru 07/23/19. Investor offers would be eligible for review & acceptance on 07/24/19. See agent remarks on offer submission. Property to be sold in as-is condition. <i>Listing Courtesy of COLDWELL BANKER CALABRO</i>								





### Price Changes: 28 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/17/2019</i> <i>MLS ID: 170196955</i> </div>								
<b>33 Rocky Mountain Rd</b>	Residential	4/3	2,584 sq ft	5/17/2019	\$699,000	\$549,000	7/22/2019	-21.46%
<p>Bucolic Roxbury. Lovely Litchfield County retreat. Under 2 hrs to Manhattan makes this town a great place to escape to and call home. Home was built in 1966 - purchased by this owner in 2008 and let the renovations begin! New roof, windows, deck, clearing of the trees for a wonderful distant view and fabulous sunsets and pond view across the street. Still some finishing work to be done, but a bright new white, granite &amp; stainless kitchen that opens to a cozy sitting room, three fabulous luxury baths w high end finishings two w soaking tubs, one w frameless glass, marble &amp; stone (must see pics). Large banks of windows, one wall of glass in the dining room and one in the family room. Living room is front to back w stone fireplace, coffered ceiling and French doors to the newer 30x20 cabled decking. Great space to entertain, level yard can accommodate all the yard games and a pool! Years gone by this home housed a Real Estate office in the now dining room w small kitchenette and back stairs up to 4th BR. Could be perfect set up for older children or in laws. Hardwood on both levels. Master bedroom suite is 23 x 15. Perfect size for year round or weekend get away's - short walk to the Hurlburt town park - rent the pavilion for extra large gatherings!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/25/2019</i> <i>MLS ID: 170175840</i> </div>								
<b>328 Southbury Rd</b>	Residential	4/3	2,916 sq ft	3/25/2019	\$575,000	\$550,000	6/7/2019	-4.35%
<p>Tucked away on 8.5 acres-a private oasis offering total summer seclusion! Custom built home - attention to details and trim work. Owner/ builder/furniture maker! Country kitchen w large island makes you just want to pull up a stool. Plenty of space for the big farm table and view of paneled fireplace in living room, both rooms offer glass doors to private deck. Off the kitchen is a large pantry, &amp; a mud/laundry room plus back stairs to a big, bright family room. (was more recently used as a work shop). Formal dining room, foyer, den and 1/2 bath complete the first floor. Master &amp; DR have tray ceilings. Master bath jacuzzi is not operable. Three additional bedrooms and bath. Lower level is not finished except for a dark room for photo hobbyists. Shared driveway was just chip sealed in 2019. Definitely a home worth viewing for all it offers in quaint little Roxbury. Only 1.5 hrs to Manhattan - out your back door to nature! Appraisal 3/19 of \$600k. Bank willing to work w short sale pending term/price acceptance. Lawyer &amp; bank ready to go - offers will be responded to 7-10 business days from submission. Commission will be split 50/50 of what is approved. This is a short sale and requires third party approval, offers must state subject to lender short sale approval. Property sold in as-is condition. No repairs will be made by the seller. Buyer premium of \$2,000.00 payable to sellers attorney at closing for short sale negotiation services.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/28/2019</i> <i>MLS ID: 170199828</i> </div>								
<b>28 Hemlock Rd</b>	Residential	4/4	2,602 sq ft	5/28/2019	\$435,000	\$400,000	7/13/2019	-8.05%
<p>Bright 4 bedroom colonial sitting above on it's lively lot with views of meadows. Updated kitchen, bright open dining room and hardwood floors throughout the home. Master bedroom with full bath and walk in closet. Fourth bedroom/library or office potential. Beautiful large great room with fireplace and sliders out to bluestone patio. Multi level gardens lead you to blueberry fruit filled trees and a large shed to store all your extra treasures/outdoor equipment and furniture. Enjoy the extra wide, large deck that covers you and wraps around the home leading to the side yard or the front yard. Ample space on the lawn two plays softball, Volleyball, horseshoes, bikes and so much more. Also walk down to the town tennis courts or over to the Apple lane park both within a short distance of this beautiful home. Only 1 1/2 hours to New York City and easy commute to Route 84 only 12 minutes.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 2/15/2018</i> <i>MLS ID: 170052871</i> </div>								
<b>296 Painter Hill Rd</b>	Residential	5/4	3,364 sq ft	2/15/2018	\$1,550,000	\$1,150,000	4/28/2019	-25.81%
<p>One of Roxbury's finest addresses abutting the Alexander Calder estate. This modern farmhouse is a real stunner with an open floor plan, high ceilings and light filled interiors. It sits high a top Painter Hill and has views across protected land. 5 bedrooms 3.5 baths. Gourmet kitchen with bar stool seating and walk in pantry. Master suite with spa-like bath room. Spin cycle studio, playroom, media room/office. The tree lined driveway shines with pink blossoms in the Spring. Large barn. Super chic 3 car garage with glass doors.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

### Price Changes: 28 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 2/26/2019</i> <i>MLS ID: 170166846</i> </div>								
<b>25 Falls Rd</b>	Residential	3/2	1,790 sq ft	2/26/2019	\$495,000	\$492,000	4/1/2019	-0.61%
<p>This home feels like vacation all year long with the privacy of the Canadian Hemlocks, the 2.5+ acres of parklike property, the in-ground heated concrete saltwater pool, the multiple decks and patios and just the peace and quiet. This contemporary home offers 3 bedrooms, 2 full baths, loads of natural light, large windows, wood floors, cathedral ceiling and an open floor plan consisting of the Kitchen, dining, living room and fireside reading area on the main level. Large 2 car garage. As a bonus, the Master bedroom is on the main living level with 2 additional bedrooms, full bath and family-room/library in the lower level. Many updates throughout the house and around the home. Newer roof with ice dam cables, some newer windows, newer AC, professional Viking kitchen stove and matching hood, new whole house generator, newer pool cover, leaf guard gutters, house painted inside and out, deck sanded and painted and more... Make this house in this quiet town your home.</p> <p><i>Listing Courtesy of DreamHouse Realty</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 5/13/2019</i> <i>MLS ID: 170194572</i> </div>								
<b>37 Holmes Rd</b>	Residential	3/3	2,572 sq ft	5/13/2019	\$449,000	\$429,000	7/12/2019	-4.45%
<p>Privacy, privacy, on a cul de sac with a dirt road, a custom built contemporary with a first floor master suite with fireplace and full bath. Upper level has 2 bedrooms and a loft. 3 story great room with fireplace, wood floors and sliders to deck. Beautiful sun room to relax in and grow your flowers. Enjoy the large eat-in kitchen and the formal dining room. Home has a open floor plan for entertaining. Full walk out basement. Additional 8 acres also available!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 3/27/2018</i> <i>MLS ID: 170065643</i> </div>								
<b>Holmes Rd</b>	Residential Land	—/—	—	3/27/2018	\$200,000	\$109,000	7/12/2019	-45.5%
<p>Beautiful treed lot on a dirt road. Very private location but still close to Roxbury Center and Washington DeoptBuild your dream home.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 11/9/2018</i> <i>MLS ID: 170143151</i> </div>								
<b>68 Carriage Ln</b>	Residential	3/4	3,300 sq ft	11/9/2018	\$725,000	\$650,000	6/2/2019	-10.34%
<p>3 bedroom - 3 full baths - custom kitchen - granite counter tops - stainless appliances - unfinished full walk out basement -- office - full kitchen - oil heat, central air, and fireplace on main level with cathedral ceilings - staircase plus balcony - full covered front porch - flat side yard - —3 car garage - legal 1200 square feet in-law apartment above garage, with 1 bedroom, 1 and a 1/2 baths —must see!!!!</p> <p><i>Listing Courtesy of Real Estate By Teresa LLC</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 3/19/2019</i> <i>MLS ID: 170172388</i> </div>								
<b>53 Southbury Rd</b>	Residential	4/4	4,858 sq ft	3/19/2019	\$1,290,000	\$1,200,000	6/4/2019	-6.98%
<p>Whimsical fairy-tale custom stone cottage overlooking 20 acre private pond. Long private circular driveway meanders around a 3 story rock outcropping to a charming European style enclave. The custom mahogany and stone Neff kitchen features top quality appliances and opens to a breakfast nook with magical water views. The home includes custom arched mahogany doors, Marvin windows and wood shutters. Spectacular custom baths including steam shower with TV and spa. The hand split cedar shingle roof mirrors thatching, giving the home an English Cotswolds feel. As you step outdoors you will enjoy the expansive lawns, stunning gardens, stonewalls and the ever present pond views. Take a swim in the glass mosaic/Gunite infinity pool with over sized spill over spa. Irrigation system assures you a lush healthy lawn. This home is a year round water lover's paradise perfect for fishing, canoeing, paddle boarding and ice skating. Also included on this estate is a terraced putting green, a granite rock wall with fire pit and a 30 ft. waterfall comprised of local Roxbury granite. No expense spared on this perfect storybook property.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

### Price Changes: 28 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>25</b> <b>FOR SALE</b> </div> <div> <i>* Active: 8/11/2018</i> <i>MLS ID: 170114886</i> </div>								
<b>158 E Flag Swamp Rd</b>	Residential	4/3	2,016 sq ft	8/11/2018	\$309,000	\$299,900	5/29/2019	-2.94%
<p>Roxbury Seclusion. Come see this well maintained 4 bedroom, 2 1/2 bath colonial built in 2000 located on a quiet road in Roxbury. Enjoy the peace of living in the country yet only 10 minutes to Southbury for shopping, to take in a movie and access to I84 making for an easy commute. This home offers all new kitchen appliances, hardwood floors throughout and a partially finished basement with recessed lighting perfect for a kid's playroom or man cave. Located on 4.75 wooded acres this home is very private but also offers the ability to expand the yard if desired. If you are an outdoor enthusiast this is a home for you with 2 hiking trails within a short walking distance. Outside is a slate patio perfect for using the stone fire pit for a relaxing evening outside. This home is move in ready and waiting for the right buyer.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  <b>26</b> <b>FOR SALE</b> </div> <div> <i>* Active: 6/1/2016</i> <i>MLS ID: 99148182</i> </div>								
<b>Chalybes Rd W</b>	Residential Land	—	—	6/1/2016	\$1,100,000	\$750,000	5/28/2019	-31.82%
<p>Prime wooded parcel of land on a town road with contiguous land available, horse property, some wetlands, wooded, westerly views, with old stone walls. Located on a gravel road in an area of fine homes this 30+ acres of land is offered for the first time on the market. There are several excellent building sites with westerly views, can be subdivided with a feasibility study for a 5 lot subdivision. Roxbury has a rich history, low taxes, excellent schools and over 3,000 acres of preserved land trust property. It is only 90 minutes from NYC to this wonderful retreat in the woods.</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								
<div>  <b>27</b> <b>FOR SALE</b> </div> <div> <i>* Active: 11/5/2016</i> <i>MLS ID: 99165659</i> </div>								
<b>253 Tophet Rd</b>	Residential	3/2	1,469 sq ft	11/5/2016	\$1,365,000	\$850,000	3/15/2019	-37.73%
<p>Discrete &amp; gorgeous mini-estate nestled in the center of a small area that has been home to a number of artists, from Walter Matthau, Arthur Miller &amp; Alexander Calder to Frank McCourt &amp; many others. Situated on 3 park-like acres, the property consists of a beautifully preserved 1890's Victorian, a separate 2-car garage w/2nd flr, a guest/pool house w/large open entertaining space w/full bath, full kitchen &amp; stone flr. Weiland doors open to porch that overlooks the salt water pool. Below is another 2-car garage. There is an outdoor shower, apple orchard, scenic barn &amp; a rose garden with rose bushes, irises &amp; lilies. Impeccably landscaped by John Pieper &amp; includes wonderful stonework &amp; specimen trees &amp; has been featured in many magazines.</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								
<div>  <b>28</b> <b>FOR SALE</b> </div> <div> <i>* Active: 1/10/2018</i> <i>MLS ID: 170042512</i> </div>								
<b>60 Carriage Ln</b>	Residential Land	—	—	1/10/2018	\$169,900	\$119,900	3/20/2019	-29.43%
<p>Private 4 plus acre lot on one of the few cul de sac neighborhoods in all of Roxbury CT. Excellent for commuters with quick access to route 67 and 10 minutes to route 84 or route 7. Lightly wooded high lot with distant views and surrounded by other beautiful homes.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								









### Distressed Activity: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<div>  <b>PENDING</b> </div> <i>Foreclosure, Notice of Lis Pendens, Deposit as of 8/7/2019</i> <i>MLS ID: 170217765</i>								
160 North St	Residential	5/7	5,555 sq ft	1,512,403	\$819,690	7/23/2019	7/23/2019	Foreclosure
<p>Rare opportunity to own this sprawling estate!!!! Large main home with private inlaw suite. This home has a number of details throughout that add character to the property. There is also a private cottage/guest house on the property that can provide rental income. There is a inground pool and large patio area for outdoor gatherings. Buyer's to complete their own due diligence regarding the lot size. All offers to include proof of funds or pre approval letter. All offers to be on a purchase &amp; sale agreement no binders. This property is now under auction terms. This property is subject to a 5% buyer's premium pursuant to the auction terms and conditions (minimums may apply). Please contact the listing agent for commission and details, as commission may change between the pre-auction sale and auction periods. All offers are subject to seller's approval.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  <b>OFF MARKET</b> </div> <i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: -</i>								
81 Gold Mine Rd	Single Family	3/3	2,220 sq ft	435,164	-	-	2/26/2019	Preforeclosure
<div>  <b>OFF MARKET</b> </div> <i>Preforeclosure, Notice of Foreclosure Sale</i> <i>MLS ID: -</i>								
72 Transylvania Rd	Single Family	3/4	2,638 sq ft	258,746	-	-	6/5/2019	Preforeclosure


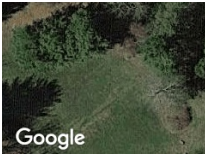

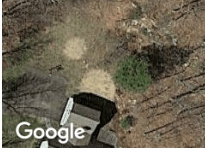










### Recently Sold: 25

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>1</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/20/2019, MLS Listing 170117354: 8/20/2018 MLS ID: 170117354</div>								
62 Sentry Hill Rd	Residential	4/3	3,500 sq ft	537,530	1860	6/20/2019	\$1,700,000	\$486
<p>Sentry Ridge Farm is a compound on a quiet tree lined country road with fantastic walking trails right from your front door. The fully renovated 1800s Greek Revival farmhouse features 3 bedrooms on the 2nd floor and a finished attic. Charming kitchen with barstool seating and breakfast nook opens to dining and family rooms. Living room with library, wet bar and fireplace for entertaining. Remarkable guesthouse with a modern feel built of stone, steel, glass and reclaimed wood. Its master suite has a full bath and bunk rooms. Lower level has garage and plenty of storage. This building also acts as the pool cabana with outdoor fireplace, outdoor shower, locker rooms, pool bath, and views across the valley. Barn with basketball court, oil and stone driveway, gorgeous professionally designed landscaping. Borders major estates, 1.5 hours to NYC, 7 minutes to Washington Green.</p> <p>Courtesy of William Raveis Real Estate</p>								
<div>2</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/18/2019, MLS Listing 170079156: 5/2/2018 MLS ID: 170079156</div>								
295 North St	Residential	5/5	4,002 sq ft	503,118	1978	6/18/2019	\$950,000	\$237
<p>Meticulously restored hill-top home on 12 private acres (including a potential 2nd building lot) overlooking and abutting Steep Rock Preserve. Re-designed as a light-filled 5-bedroom, 4.5 marble bath home with a vaulted living room with fireplace, wide oak floor boards, chef's kitchen with island, giant game room, wine cellar, central HVAC, flagstone terrace, heated gunite pool, and horse barn. Private, views, must see!</p> <p>Courtesy of Klerm Real Estate Inc</p>								
<div>3</div> <div>RECENTLY SOLD</div> <div>Sold Date: 5/31/2019, MLS Listing 170145561: 11/21/2018 MLS ID: 170145561</div>								
44 Botsford Hill Rd	Residential	2/2	2,811 sq ft	145,926	1971	5/31/2019	\$371,113	\$132
<p>Handsome Light-Filled Mid-Century Modern home On 3+ Private Acres. Hardwood floors, big glass, 3 fireplaces, modern kitchen with island. Two bedroom suites each with full bath. Open floor plan revolves around 2 fireplaces, in LR and DR. Huge lower level room with fireplace and big glass. 16 x 24 deck off kitchen and dining. 2-car garage, beautiful grounds. Lots of local amenities: shopping, restaurants, hiking trails, public tennis, park w/ playground and basketball, great schools, medical facilities, health club and the beauty of the Roxbury hills! Please note: Old generator does not work and will not be replaced.</p> <p>Courtesy of Klerm Real Estate Inc</p>								

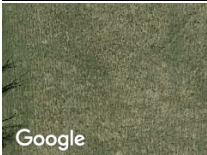







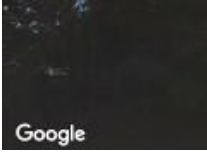

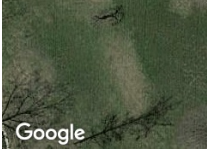




### Recently Sold: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  <b>SOLD</b> </div> • Sold Date: 4/25/2019, MLS Listing 170134423: 10/22/2018 MLS ID: 170134423								
<b>31 Jonathan Dr</b>	Residential	4/4	2,500 sq ft	129,373	1981	4/25/2019	\$670,000	\$268
Fully renovated with additions this completely reimagined floor plans allows for an open layout, large mud room and first floor master. Located at the end of a quiet street abutting open space and conserved land, major clearing done to create large flat lawns. New windows, siding, roof, hardwood floors and all new landscaping. Great room features stone fireplace and sliders to new pea stone patio. Open kitchen with custom island, farm sink, open shelving, pantry, quartz counters and bay window. First floor master with walk-in closet and Restoration Hardware bathroom. New propane heat and central air. Pool site proven. Owner/Agent <i>Courtesy of William Raveis Real Estate</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 5/15/2019, MLS Listing 170016606: 9/28/2017 MLS ID: 170016606								
<b>11 Falls Rd</b>	Residential	5/2	3,078 sq ft	129,373	1965	5/15/2019	\$280,000	\$91
Large home with hugh master bedroom on main level in lovely area in the quiet town of Roxbury, Ct. Home features 4 bedrooms, open floor plan, plus rec room, office and library. 2 car garage and utility shed. Just a short walk to Roxbury Falls for hiking, canoe, kayak, you choose your adventure in Roxbury. Near the Lake Lillinonah boat launch also, this beautiful lake is the 2nd largest lake in Connecticut. Just 1 1/2 hour commute from New York City. <i>Courtesy of William Raveis Real Estate</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 5/15/2019, MLS Listing 170131063: 10/12/2018 MLS ID: 170131063								
<b>71 Minor Bridge Rd</b>	Residential	3/3	2,592 sq ft	6,664,680	1868	5/15/2019	\$4,000,000	\$1,543
Once-in-a-lifetime Waterfront Estate located on Lake Lillinonah with extensive water frontage. Totally renovated c. 1868 3-bedroom, 3 full bathroom, Colonial. 153+/- acres. 7 Parcels. Must See! <i>Courtesy of Klerm Real Estate Inc</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 5/14/2019, MLS Listing 170167113: 3/1/2019 MLS ID: 170167113								
<b>118 Wellers Bridge Rd</b>	Residential	3/3	2,033 sq ft	411,642	1988	5/14/2019	\$275,000	\$135
Attention Nature lovers! This 3 Bedroom Contemporary sits back from the road and offers a very private setting with a babbling brook. Driveway is long but level. House needs TLC. 3 season sunroom, mudroom with laundry. 2 bedrooms up and one on main level. One fireplace in Living room and one in master bedroom. Great open floor plan. Hardwood floors thru-out. Large deck overlooks the heated in-ground pool. <i>Courtesy of Coldwell Banker Residential Brokerage</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 5/3/2019, MLS Listing 170118700: 8/24/2018 MLS ID: 170118700								
<b>386 South St</b>	Residential	3/3	2,235 sq ft	134,600	1985	5/3/2019	\$275,000	\$123
Nice contemporary cape in a secluded Evergreen Woods location,, Vaulted Beamed ceilings,, Lots of extras and an open floor plan.. 3 or 4 bedrooms 3 full baths 2 car attached garage 3.09 acres,, just waiting for you to relax on your private deck or head down to Roxbury Falls <i>Courtesy of Aspen Realty Group</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 4/15/2019, MLS Listing 170071522: 4/18/2018 MLS ID: 170071522								
<b>6 Davenport Rd</b>	Residential	4/5	4,936 sq ft	264,409	1974	4/15/2019	\$1,195,000	\$242
Water water everywhere. Stunning sun filled luxury contemporary house & guest house on serene 6+/- acre property overlooking magnificently landscaped grounds with rushing brook and waterfalls. Abutting conservation land on a quiet street close to the villages of Roxbury & Washington Depot. 4 bedroom main house. 1-bedroom guest house. Gated entry. Adjacent property available. <i>Courtesy of Klerm Real Estate Inc</i>								

### Recently Sold: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <b>SOLD</b> • Sold Date: 4/1/2019, MLS Listing 170160187: 1/29/2019 MLS ID: 170160187								
 <b>135 Bacon Rd</b>	Residential	3/4	2,626 sq ft	215,186	1987	4/1/2019	\$375,500	\$143
Cape Style Home-Open floor plan-Front Foyer entrance-Leads into Living room with Fireplace-Around to Den area with Fireplace and access to Rear Deck and Yard-Open Kitchen area-Study off Kitchen with Slider Door to Rear Deck and Yard-Dining Room-Half bathroom-All on Main Level. Master Bedroom with Full Bathroom and Walk in Closets-2 ND Bedroom with walk in Closets-Full Bathroom and Laundry Area. Hardwood floors throughout.*Finished Loft above garage features Hugh Bedroom and Full Bathroom. All on the Upper Level. Oil warm air Heat. Electric base heat in the Loft. Full Basement. 2 car garage. The Home is set back from the road for privacy-4.94 acre lot allows for.....								
Courtesy of Reo Real Estate Connection								
 <b>SOLD</b> • Sold Date: 2/25/2019, MLS Listing 170045192: 3/12/2018 MLS ID: 170045192								
 <b>108 Davenport Rd</b>	Residential	4/6	5,100 sq ft	266,587	1851	2/25/2019	\$811,000	\$159
Set on 6 acres with beautifully landscaped lawn, open meadow and spreading nut trees, this gorgeous property offers 4-bedroom main house, 2-bedroom guest house, inground pool and two story, 5600 sf. barn. The 1835 main house was completely redone and expanded in 2002. The gracious character of the interior is highlighted by gleaming wide board floors, extensive trim and top of the line hardware. The floor plan flows easily for entertaining, from formal living and dining rooms to the easy-going family room/kitchen and out onto the porch. The main-floor master is nicely detailed and includes fireplace (1 of 4) and lovely full bath ensuite. Upstairs are 3 generous bedrooms, each with full bath. The lower level includes a media/game room with fireplace and wine cellar. Across the lawn, the guest house has an open great room, 2 bedrooms, and screened porch overlooking the pool. A huge barn offers endless possibilities for car collection, studio or your inspiration." Commission paid only upon closing.								
Courtesy of KlermReal Estate Inc								
 <b>SOLD</b> • Sold Date: 2/15/2019, Public Record MLS ID: -								
 <b>176 Apple Ln</b>	Single Family	4/5	3,438 sq ft	184,694	1972	2/15/2019	-	-
 <b>RECENTLY SOLD</b> • Sold Date: 5/28/2019, Public Record MLS ID: -								
 <b>160 Baker Rd</b>	Single Family	-/-	-	135,472	-	5/28/2019	\$800,000	-
 <b>RECENTLY SOLD</b> • Sold Date: 5/28/2019, Public Record MLS ID: -								
 <b>Baker Rd</b>	Vacant Land	-/-	-	7,405	-	5/28/2019	\$800,000	-
 <b>SOLD</b> • Sold Date: 4/30/2019, Public Record MLS ID: -								
 <b>7 Garnet Rd</b>	Single Family	5/6	4,826 sq ft	174,240	1997	4/30/2019	-	-
 <b>SOLD</b> • Sold Date: 4/16/2019, Public Record MLS ID: -								
 <b>229 Good Hill Rd</b>	Single Family	4/3	2,743 sq ft	196,891	1983	4/16/2019	\$549,000	\$200

### Recently Sold: 25 (cont.)




		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 <b>SOLD</b>	* Sold Date: 2/19/2019, Public Record MLS ID: –							
182 Painter Hill Rd		Single Family	3/3	3,258 sq ft	340,204	1998	2/19/2019	\$950,000	\$292
–									
	 <b>RECENTLY SOLD</b>	* Sold Date: 7/17/2019, Public Record MLS ID: –							
18 Ranney Hill Rd		Single Family	4/4	3,198 sq ft	236,095	2018	7/17/2019	\$850,000	\$266
–									
	 <b>SOLD</b>	* Sold Date: 4/17/2019, Public Record MLS ID: –							
65 Rocky Mountain Rd		Single Family	4/4	2,567 sq ft	180,774	1998	4/17/2019	\$445,000	\$173
–									
	 <b>RECENTLY SOLD</b>	* Sold Date: 5/28/2019, Public Record MLS ID: –							
73 Rucum Rd		Single Family	5/5	3,201 sq ft	133,294	1976	5/28/2019	\$585,000	\$183
–									
	 <b>RECENTLY SOLD</b>	* Sold Date: 6/11/2019, Public Record MLS ID: –							
42 Sentry Hill Rd		Single Family	3/4	3,541 sq ft	154,202	1957	6/11/2019	\$680,000	\$192
–									
	 <b>SOLD</b>	* Sold Date: 5/2/2019, Public Record MLS ID: –							
8 Southbury Rd		Single Family	7/4	2,940 sq ft	82,328	1965	5/2/2019	\$205,000	\$70
–									
	 <b>SOLD</b>	* Sold Date: 3/5/2019, Public Record MLS ID: –							
20 Tamarack Ln		Single Family	–/–	–	2,896,304	–	3/5/2019	\$350,000	–
–									
	 <b>SOLD</b>	* Sold Date: 3/19/2019, Public Record MLS ID: –							
139 Transylvania Rd		Single Family	3/2	2,031 sq ft	98,010	1971	3/19/2019	\$600,000	\$295
–									
	 <b>RECENTLY SOLD</b>	* Sold Date: 5/21/2019, Public Record MLS ID: –							
50 Welton Rd		Single Family	3/3	2,692 sq ft	353,707	2002	5/21/2019	\$815,000	\$303
–									

### Expired Listings: 5

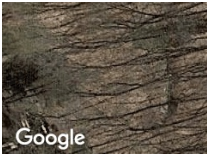





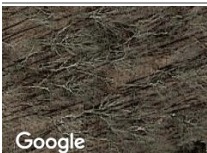


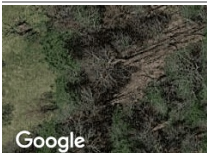


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>1</div> <div>EXPIRED</div> <div>MLS Listing 170162419: 4/12/2019 MLS ID: 170162419</div>								
<b>20 Grassy Hill Rd</b>	Residential	5/6	8,875 sq ft	130,680	1988	\$1,590,000	7/12/2019	\$179
<p>Spectacular Sunsets and far reaching views from hill top estate setting in equestrian area of Roxbury. The property has just gone under a large renovation with new roof, fresh paint, a Corsi designer kitchen, hardwood floors, stone fireplace, and a fabulous open floor plan. The Natural light pours in from all levels with beautiful, oversized windows, vaulted ceilings and views from each level. From a luxurious master suite with an additional stone fireplace and balcony, to a finished walk out lower level with wine cellar and cigar bar, this home offers the size and space for endless possibilities. Attached 1BR guest quarters offers in law potential with separate kitchen and bath area. Enjoy over 8800 square feet of living space, with one of a kind architecture, on over 3 acres of rolling meadows, with some the best views around. Schedule your showing today!</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								
<div>2</div> <div>EXPIRED</div> <div>MLS Listing 170159546: 1/27/2019 MLS ID: 170159546</div>								
<b>20 Wellers Bridge Rd</b>	Residential	3/3	1,996 sq ft	57,934	1820	\$525,000	6/25/2019	\$263
<p>Located in desirable Litchfield county this completely renovated Roxbury antique colonial is set on a level 1.3 acre lot! This home has been totally renovated down to the studs. Modern conveniences and amenities with classic touches throughout! MOVE IN READY! 3 bedrooms, 2 full bath, &amp; 1 powder room. Hardwood floors, hardwood stairs, french doors, &amp; more! All new center island kitchen with Quartz counters and stainless appliances. You'll love having coffee and relaxing on your back porch looking at your bam! Fully finished 3rd story attic space offering a family room with a den/office. Great backyard for entertaining, New bam with water and electric offers a perfect location for workshop or a potential studio. New furnace, central air, new electrical service, all new plumbing and fixtures. Must be seen to truly appreciate the property and the surrounding Litchfield hills. Only 1 hour and 20 minutes to Manhattan!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								




### 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>  <b>EXPIRED</b> </div> <div> <i>MLS Listing 170140202: 11/3/2018</i> <i>MLS ID: 170140202</i> </div>								
<b>154 Painter Hill Rd</b>	Residential	4/4	3,564 sq ft	196,891	2001	\$689,999	5/31/2019	\$185
<p>Pristine Beauty! Completely refinished from top to bottom and inside out! All new kitchen, includes new cabinetry, butcher block top center aisle, granite counter tops, stainless steel gas range &amp; hood with tiled backsplash. Large walk in pantry. Generous open floor plan, light and bright foyer with vaulted ceiling. Family room has vaulted ceiling with exposed beams, natural stone fireplace and French doors opening to rear deck overlooking secluded, professionally landscaped garden. Wide board wood flooring throughout main level has all been refinished. Living room brings you to covered wrap around porch that has been freshly painted and stained. Master bedroom en suite completely refurbished with open walk in shower and oversized soaking tub. Interior and exterior have been made move in ready with fresh painting of walls, trim and moldings. Country Style Living in what's considered an A+ rated area of Roxbury.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <i>MLS Listing 170083109: 5/11/2018</i> <i>MLS ID: 170083109</i> </div>								
<b>30 Highmeadow Ln</b>	Residential	4/4	4,600 sq ft	884,268	1941	\$1,500,000	5/11/2019	\$304
<p>Beautiful Estate, 20+ level Acre Property In Lovely Roxbury. Horse Property Or Nature Lovers Paradise, Open W/ Views, also Some Lightly Wooded Land W/ A Trail For Horses, Hiking, Atv's, Many Bams, Also Party Barn, Many More Amenities. Renovated 4-stall barn 80 ft. long with a workshop and room for tractor or golf carts or cars. New 5-stall barn 60 ft by 25 ft under construction. A one of a kind property with mountain views. An outdoor wood furnace for saving on oil. New fencing with 5 large turn outs. Beautiful home with very high ceilings and well built construction through out. was renovated down to the studs in 1999. A almost new swim spa. A new whole house generator. This is a must see house.</p> <p><i>Listing Courtesy of Hegarty &amp; Co Real Estate</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <i>MLS Listing 170119922: 8/29/2018</i> <i>MLS ID: 170119922</i> </div>								
<b>1 Davenport Rd</b>	Rental/Lease	4/4	2,677 sq ft	179,467	1846	\$6,000	3/9/2019	—
<p>Available now after 3/15/19 only. Charming renovated 1840's getaway in northern Roxbury. 3 bedrooms in main house, separate 1 bedroom guest house. Pool, brook, waterfall and fabulous gardens. Close to schools, skiing, Washington and Woodbury. Simply stunning. Fully furnished rental. Also for sale.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

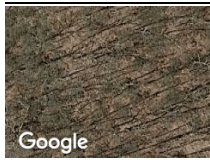


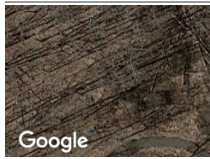
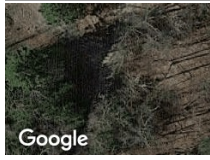
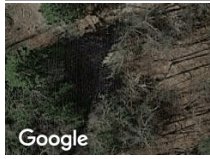
### New For Lease: 4

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 	New, Active: 8/14/2019 MLS ID: 170224997							
	<b>188 Bacon Rd</b>	Rental/Lease	2/3	1,192 sq ft	212,137	1974	8/14/2019	\$1,700	\$1
BRIGHT AND SUNNY CHARMING COUNTRY COTTAGE, 2 TO 3 BEDROOM, 2 FULL BATH, OPEN FLOOR PLAN, WRAP AROUND DECK OVERLOOKS POND AND PRIVATE WOODED SETTING. EASY COMMUTE TO I-84. <i>Courtesy of KlermReal Estate Inc</i>									
	 	New, Active: 8/5/2019 MLS ID: 170223418							
	<b>13 Phaeton Dr</b>	Rental/Lease	5/4	2,400 sq ft	185,130	1986	8/5/2019	\$2,600	\$1
Charming Country rental in Roxbury, CT. Located on a quiet road surrounded by nature. 5 bedrooms, 3 1/2 baths, plenty of room for all! Dramatic family room with wood burning stove, spacious living room with fireplace and built-ins, dining room connected to an eat in kitchen that leads to spacious deck for outdoor dining and entertaining. Private yet close to amenities. 90 minutes to NYC. <i>Courtesy of WilliamRaveis Real Estate</i>									
	 	New, Active: 7/30/2019 MLS ID: 170221176							
	<b>247 Painter Hill Rd</b>	Rental/Lease	4/4	2,396 sq ft	138,956	1990	7/30/2019	\$8,250	\$3
Mint St. Barth's-style home in perfect hilltop neighborhood with heated pool. Exceptional interior design with two wood burning fireplaces and vaulted ceilings. \$59,000/Summer, \$99,000/Annually (8250 per month) or \$5,900/month off season 3 month minimum or \$6900 per month <i>Courtesy of KlermReal Estate Inc</i>									
	 	Active: 5/13/2019 MLS ID: 170194629							
	<b>35 Minor Bridge Rd</b>	Rental/Lease	3/4	3,665 sq ft	973,130	1740	5/13/2019	\$9,000	\$2
Fabulous 1740 Historic Antique with amazing gardens bordering The Shepaug River and Land Trust. Pool. Gazebo. Pond. Waterfall. You must see this fabulous property. Available June, July or August for \$9,000/month. <i>Courtesy of KlermReal Estate Inc</i>									


### Recently Leased: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	<b>1</b> <b>RECENTLY LEASED</b> • Leased Date: 7/27/2019, MLS Listing 170194571: 5/13/2019 MLS ID: 170194571							
	346 Southbury Rd	Other	2/1	884 sq ft	160,736	2002	7/27/2019	\$1,600 \$2
Beautifully done garage upstairs apartment with 2 bedrooms, wood floors, granite counters, central air, gas stove and stainless appliances. Washer & dryer included. Landlord pays for electric and propane. Excellent credit and references a must. No smoking and no pets. Great commuter location.								
<i>Courtesy of KlermReal Estate Inc</i>								
	<b>2</b> <b>RECENTLY LEASED</b> • Leased Date: 6/10/2019, MLS Listing 170149505: 12/12/2018 MLS ID: 170149505							
	77 Apple Ln	Rental/Lease	4/4	2,468 sq ft	199,940	1994	6/10/2019	\$4,250 \$2
ANNUAL RENTAL \$4,250/MONTH Gorgeous Stone Cape with spectacular horse farm views. Spacious, fully furnished and ready to move in! Four total bedrooms with your choice of a 1st floor or 2nd floor master bedroom suite. Attached two car garage, first floor laundry room with adjoining pantry area. Abundant windows and cathedral ceilings provide a light, airy feel to the open floor plan of the kitchen, living room, dining area with plenty of space for entertaining! Convenient to town, school, library and area attractions. Must see at this price!								
<i>Courtesy of WilliamRaveis Real Estate</i>								
	<b>3</b> <b>RECENTLY LEASED</b> • Leased Date: 5/26/2019, MLS Listing 170174545: 3/20/2019 MLS ID: 170174545							
	117 Wellers Bridge Rd	Rental/Lease	4/4	2,500 sq ft	407,721	1992	5/26/2019	\$2,900 \$1
Set In Privacy. Classy Contemporary Colonial Boasting 9' Ceilings & Hardwood Floors On both Levels. Versatile Open Floor Plan. Lots Of Windows & Skylights. Master Suite W/Adjoining Office absolutely Mint-Extremely Light & Bright. Energy Saving Heat& Cooling System! Efficient Gas Fireplace. Large Spacious Rooms. Owner/agent related								
<i>Courtesy of The Brokerage of New England</i>								

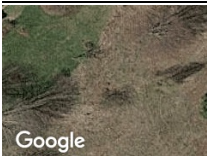

### Recently Leased: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	<b>4</b> <b>RECENTLY LEASED</b>	* Leased Date: 5/16/2019, MLS Listing 170188846: 4/29/2019 MLS ID: 170188846						
	<b>4 Painter Ridge Rd</b>	Rental/Lease	4/3	2,438 sq ft	171,190	1962	5/16/2019	\$2,600 \$1
<p>Long drive leads you to this unique shabby chic country contemporary on almost 4 acres of land surrounded by flowering &amp; ornamental trees, mature plantings and perennial gardens. Tucked in among nature, the brick terrace is the ideal spot to enjoy the peace and quiet of this country property. Main living space encompasses living room/dining room combination with fireplace, French doors and picture window open to kitchen with vaulted ceiling, island, pantry and access to brick terrace. The spacious main level master bedroom enjoys full bath, fireplace with woodstove, and stairs to loft space sitting area. A set of sliders opens to brick pathway that leads to terrace. The main level guest suite includes a den, bedroom and full bath. There are two bedrooms and full bath on the upper level. Details throughout the home include wide board wood floors, built-ins, skylights, brick floor, French doors, exposed beams, vaulted ceilings and a circular detached garage/workshop. A must see for those who think "outside the box" and appreciate character and charm in the place they call "home." Tenant responsible for all expenses.</p> <p><i>Courtesy of KlermReal Estate Inc</i></p>								
	<b>5</b> <b>OFF MARKET</b>	* Leased Date: 4/20/2019, MLS Listing 170170566: 3/7/2019 MLS ID: 170170566						
	<b>114 River Rd</b>	Rental/Lease	2/2	1,500 sq ft	273,992	1956	4/20/2019	\$2,000 \$1
<p>REDONE 1ST FLOOR APARTMENT NEW APPLIANCES ACCESS TO BASEMENT AND GARAGE</p> <p><i>Courtesy of McGorty Real Estate Services</i></p>								
	<b>6</b> <b>OFF MARKET</b>	* Leased Date: 4/2/2019, MLS Listing 170159727: 2/2/2019 MLS ID: 170159727						
	<b>113 Flag Swamp Rd</b>	Rental/Lease	4/4	2,506 sq ft	253,083	2000	4/2/2019	\$2,600 \$1
<p>Enjoy the gorgeous sunset, distant westerly views, and Bridgewater fireworks from this warm 2500 plus square foot home in the foothills of Roxbury. Ideally located within 10 minutes from 84 and 10 minutes from three town centers. This well-built gambrel, offers wide board take flooring, family room with stone fireplace and vaulted ceilings, and a cozy eat-in kitchen with French doors to private back deck. Three second floor bedrooms and master suite with tray ceilings, walk-in closet and full bath with jacuzzi tub. Fantastic partially finished lower level walkout with high ceilings lots of light and full bath. A wonderful full time or weekend home in a peaceful setting and located on a rarely travelled quintessential New England country road.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
	<b>7</b> <b>OFF MARKET</b>	* Leased Date: 3/31/2019, MLS Listing 170147487: 12/3/2018 MLS ID: 170147487						
	<b>37 Davenport Rd</b>	Rental/Lease	2/2	1,200 sq ft	413,384	1996	3/31/2019	\$1,900 \$2
<p>Two bedroom cottage on over 9 acres with wide board, vaulted ceilings in the living room and kitchen. The home features granite counters, wood burning fireplace, central air and a separate heated studio. Secluded retreat with brick terrace and gardens</p> <p><i>Courtesy of KlermReal Estate Inc</i></p>								
	<b>8</b> <b>OFF MARKET</b>	* Leased Date: 3/4/2019, MLS Listing 170062742: 3/19/2018 MLS ID: 170062742						
	<b>Sentry Hill Rd</b>	Residential Land	—	—	340,203	—	3/4/2019	— —
<p>Perfect location for your dream home in the country on this 7.81 acre lot in Roxbury. Perc test and soil inspection completed in ideal location for house to take full advantage of the potential views of the beautiful Litchfield hills. Is also listed with new build. See listing #170126538. Additional 6+ acres available.</p> <p><i>Courtesy of KlermReal Estate Inc</i></p>								
	<b>9</b> <b>OFF MARKET</b>	* Leased Date: 3/4/2019, MLS Listing 170062730: 3/19/2018 MLS ID: 170062730						
	<b>Sentry Hill Rd</b>	Residential Land	—	—	276,606	—	3/4/2019	— —
<p>Perfect location for your dream home in the country on this 6.35 acre lot in Roxbury. Perc test and soil inspection completed in ideal location for house to take full advantage of the potential views of the beautiful Litchfield hills. Additional 7+ acres available.</p> <p><i>Courtesy of KlermReal Estate Inc</i></p>								

### Recently Leased: 10 (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>            • Leased Date: 2/22/2019, MLS Listing 170147177: 12/1/2018 MLS ID: 170147177         </div>								
389 South St	Rental/Lease	3/2	3,800 sq ft	130,680	1978	2/22/2019	\$2,600	\$1
<p>Welcome Home!! Enjoy the Tranquil &amp; Serene Setting, as you Relax on your Open Porch and Feel the Soft Quiet Breeze while Overlooking a Babbling Brook. There is nothing to do to this Totally Updated Home than pour a Glass a Wine, Kick off your Shoes, and Enjoy Life. Entertain your Guest in a Wonderful Open Floor Plan with an Remodeled Kitchen that has Maple Cabinets, Granite Counters, SS Appliances, Breakfast Nook and Dining area. Then Enjoy Entertaining in both the Family Room and Living room complete with their own Fireplaces. Relax in your Luxurious Master Bedroom Suite with Full Bath and Large Closets. A Wood Stair Case leads to the Lower Level which provides an additional 1900 Square Feet complete with Family/Great room w/Built-ins, Den/Office/Bedroom (separate Zone), Recess Lighting, New Carpeting and abundances of Storage. Beautiful Hardwood Floors Throughout, Newer Anderson Windows &amp; Doors, Carrier Furnace/Hybrid Heating, 200 Amp Upgraded Service, Well Pump, Driveway, 2 Car Garage, Freshly Painted and Much, Much More. Also for Sale (170079297). Click on the Virtual tour for your Personal Tour of this Lovely Home.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								

Open Houses: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	 <b>FOR SALE</b> • New, Active: 8/11/2019    MLS ID: 170225054							
	<b>294 Painter Hill Rd</b>	Residential	3/5	3,268 sq ft	196,891	8/11/2019	\$1,475,000	8/15/2019 11:00AM-1:00PM
Newly built colonial with privacy and views located in an excellent area of Roxbury. Done to perfection with white oak floors throughout, carrara marble counters, farmer's sink and all bedrooms en suite with one on the main level. Plimpton Hill fixtures, period hardware, hand made & cut brick fireplace. Lower walkout level with family room, full bath, laundry hookup and pool room. Heated Gunite pool, whole house generator, detached 2 car garage and clean energy efficient propane heat and central air.								
<i>Listing Courtesy of Klemm Real Estate Inc</i>								



## 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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