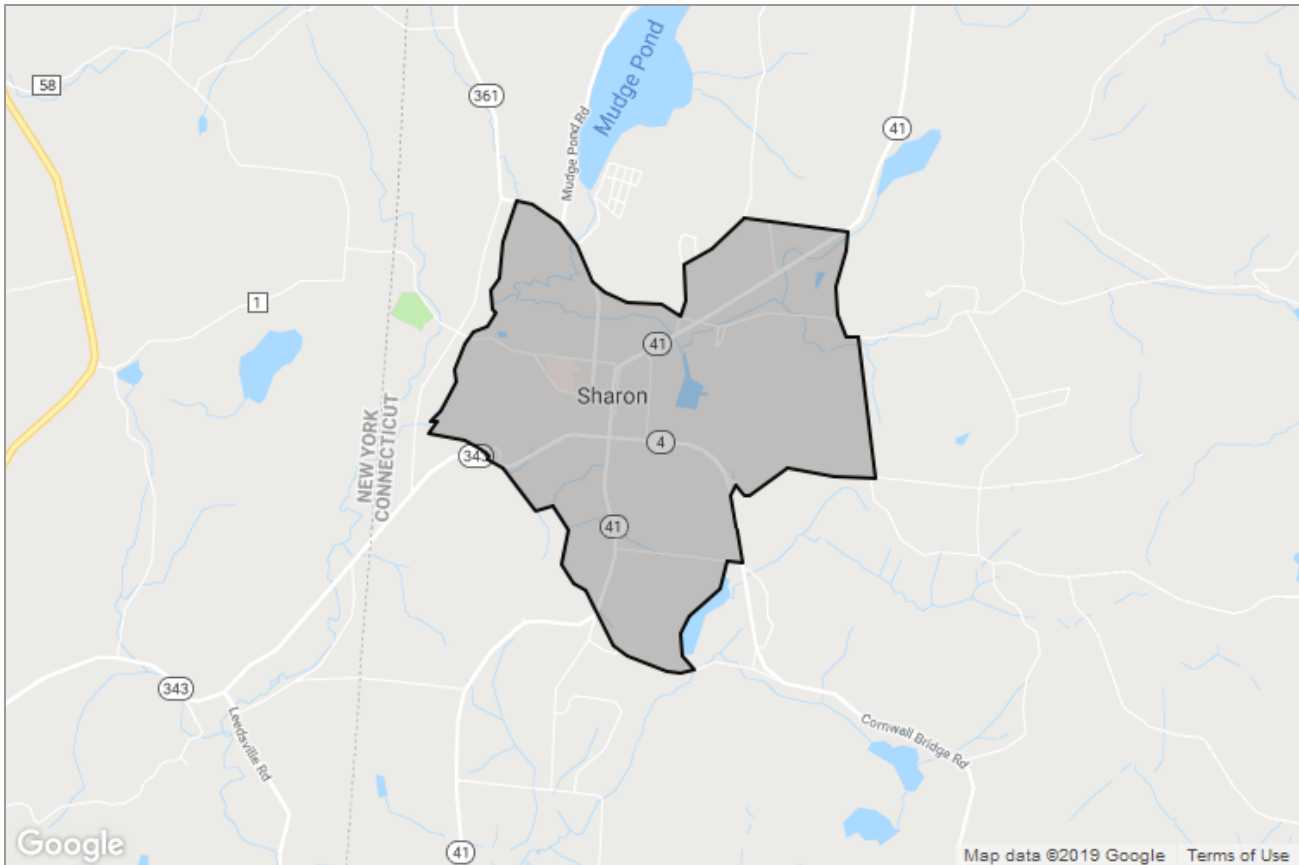


# SMART M L S

MARKET ACTIVITY REPORT

## Sharon, Connecticut



Presented by

**Steve Schappert** | REALTOR® | GRI

Connecticut Real Estate License: REB.0791416



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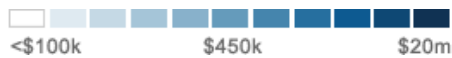
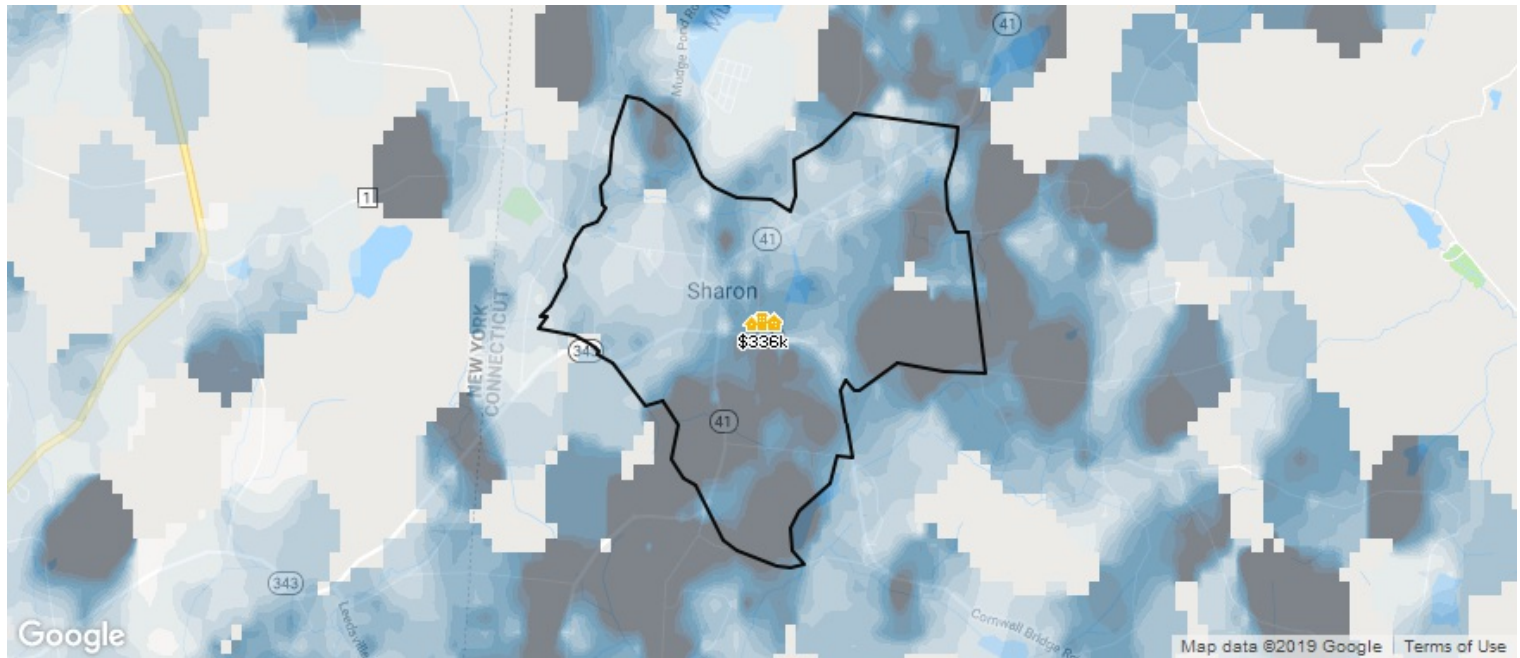
### Connecticut Real Estate

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

Litchfield, CT 06759

# Sharon, 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

**\$336K**

Updated: 7/31/2019

Change Over  
Last Month

↑ **4.31%**

Change Over  
Last Quarter

↑ **4.31%**

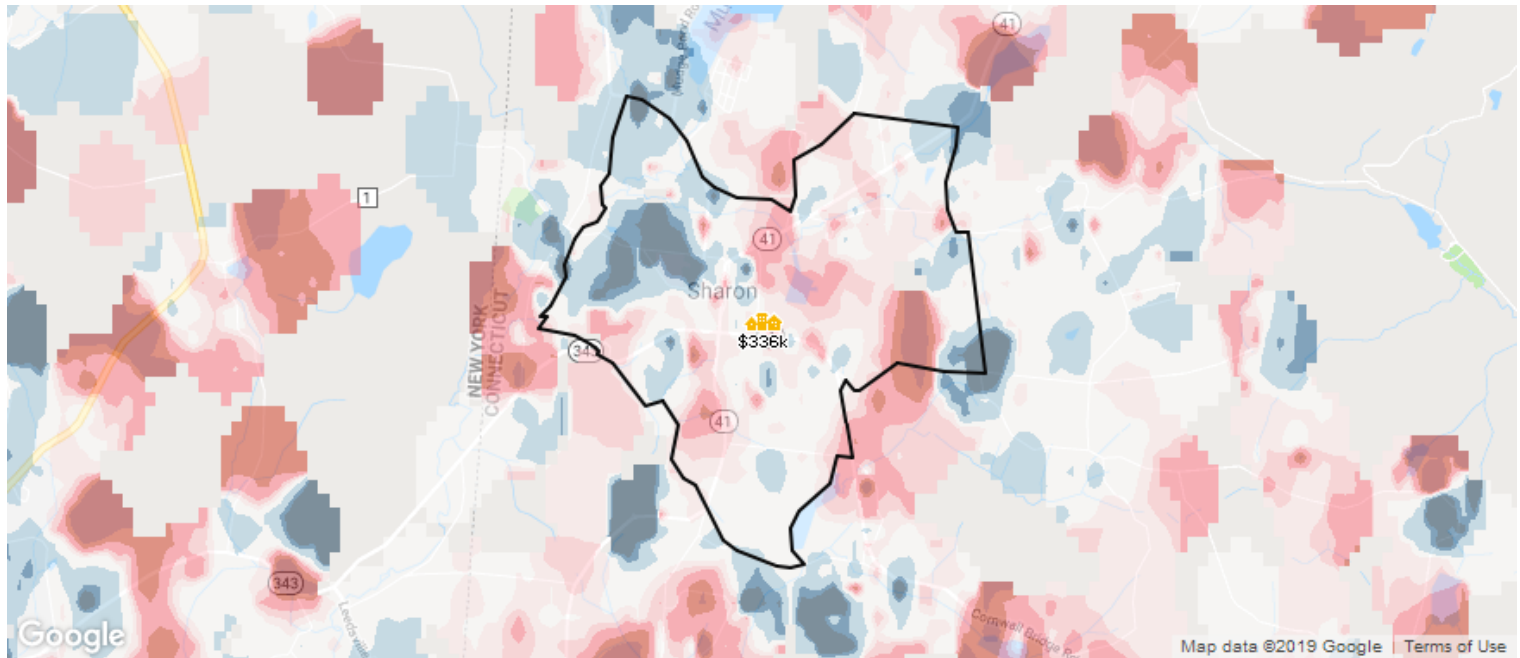
Change Over  
Last 12 Months

↑ **7.21%**

*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.*

# Sharon, 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

**\$336K**

Updated: 7/31/2019

Change Over  
Last 12 Months

↑ **7.21%**

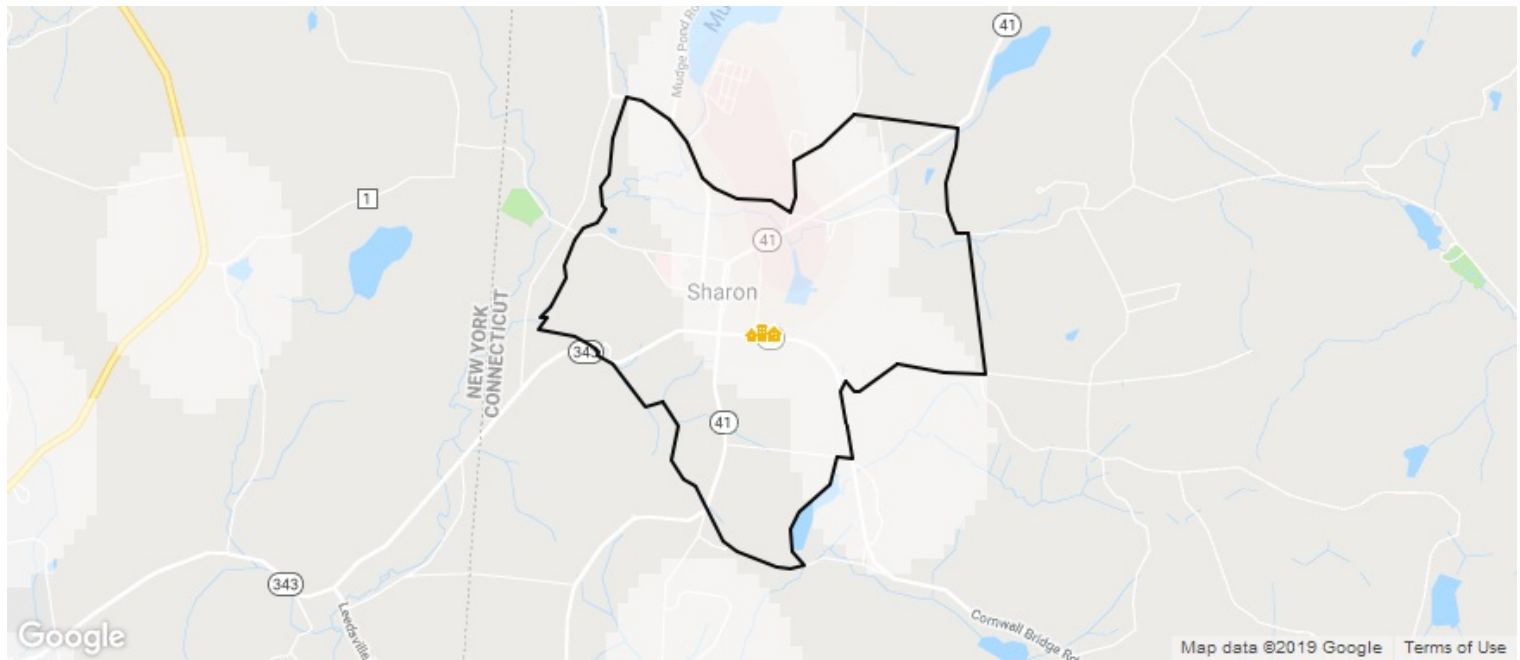
Change Over  
Last 36 Months

↑ **8.41%**

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.

# Sharon, 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

**10**

Updated: 8/14/2019

# of  
Pre-Foreclosures

**3**

# of  
Foreclosures

**7**

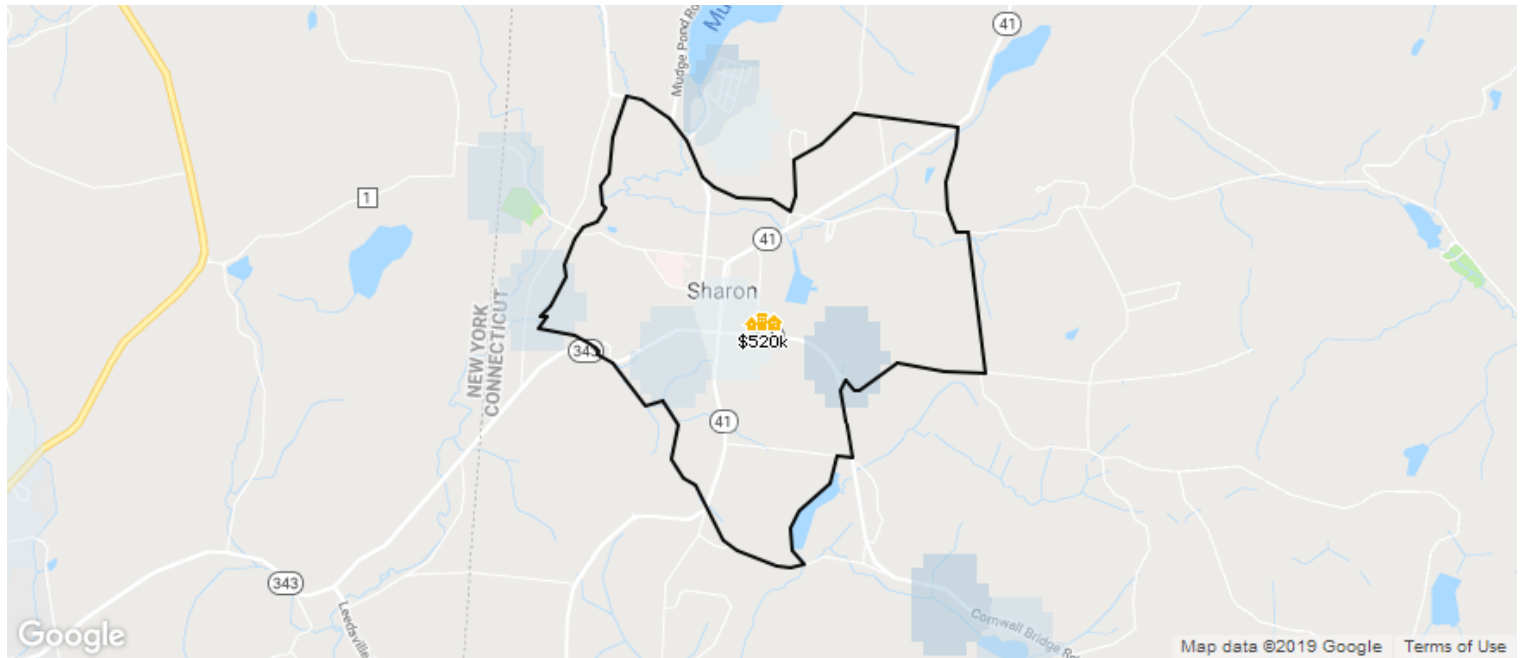
# of  
Short Sales

**0**

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

# Sharon, Connecticut

## Market Snapshot: Sales Price



<\$100k      \$500k      >\$5m

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

**\$520K**

Updated: 6/30/2019

### Change Over Last 12 Months

↑ **63.78%**

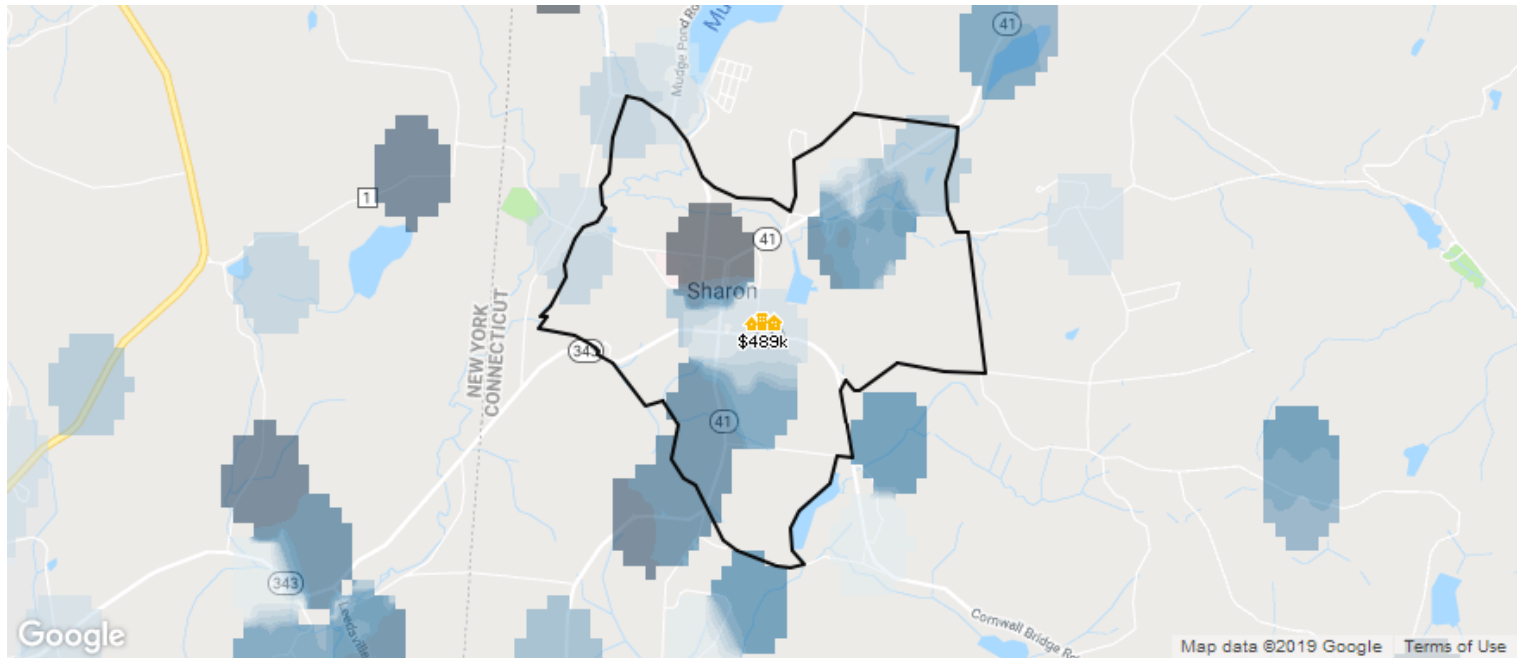
### Change Over Last 24 Months

↑ **50.72%**

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

# Sharon, 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

**\$489K**

Updated: 6/30/2019

Change Over  
Last Quarter

↓ **12.37%**

Change Over  
Last 12 Months

↑ **22.56%**

Change Over  
Last 24 Months

↓ **14.59%**

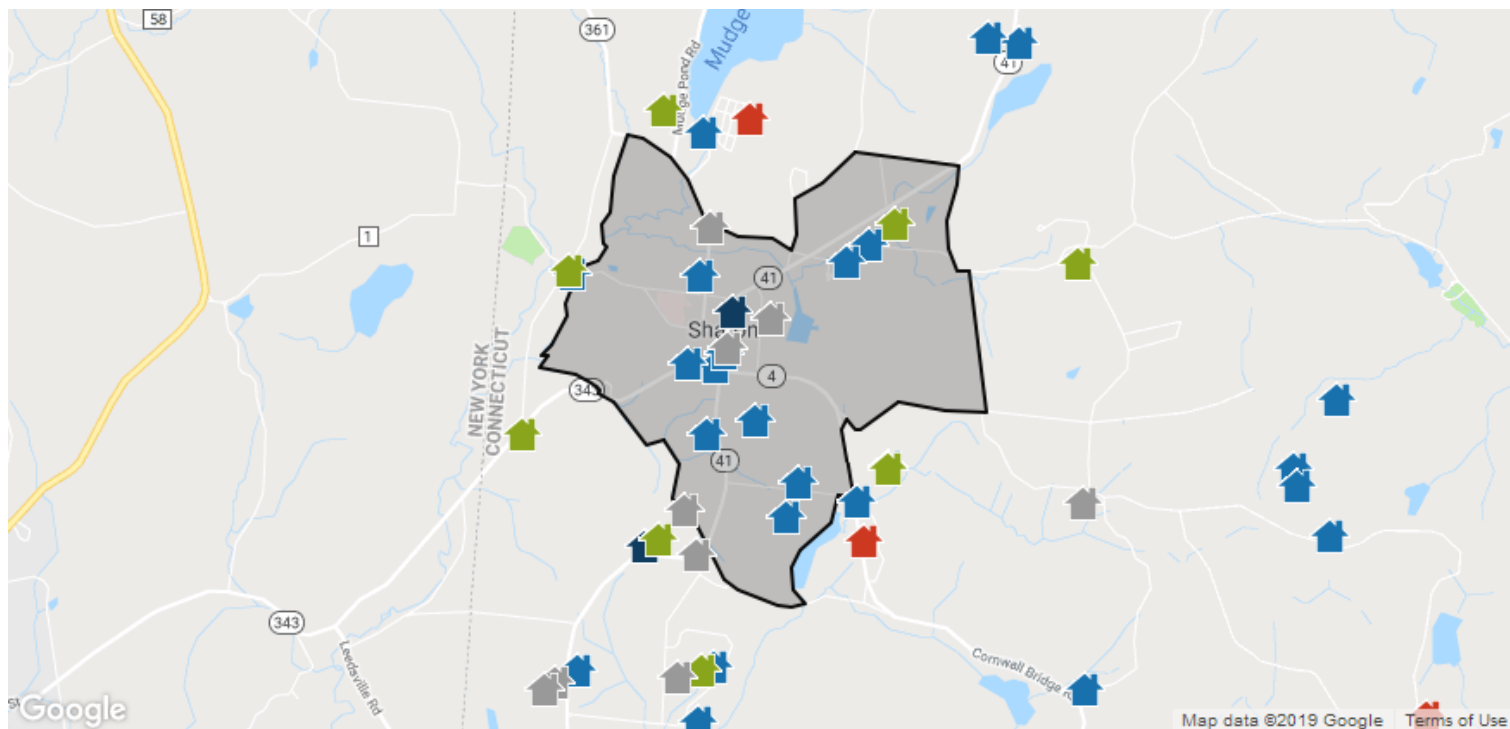
About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

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

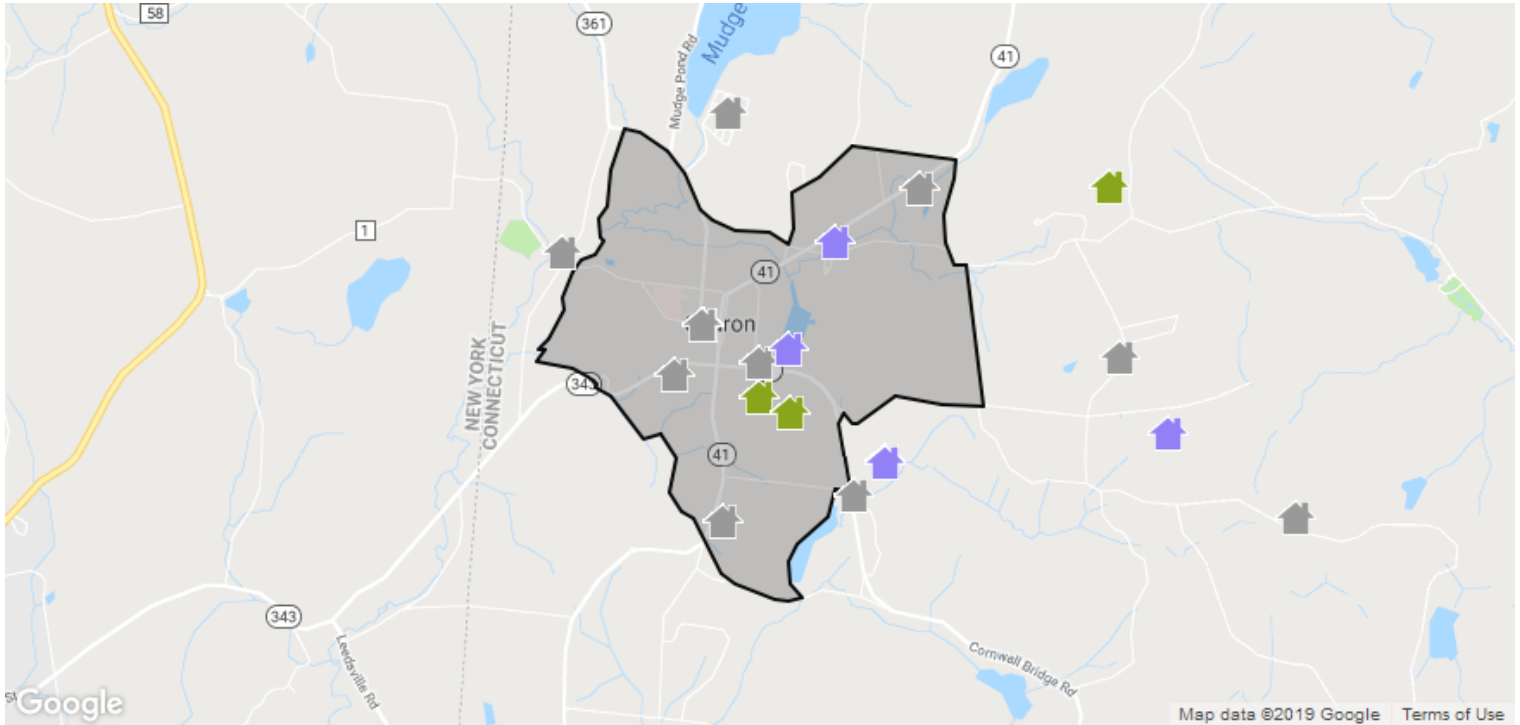


**Search Criteria** | **Location:** Sharon, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, 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
<b>Number of Properties</b>	38	6	22	3	31
<b>Low Price / Value</b>	\$58,000	\$169,500	\$179,900	\$296,000	—
<b>Median Price / Value</b>	\$471,000	\$745,000	\$572,500	\$296,000	\$395,000
<b>High Price / Value</b>	\$20,000,000	\$3,425,000	\$3,425,000	\$296,000	\$2,425,000
<b>Average Price / Sq. Ft.</b>	\$315	\$355	\$272	\$152	\$239
<b>Median Price / Sq. Ft.</b>	\$222	\$275	\$209	\$152	\$223
<b>Average Days in RPR</b>	80	209	204	—	91
<b>Median Days in RPR</b>	78	163	175	—	22
<b>Total Volume</b>	\$45,446,900	\$6,658,500	\$17,605,900	\$296,000	\$18,276,750



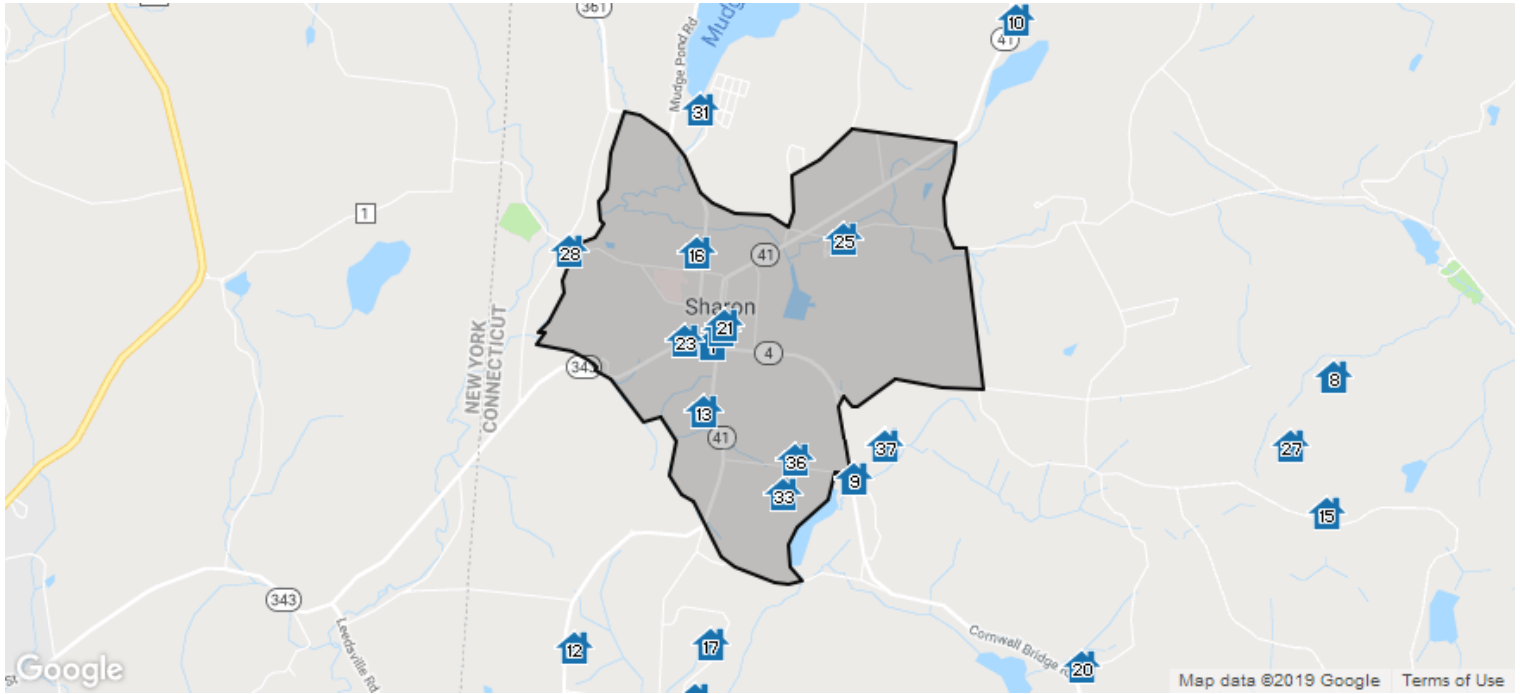
### Market Activity Summary Stats (cont.)







**Search Criteria** | **Location:** Sharon, 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
Number of Properties	10	11	10
Low Price / Value	\$40,000	\$1,800	\$1,800
Median Price / Value	\$392,000	\$3,850	\$281,845
High Price / Value	\$1,250,000	\$25,000	\$589,000
Average Price / Sq. Ft.	\$218	\$3	\$125
Median Price / Sq. Ft.	\$186	\$2	\$139
Average Days in RPR	333	90	107
Median Days in RPR	357	106	79
Total Volume	\$4,215,000	\$93,150	\$2,022,170






# Sharon, Connecticut








New Listings: 38

	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: 3/11/2019 MLS ID: 170171332						
<b>1 Main St</b>	Residential	6/5	4,983 sq ft	27,007	1850	3/11/2019	\$795,000	\$160
Magnificent Antique in the Heart of Historic Sharon Green. Gracious Room Proportions. 6 Bedrooms, 4.5 Renovated Baths. Central A/C. Period Details Throughout. Inviting Chef's Eat-in Kitchen. Formal Dining Room. 2 Living Room Parlors. Cell Service! Proximate to: Coffee Shop, Barber Shop, Wine Bar, Sharon Playhouse, Sharon Farm Market, Al Fresco & BBQ Restaurants and More. Coveted Historic District. Less than 15 Min to Metro North Train.								
Listing Courtesy of KlenmReal Estate Inc								
	 <b>FOR SALE</b>	* New, Active: 7/29/2019 MLS ID: 170220631						
<b>290 Low Rd</b>	Residential	3/3	1,728 sq ft	226,512	1994	7/29/2019	\$327,500	\$190
It's not the view. Ok. It is part of the life. Western sunset Awesome Views Year Round of Twin Oaks Preserve - Sharon Land Trust, Mudge Pond and Silver Lake Conference Center. Easy to live here, easy to maintain! Quiet and peaceful. Country Living surrounded by nature's sights and sounds in four season New England! This home is Turn Key- Move In Ready! Come visit Sharon and see what this wonderful Town Offers from the Hotchkiss Public Library to the vast stretches of protected lands and views that keep Sharon Wild.								
Listing Courtesy of Keller Williams Realty								

### New Listings: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<b>8</b> <b>FOR SALE</b> • Active: 7/12/2019 MLS ID: 170215748							
	17 Rolling Hills Dr	Residential	4/3	2,922 sq ft	140,698	1978	7/12/2019	\$395,000 \$135
<p>A modern contemporary located amidst the natural beauty of Litchfield County is a unique home for today's buyer. This home is tucked into a lovely wooded 3.23-acre lot. Upon entering you will be greeted by open and versatile spaces. The main level features a spacious living room which includes a brick fireplace for cool winter nights and hardwood floors throughout. The comfortable sitting room has vaulted ceilings and sliders that lead to a large deck overlooking a private back yard for summer entertaining. The kitchen awaits the casual cook or a serious chef. Entertain in your light-filled formal dining room. Included on the main level you will find a laundry room, an additional half bath, and a versatile bonus room with its own private entrance. The upper level offers 4 bedrooms that includes a spacious master suite with jetted tub, double sink, and ample size linen closet. The upper-level balcony which leads to the additional bedrooms overlook the main level with warm wood beams throughout and an additional full bath included. The large 2 bay garage will keep your cars clean and safe, and ample size basement for storage also included. Minutes to Wassaic Train Station and close to all of the area's prestigious private schools, as well as hiking the Appalachian trail, skiing at Catamount and Mohawk, shopping in Millerton NY, events at the Sharon Playhouse or in the Berkshires and all beautiful Litchfield.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
	<b>4</b> <b>FOR SALE</b> • New, Active: 8/7/2019 MLS ID: 170223572							
	79 Westwoods Road 2	Residential	1/1	320 sq ft	1,176,120	1972	8/7/2019	\$290,000 \$906
<p>Wonderful opportunity to rehabilitate a former hunting camp. 27 acres of beautiful, but overgrown woods with stone walls, massive trees and a good sized pond. Cabin and Barn on the property that are in poor condition and require revitalization. Could be a quiet and private nature sanctuary when complete. Roll up your sleeves and jump back to 40 years ago!</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
	<b>5</b> <b>FOR SALE</b> • New, Active: 8/9/2019 MLS ID: 170224562							
	A Lambert Rd	Residential Land	—/—	—	1,545,944	—	8/9/2019	\$1,350,000 —
<p>With over 35 acres offering idyllic forever-protected westerly views for ever-changing sunsets over the Oblong Valley farmlands, a building site with a cleared driveway and Board of Health approvals; and surrounded in complete privacy 10 minutes from Metro North and only 2 hours to NYC, it's the last of its caliber.</p> <p><i>Listing Courtesy of Hbulihan/Lawrence</i></p>								
	<b>6</b> <b>FOR SALE</b> • New, Active: 8/9/2019 MLS ID: 170224570							
	B Lambert Rd	Residential Land	—/—	—	1,542,459	—	8/9/2019	\$1,350,000 —
<p>You won't find views like this again. This 35 acre parcel with forever-protected, uninterrupted far-reaching westerly views over the farmlands of the Oblong Valley; and a cleared building site with roughed-in drive and Board of Health approvals; offers complete privacy and is only 10 minutes from the Metro North station and 2 hours from NYC.</p> <p><i>Listing Courtesy of Hbulihan/Lawrence</i></p>								
	<b>7</b> <b>FOR SALE</b> • New, Active: 8/9/2019 MLS ID: 170224576							
	C Lambert Rd	Residential Land	—/—	—	828,511	—	8/9/2019	\$850,000 —
<p>With 19 acres in the heart of Sharon, CT offering breathtaking, long distance forever-protected views; a cleared, BOH-approved building site with roughed-in drive; it's only 10m from the train station and two hours from NYC.</p> <p><i>Listing Courtesy of Hbulihan/Lawrence</i></p>								

### New Listings: 38 (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: 5/16/2019</i> <i>MLS ID: 170195129</i> </div>								
<b>170 Fairchild Rd</b>	Residential	4/4	4,816 sq ft	7,927,920	1890	5/16/2019	\$2,375,000	\$493
<p>Hidden Valley Farm - Once in a generation opportunity to own this pastoral 182 acre farm in the heart of Litchfield County. Set at the end of the road, this property will allow you to escape the hustle and bustle of daily life while you unwind in complete solitude. Surrounded by over 1,000 acres of protected lands - including 600 acres of Audubon land - the property currently consists of 9 acres of pasture around the house and barn with the balance left in its natural state of woodlands, wetlands, hills and valley. The private views of your own property are divine. The antique farmhouse - the earliest parts of which are estimated to be early 1800s - has been beautifully maintained and expanded over time. Original details blend with modern conveniences and there are ample public rooms, a large eat-in kitchen, and lovely garden room overlooking the lawn, granite pool and pastures beyond. The main house has 4 bedrooms and 3 full baths, while a renovated bonus space over the garage offers flexible opportunities and is currently configured with two home offices and another full bath. There are abundant, mature fruit trees and perennial gardens, and the soil has allowed for prolific summer vegetable gardens. First time on the market in over 40 years, this special escape is located just 90 min from NYC.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* New, Active: 8/1/2019</i> <i>MLS ID: 170221885</i> </div>								
<b>Smith Rd</b>	Residential Land	—	—	1,001,008	—	8/1/2019	\$195,000	—
<p>Excellent Sharon Value. 23+/- Acres Near Village. Partially Cleared. Potential Views. Very Private on Quaint Secondary Road. Estate Sized Parcel at Entry Level Price.</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 6/30/2019</i> <i>MLS ID: 170206000</i> </div>								
<b>253 Gay St</b>	Residential	5/3	6,436 sq ft	95,832	1739	6/30/2019	\$425,000	\$66
<p>THE JOHN SPRAUGE HOUSE 1739 "One of Americas most Historic Homes" Set back off Gay Street ( route 44) in Historic Sharon Ct. on 2.2 lush acres, this historic Dutch Colonial is filled with period detail. There are 6 bedrooms 2 full and 1 half baths, 3-period fireplaces, open staircase, and an elevator. The home is livable but will need restoration for the historic preservationist. The grounds are filled with specimen plantings and a small pond. There is a large commercial building that offers a variety of uses that is attached to the home, offering massive rooms as well as smaller spaces and is perfect for car enthusiasts, art studio, lite manufacturing and more along with a private office and meeting rooms, kitchen and bath. There is a 5 stall carport and abundant parking in separate areas for home and business. There are special closing conditions required which will allow the seller to rent back the property for up to 4 months after the closing.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 4/24/2019</i> <i>MLS ID: 170187582</i> </div>								
<b>8 Upper Main St, #11</b>	Condominium	2/2	1,196 sq ft	—	1973	4/24/2019	\$184,000	\$154
<p>Requires 24 hours notice. Lovely, sunny, cheerful corner end unit. Stairs in foyer leading to upper level penthouse style living, view of woods. Refrigerator, dishwasher &amp; combo washer/dryer recently replaced. Brick fireplace with bookcases. Expansive living room with new combo storm &amp; screen windows. Delightful parklike setting! Library next door, walk to town. Please email Broker.</p> <p><i>Listing Courtesy of Audrey A Cole</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/1/2019</i> <i>MLS ID: 170151277</i> </div>								
<b>114 Amenia Union Rd</b>	Residential	3/3	2,504 sq ft	47,916	1970	3/1/2019	\$465,000	\$186
<p>Charming 3 bedroom, 2.5 bath country home overlooking protected Nature Conservancy lands just south of the town center. This home features a light-filled open floor plan with amazing panoramic views of the Sharon hillside. All the serenity one needs to get away! The kitchen/dining area and family room with fireplace open to a lovely deck with southern exposure. The formal living room opens to a wonderful 3-season screened porch on the eastern side of the home; great for morning coffee amidst the beautiful hillside views. There are two main floor bedrooms, which include a spacious and private master bedroom with spectacular sunrise views! This house offers a spacious finished walk-out lower level, complete with a bedroom, full bath, kitchenette and a large living room/studio. This walk-out lower level has considerable natural light and access to the backyard. This lower level also has a one car attached garage and workshop. There is a barn located in front of the house which can serve as a one car garage and storage and/or workspace. Beautiful perennial gardens line the front entry to the home. Brand new three bedroom septic installed October 2018. Incredibly convenient to town, train and amenities.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								

### New Listings: 38 (cont.)



**FOR SALE** • New, Active: 7/26/2019 MLS ID: 170220262

**33 S Main St** Residential 4/6 6,239 sq ft 229,561 1964 7/26/2019 \$1,385,000 \$222

Colonial Revival in Estate Setting, Sharon Connecticut - Elegant home set on over 5 beautifully landscaped acres with specimen trees and spectacular open and protected western views located on prestigious South Main Street. Surrounded by the finest Estates, this home has wonderful appointments throughout the formal spaces as well as comfortable informal spaces. This impressive residence has a classic layout a library and formal living room off the main hallway with wood burning fireplaces leads to a custom kitchen with a separate dining room and an outdoor blue-stone dining patio. Additions on both the north and south wings of this home allows for an abundance of natural light. Located in the Sharon historic district, this home offers 4 en-suite Bedrooms, 5 Bathrooms, a two-story library, screened porch and an indoor exercise pool.

*Listing Courtesy of Elyse Harney Real Estate*

**FOR SALE** • Active: 3/28/2019 MLS ID: 170177410

**56 Westwoods Road 1** Residential 3/2 1,392 sq ft 131,115 1860 3/28/2019 \$408,500 \$293

Charming Colonial style with endless beautiful views features 3 beds, 2 full baths, and over 1300 SqFt. First floor offers bright rooms, hardwood flooring throughout, large kitchen with ample amount of cabinet storage, and sunroom with exposed wooden beams and cathedral ceilings. The guest house with horse stables underneath offers full bathroom, kitchen, and laundry area. Enjoy the serene setting overlooking breathtaking mountain views.

*Listing Courtesy of Agnelli Real Estate LLC*

**FOR SALE** • Active: 6/3/2019 MLS ID: 170201414

**226 Sharon Mountain Rd** Residential 4/5 6,581 sq ft 117,176 1988 6/3/2019 \$529,000 \$80

Tremendous buy! This distinctive, spacious four/five bedroom contemporary home surrounded by ancient stone walls is located on 2.89 acres set well back from sylvan, historic Sharon Mountain Road. Natural stone side patio and large back deck add to the multiple gathering areas for indoor/outdoor living. At the front of the house is a dramatic light filled sunroom and a den with fireplace and soaring ceilings. Double French doors open onto the side natural stone patio. At the back an open chef's kitchen flows into another gathering space with fireplace and French doors leading onto the large cedar deck. A corner study adjacent to a large half bath could easily be converted to a master first floor en suite bedroom. Utility room, another half bath and mudroom connect to the over-sized three-car garage. There's even more room upstairs with four bedrooms and three full baths including a master suite with tiled bathroom, sauna and huge playroom studio. Full, dry, high basement. Situated on almost three acres. Ideal private location but close to Sharon shopping and playhouse, the Harlem Valley Rail Trail, restaurants and movies in Millerton, private schools, and all the year round recreational and cultural attractions of the Berkshires - theater, dance, hiking, skiing, biking, kayaking. Metro North at Vassal is just 15 minutes away by car. This sizable home is offered at 30% below assessor's market value with low Sharon property taxes.

*Listing Courtesy of Best & Cavallaro*

**FOR SALE** • Active: 7/10/2019 MLS ID: 170213782

**9 Millerton Rd** Residential 3/2 1,960 sq ft 52,707 2007 7/10/2019 \$389,900 \$199

Immaculate three bedroom, two full bath Sharon home with amazing views. Relax on the deck and enjoy sunsets after a long day, every day. Built in 2007, this well maintained home has a kitchen with breakfast bar, dining area, spacious living room, second floor loft is perfect for a sitting area, office, library as well as a master bedroom with full bath. New floors and carpeting. Two pellet stoves in the living room and lower level to warm you on those chilly fall days. Semi finished lower level that you can complete for your needs with possible 3rd bath and walk out. Generator hookups. Invisible fence installed. Private and minutes from the center of Sharon, hospital, train station, Sharon Country Club, Indian Mountain & Hotchkiss Schools, Farmers markets, Sharon playhouse and numerous local amenities. Think green, great solar potential. Motivated sellers, bring all offers!

*Listing Courtesy of Bain Real Estate*





**FOR SALE** • New, Active: 7/25/2019 MLS ID: 170219660

**59 Hooperfields Dr** Residential Land 4/1 1,040 sq ft 130,680 1979 7/25/2019 \$250,000 \$240

"On a Country Rd - This is effectively a 3 acre Building lot in a wonderful part of Sharon. High and Dry, quiet and peaceful, build a dream escape here. Seasonal western views..... The outbuilding is easily finished and there is a well and septic on the property. Come take a look and get out and listen to the neighborhood sounds. Birds and nature abound here!"

*Listing Courtesy of Keller Williams Realty*

### New Listings: 38 (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>New, Active: 7/19/2019</span> <span>MLS ID: 170217871</span> </div>								
<b>15 Guinea Rd</b>	Residential	2/1	864 sq ft	478,288	1993	7/19/2019	\$285,000	\$330
<p>Secluded Private Retreat on almost 11 acres with views and potential yet to be realized. Close to every conceivable recreational activity that Litchfield County has to offer. Trophy Trout fishing on the TMA section of the Housatonic River and Furnace Brook, Hiking on the Appalachian Trail...virtually in your backyard, Skiing at Mohawk or cross-country nearby in the county, hunting, canoeing or kayaking on the many bodies of pristine waters in the area...This is a dream come true for the nature lover or avid outdoorsman. The property can be used as a base for all of these or easily expanded in multiple ways to accommodate a bigger need for living space or sustainable subsistence living....lots of Southern Solar Exposure from many spots on the property...? Organic Gardening, livestock, bees? your call. Come look and see what Sharon has to offer... awesome public library, historic properties all over town with deep Connecticut historical roots. A very special and unique town in this great state of CT. A unique property with many of the features...well priced for a property this size!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<div>  <span>Active: 4/1/2019</span> <span>MLS ID: 170178528</span> </div>								
<b>269 Low Rd</b>	Residential	5/3	3,696 sq ft	225,640	2003	4/1/2019	\$894,000	\$242
<p>Located in lovely Sharon, this gorgeous home is a gem. Custom Mount Vernon home, built and finished in 2006. Tucked away on 5.10 acres of solitude. 3 large bedrooms, 1 &amp; 1/2 bath in the main home and attached cottage with 2 bedrooms and 1 bath. The grandiose main home with 9 foot ceilings throughout gives the feeling of mansion living with the warmth of home. Lighting in each room was handpicked by owner and adds unique touches to each room. Both living rooms complete with pellet stoves. Kitchen has double ovens, electric stove and upgraded cabinets. Dining room has access to galley leading to cottage. Upper level has master bedroom with Jack and Jill bathroom, completed nicely with claw foot tub. Laundry room upper level which can also be made into a second bathroom. Natural light from Cupola lights up the upper level beautifully. Cottage has a variety of options, in-law suite, guests visiting or rental income. Cottage offers newly renovated kitchen with quartz countertops and farm sink. This home offers so many opportunities for the buyers. It would make a lovely Bed and Breakfast, AirBnB, In-law suite, rental income from in-law suite or gorgeous Summer Home! This home truly is a "Must See".</p> <p><i>Listing Courtesy of Finnegan Realtors LLC</i></p>								
<div>  <span>Active: 5/23/2019</span> <span>MLS ID: 170198629</span> </div>								
<b>137 Butter Rd</b>	Residential Land	—/—	—	214,315	—	5/23/2019	\$198,000	—
<p>Hilltop Hideaway - Excellent Parcel with 4.92 desirable acres, fabulous location in Sharon, CT! This land is privately perched up high with stunning mountain views yet only minutes to town and the train station. Perc tested for a 3-bedroom house, driveway already cut in addition to a well and underground electric brought up to the building site. This stunning property is ready for you to build the home of your dreams! Enjoy the proximity to Mudge Pond, Mohawk Mountain and Sharon Playhouse and Wassiac Train Station!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <span>New, Active: 7/21/2019</span> <span>MLS ID: 170218433</span> </div>								
<b>22 Upper Main St, Apt B</b>	Condominium	1/1	740 sq ft	—	1900	7/21/2019	\$170,000	\$230
<p>Easy Living on Sharon Green. Set on Quieter Upper Main St, This 1-Bed/1-Bath Unit is Moments Away from All Sharon Has to Offer! Comes with Garage. Easy Access to Town Library, Museum, Coffee Shop, Supermarket, Restaurants, Wine Bar, Gallery And More! 15 Min to Metro North Train. Cell Phone Coverage. This is In-town Care-free Living!</p> <p><i>Listing Courtesy of Klenm Real Estate Inc</i></p>								















### New Listings: 38 (cont.)

New Listings: 38 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div><div><div><div>22</div><div>FOR SALE</div></div><div>Active: 6/10/2019</div><div>MLS ID: 170204845</div></div></div>								
193 W Cornwall Rd	Residential	4/5	5,282 sq ft	579,783	1788	6/10/2019	\$1,398,000	\$265
<p>Unique Estate with Beautiful Views - This special property offers a great opportunity to have beautiful views, 13+acreage (with 72 additional acres available) and extra space for flexibility and unlimited potential. The Main House, with southern exposure, offers 5200+ square feet with 4 bedrooms and 4.5 baths, complete with elevator, screen porch, indoor heated pool, attached 2 car garage and central AC. Manicured gardens and mature specimen trees provide a tranquil backdrop to the mountain and meadow views from most rooms in the house. An outdoor patio surrounded by well-tended cutting gardens is the perfect place to relax or for outdoor entertaining. Two Guest Homes, provide 7 additional bedrooms, provide maximum comfort and privacy for guests or tenants. Two Barns with a total of six garage bays can accommodate several cars for the automobile collector. An open flat field would make an excellent equestrian riding arena. Located in Sharon CT, close to Hotchkiss, Salisbury School, and Kent School. Enjoy a year-round active lifestyle with skiing at Mohawk Mountain and Catamount, hiking on the Appalachian Trail, canoeing on the Housatonic River or swimming area at Sharon Beach. Quintessential villages offer shopping, dining, and cultural events; including Tri Arts in Sharon, Millerton, NY, and Salisbury, CT.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div><div><div><div>23</div><div>FOR SALE</div></div><div>Active: 6/17/2019</div><div>MLS ID: 170207919</div></div></div>								
64 Amenia Rd	Residential	4/3	2,202 sq ft	66,211	1850	6/17/2019	\$489,000	\$222
<p>Sharon Historic Beauty - This lovely 4+ Bedroom home is ready for you to move in. Features include wood-burning fireplaces in both the Living Room and Kitchen; there is a Dining Room and a beautiful Sunroom. Within the Village of Sharon, CT with the shops, restaurants, library, Sharon Playhouse, and the Hospital. And, only 10 minutes to Millerton, NY or to the Metro-North Train Station.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div><div><div><div>24</div><div>FOR SALE</div></div><div>Active: 5/22/2019</div><div>MLS ID: 170198288</div></div></div>								
290 Amenia Union Rd	Residential	4/4	2,912 sq ft	56,628	1834	5/22/2019	\$595,000	\$204
<p>River Bank Sharon House &amp; Guest House - This graceful property is full of charm and character. The main house with 3 bedrooms, 2 1/2 bathrooms, large living room with a fireplace, family room with 3 walls of windows looking out at the garden and river, and has french doors leading to the patio, dining room with fireplace, and a farmhouse kitchen. Roomy detached garage with space for two cars, and a small workshop. A separate Guest Cottage is sited close to the river and has a bedroom, bathroom, kitchen, and living room, a deck and stairs leading down to the river bank. With fabulous and serene views over the hills, and bounded by protected land, peace and quiet prevail. Just minutes to town, close to ski areas, hiking, shopping, art galleries, restaurants, live events, etc. Approximate 10 minute drive to the train station, and an easy 90 minute drive to NYC. Entertain outside on the patio, or on the Guest Cottage deck, or sit by the tranquil river bank</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
	<div><div><div><div>25</div><div>FOR SALE</div></div><div>Active: 3/7/2019</div><div>MLS ID: 170170327</div></div></div>							
	39 Calkinstown Rd	Residential	5/4	3,353 sq ft	77,536	1815	3/7/2019	\$1,175,000
<p>Wonderful Antique with Heated Pool. 5+ Bedrooms, 4 Full Baths. 1st Floor Master Bedroom. Master Bath w/ Heated Floor. Located in Historic District Less than 1 Minute to Village, Yet Quiet &amp; Private. Very Light &amp; Bright. 2 Fireplaces. Eat-In Kitchen with Family Room. Dining Room with Fireplace &amp; French Doors to Stone Terrace &amp; Pool. Living Room with Fireplace &amp; High Ceilings. 2+ Bedrooms on Main Floor. Wonderful Gunite Pool. Partial Central A/C. Generator. 2 Barns</p> <p><i>Listing Courtesy of KlermReal Estate Inc</i></p>								
<div><div><div><div>26</div><div>FOR SALE</div></div><div>Active: 4/8/2019</div><div>MLS ID: 170182155</div></div></div>								
479 Cornwall Bridge Rd	Residential	3/3	2,226 sq ft	358,498	1910	4/8/2019	\$399,500	\$179
<p>This 3-Bedroom, 3-Bath home, located in Sharon, CT's coveted Ellsworth area sits upon 8+ acres and enjoys the backdrop of a babbling brook woven throughout the property. An expansive Living Room with beautiful light and an over-sized stone fireplace is the heart of this home's charm and warmth. A co-mingling of private and entertaining spaces includes a Library that opens to the Screened Porch overlooking the brook on one side of the home and the Kitchen and Dining Room overlooking the front Patio on the other. A gracious upper landing joins 3 Bedrooms, The Master with an en suite Bathroom, and two more bedrooms sharing a full bath. A finished Bonus Room in the lower level can lend itself to many uses. Enjoy the serenity of country living from this Ellsworth retreat. Nearby amenities include: Sharon Playhouse, Hotchkiss School, Marvelwood School, Kent School, Housatonic River, Mohawk Ski Area, the villages of Kent, CT; Sharon, CT; Amenia, NY; Cornwall, CT.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								



### New Listings: 38 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>             * Active: 3/15/2019 MLS ID: 170162347         </div>								
<b>35 Deer Run</b>	Residential	4/3	2,688 sq ft	225,205	1999	3/15/2019	\$495,000	\$184
<p>Custom Colonial completed in 2000 on 5+ well-sited acres on private tree-lined road in Sharon. Spectacular long, western views to the Catskills, yet less than 10-minute drive to Sharon Town Green, hospital and convenient to Wassaic train station. Gracious two-story foyer has crown molding and balcony overlook to front entrance. Living room with fireplace, formal dining room and family room all have rich red oak floors. Open, sunny, fully-equipped kitchen/dining area has sliders to expansive wrap-around deck and 65-mile long views. Four bedrooms, including master with walk-in closet and bath with stall shower. Large walk-up attic. Full basement with walkout, windows, sliders is pre-plumbed for additional living space. Garden shed, perennial and vegetable garden, small vineyard and flowering fruit trees complete this comfortable country property.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>             * Active: 6/10/2019 MLS ID: 170205283         </div>								
<b>123 King Hill Rd</b>	Residential	4/3	2,434 sq ft	34,412	1997	6/10/2019	\$325,000	\$134
<p>Cuteness throughout this spacious colonial sited on .79 acres. Kitchen, dining room and living area have an open concept and loads of light. Fully equipped kitchen, living room with wood burning fireplace and large deck off dining room. Home has 4 bedrooms, 3 baths and finished basement which could be a great in-law space. Pine floors, lovely front porch looking out on sweeping front yard. Large backyard with brook, gardens, separate 2 car garage makes this property complete. Close to train, hospital, schools and village of Sharon.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>             * Active: 6/3/2019 MLS ID: 170197983         </div>								
<b>6 Kirk Rd</b>	Residential	2/1	1,023 sq ft	174,240	1960	6/3/2019	\$339,000	\$331
<p>Like to fish?? This comfy cottage comes with a brook and 200 feet of frontage on the Housatonic River. Perfectly positioned between two known fishing holes, â€œPush â€œem up and the abutmentsâ€. This comfy home has two bedrooms and one full bath nestled on 4 acres of cared for property. It has a Woodstove for those chilly days to warm you. Itâ€™s boasts a wrap around deck, quiet places to walk yet with nearby amenities such as shopping, canoe/kayak/tubing services, Housatonic River Outfitters, Appalachian trail, Music Mountain, Limerock Race track, and the Berkshires. Wassaic train 25 minutes. Full time, part time living or Airbnb investment, The ultimate in privacy and seclusion on a cul-de-sac. Along with prime fly fishing. Interested? This is a not to be missed opportunity. How about a few days there to try it out? Owner does rent it out as an Airbnb.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>             * Active: 5/1/2019 MLS ID: 170190618         </div>								
<b>68 Red Horse Hl</b>	Residential	3/2	1,765 sq ft	609,840	1974	5/1/2019	\$477,000	\$270
<p>Beautifully built log cabin perched upon almost 14 acres. Home has 3 bedrooms, 2 baths. 2 bedrooms on the first floor and master on the upper level. . Open concept through the kitchen with all major appliances, dining area. Living room is warm &amp; cozy with fireplace and high ceilings. Screen porch off living area has huge potential for opening up the view. On the upper floor you have master bedroom, full bath and loft area overlooking the first floor.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>             * Active: 6/15/2019 MLS ID: 170206561         </div>								
<b>59 Silver Lake Shore Rd</b>	Residential	1/1	864 sq ft	17,424	1950	6/15/2019	\$91,500	\$106
<p>Cottage/Ranch/Cabin in Silver Lake Shores Community. Located on small lake inlet. Bring your imagination - escape and make this ranch your own. Nature at its best. Glass porch enclosure, combo kitchen/living room and finished bedroom and small bath. Tax records say 1 full bath, house actually has half bath. Basement has large picture window and sliders overlooking water views. Beach/Boat Launch. Bring your canoe, kayak or fishing pole, relax and enjoy what Silver Lake Shores Community has to offer for swimming or boating. House is minutes to the center of the Village of Sharon, CT as well as Millerton, NY for shopping amenities. Close to NYC trains.</p> <p><i>Listing Courtesy of Real Living Scalzo Group Real Estate</i></p>								

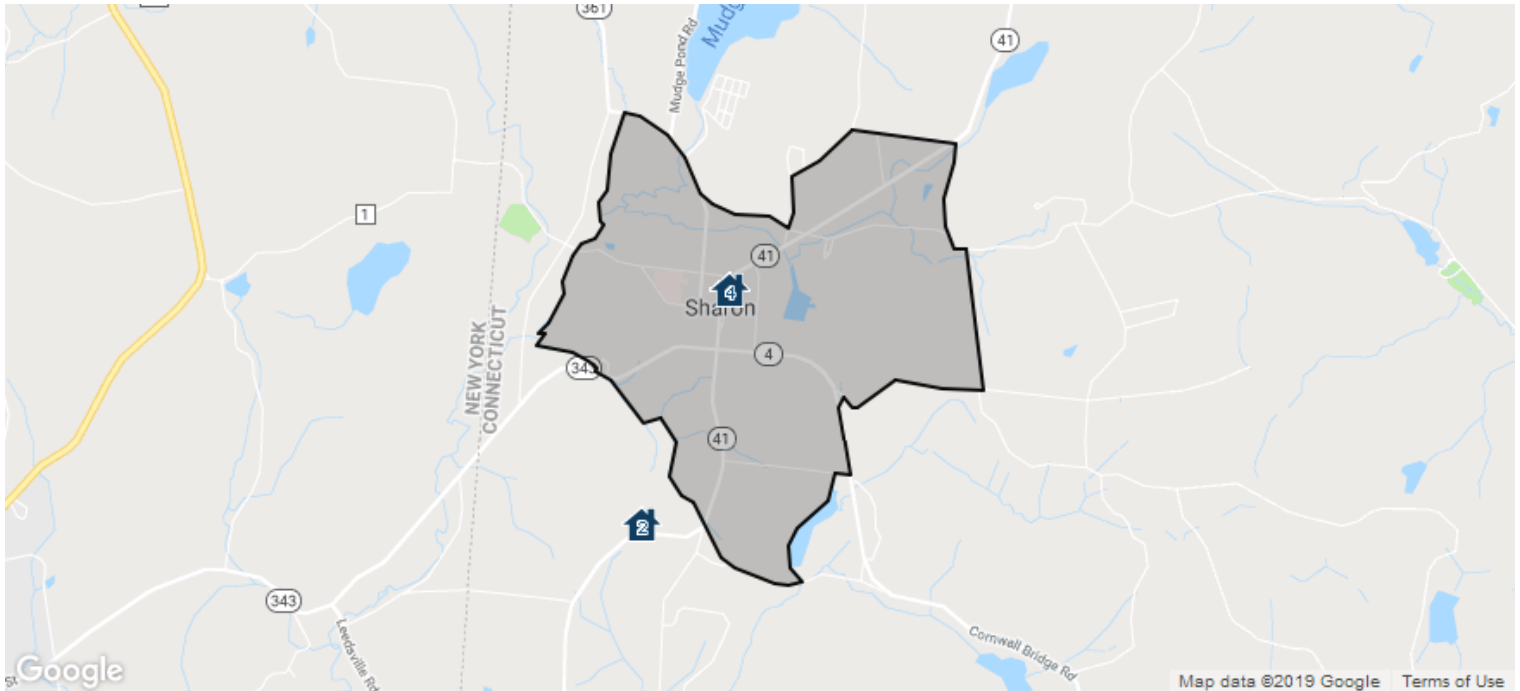
### New Listings: 38 (cont.)

	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: 5/15/2019</i> <i>MLS ID: 170194267</i> </div>								
<b>13 Dunbar Rd</b>	Residential	4/4	4,617 sq ft	87,120	1866	5/15/2019	\$2,350,000	\$509
<p>Built in 1866, this stately center hall Colonial has been thoughtfully restored and meticulously expanded for modern living. A circular driveway lined with Belgian block sets the tone for this important, classic house. The professionally landscaped property is discreetly fenced and features a 58' Gunite saltwater pool with pergola and new blue stone decking from which to view the gorgeous specimen trees and perennial beds. Nearby is a recently rebuilt Har-Tru tennis court. The house features large, spacious rooms including a living room with fireplace, formal dining room, and a new, sunny library with a lovely bay window seat. The welcoming kitchen opens to a family room with fireplace, original chestnut beams, and French doors to a wonderful deck and access to the spacious screened porch. Upstairs, the new, luxurious master bedroom suite features a gas fireplace and radiant heat. There are three additional bedrooms, one ensuite, and hall bath. The fully heated and air conditioned third floor is used as a gym/media room. There is also a detached 3 car garage with loft. Formerly located close to the road, the 1700s guesthouse was moved and attached to the back of the main house. It offers a living room, bedroom, kitchenette and fully renovated 1.5 baths. Minutes to downtown Sharon and convenient to Metro North at Wassaic, this property is an idyllic retreat and truly exceptional!</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/8/2019</i> <i>MLS ID: 170192781</i> </div>								
<b>37 Herrick Rd</b>	Residential	6/6	4,956 sq ft	435,600	1940	5/8/2019	\$1,995,000	\$403
<p>CLASSIC COUNTRY COLONIAL &amp; GUEST COTTAGE - Classic brick Colonial and Guest Cottage in premier Sharon location on 20 private, landscaped acres. Privacy without isolation, just 1 mile from Sharon Clocktower and minutes to Wassaic train station on sought-after Herrick Road in estate area. Main house has 1st floor bedroom en suite overlooking pristine gardens, 4 bedrooms on second floor, sunroom, and large 'bonus room' for office, playroom or extra bedroom above 2-car garage, finished basement, and 3 wood-burning fireplaces. Quality construction built in 1940 with more recent addition. Many handcrafted details and abundant storage. Guest cottage over another 2-car garage has large entry to living room with vaulted ceiling and French doors onto large deck, bedroom and kitchen. Immaculately maintained. All surrounded with mature landscaping and glorious low-maintenance perennial gardens. Rare offering: only second time on the market. Ready to enjoy this summer!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/4/2019</i> <i>MLS ID: 170169276</i> </div>								
<b>Sharon Mountain Rd</b>	Residential Land	—/—	—	347,173	—	3/4/2019	\$210,000	—
<p>Build your dream home on 7.97 acres at the corner of Sharon Mountain Road and East Street. Ideal location, pretty southern views, only minutes to the towns of Sharon, Kent &amp; Lakeville. 10 minutes to Wassaic train station.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/7/2019</i> <i>MLS ID: 170193529</i> </div>								
<b>164 East St</b>	Residential	4/3	5,057 sq ft	260,053	1991	5/7/2019	\$1,050,000	\$208
<p>Fabulous Renovated Barn with gorgeous Distant Views and Tapestry Gardens This beautiful Sharon, CT property offers a striking 4 Bedroom, 2.5 Bath home, with 3 floors of living space incorporating the original Silo, a Pool with Pool House, a separate Studio, glorious Gardens including a Pond, and 5.97 acres - all with spectacular views. This quiet location is close to the Village of Sharon, the Wassaic Train Station, and all that Litchfield County offers.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/29/2019</i> <i>MLS ID: 170177705</i> </div>								
<b>36 Herrick Rd</b>	Residential	5/7	8,900 sq ft	2,234,628	1800	3/29/2019	\$20,000,000	\$2,247
<p>Art Collector's Compound. The Focal point of this magnificent property is the Granary - A private 14,000 square foot art gallery &amp; art storage building. Unique &amp; versatile, this building was designed by Architect Steven Leamer &amp; built to high standards by Structure Works in 2009. It includes 4 distinct gallery spaces as well as 2 art Storage Vaults all served by a glass freight elevator &amp; is heated/cooled with geo-thermal. There is a 5 bedroom, 6 bath c1840 main house that has been lovingly restored &amp; modernized to include Lutron Lighting &amp; Crestron audio throughout. A tasteful mix of antique charm &amp; modern luxuries. Further, there are 3 separate guest houses, a pool &amp; caretaker cottage. Set on 51+/- gated acres, this property is merely 3 minutes to the center of bucolic Sharon CT &amp; 15 minutes to the Metro North Train stop of Wassaic.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								



### New Listings: 38 (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: 3/16/2019 MLS ID: 170173432								
<b>5 Birch Ln</b>	Residential Land	3/2	1,879 sq ft	174,240	2004	3/16/2019	\$58,000	\$31
Affordable land in Sharon at the end of cul-de-sac. Get the best of both worlds by building what you want on a great piece of land. Very close to hiking, fishing and fine restaurants for all occasions. <i>Listing Courtesy of Bain Real Estate</i>								
 <b>FOR SALE</b> • Active: 3/6/2019 MLS ID: 170170070								
<b>9 Kings Hill Rd</b>	Residential Land	—/—	—	1,132,560	—	3/6/2019	\$489,000	—
 26 Beautiful acres in the perfect small town of Sharon. Build your dream home on the cleared portion and be protected by the wooded area. This lot could be subdivided if an investor or contractor wanted to build multiple homes. Build near the Guinea Brook and relax on your porch listening to the brook flow by. Endless possibilities on this site. <i>Listing Courtesy of Bambook Realty</i>								

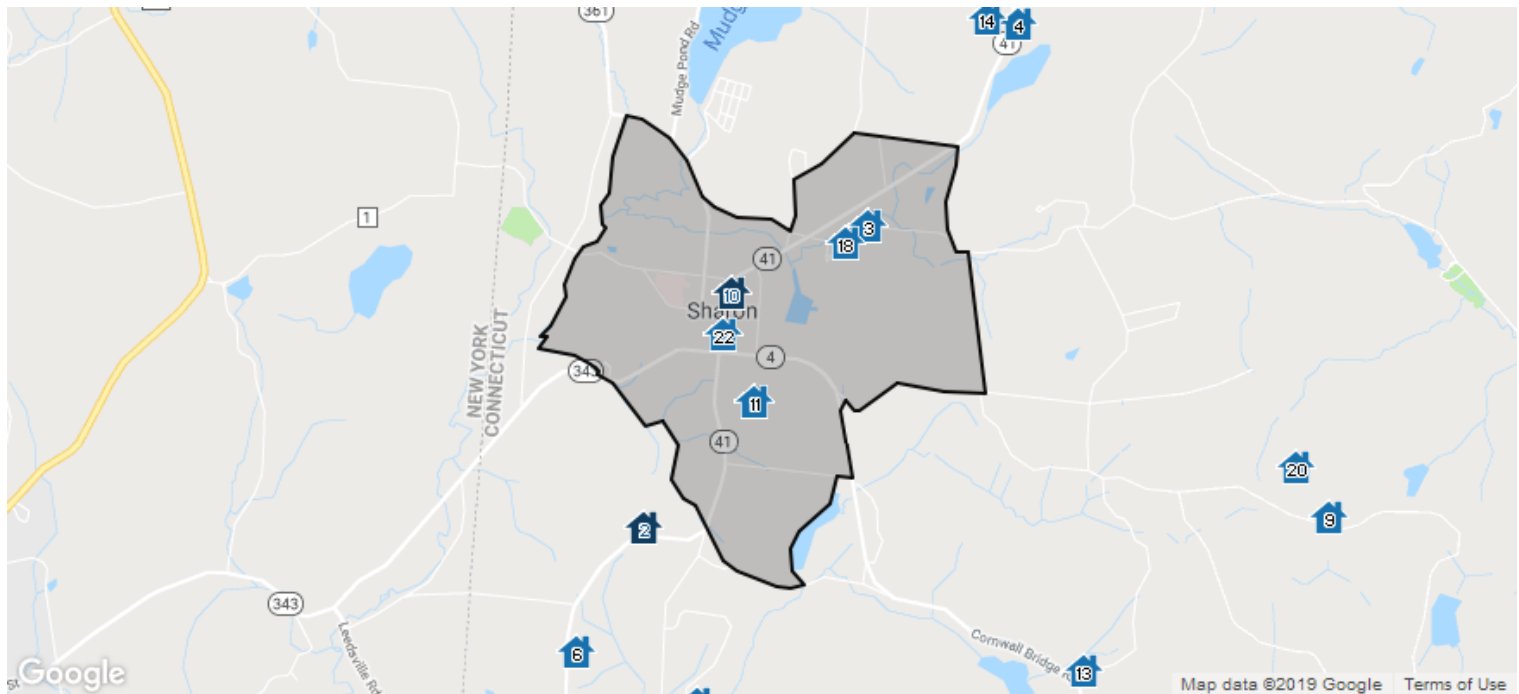


### Pending Listings: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div> </div> • Deposit as of 8/11/2019    MLS ID: 170217417								
<b>53 Westwoods Road 1</b>	Residential	4/3	2,641 sq ft	1,021,917	7/18/2019	\$925,000	8/11/2019	\$350
<p>Perfect Family home! This lovely colonial situated on over 23 acres boasts 4 bedrooms and two and a half bathrooms. Delight in the outstanding mountain views from the expansive private back yard with a screened-in porch, pool and tennis court. Enjoy entertaining family and friends for dinner in the spacious yet cozy dining room with wood-burning fireplace. Room to spread out in the living room or library offer options to gather together or appreciate a little rest and relaxation. The proximity to the towns of Sharon, Kent, and Lakeville, Mohawk Mountain, Audubon Society, and the private schools.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div> </div> • Show as of 8/9/2019    MLS ID: 170098484								
<b>33 Amenia Union Rd</b>	Residential	5/6	4,243 sq ft	368,953	6/22/2018	\$3,425,000	8/9/2019	\$807
<p>Quintessential Sharon Estate - Classic, Elegant, Warm, &amp; Inviting - a home in which to build lifetime memories. This 5-Bedroom 18th century Federal home and 3-Bedroom Guest House sit upon 8+ prestigious Sharon acres. Completely renovated with authentic, old-world character, with spacious rooms for entertaining and the comforts of everyday country living. The original Foyer, with period details, opens to the Dining Room, Living Room, and Library; each with wood-burning fireplaces and surrounded by sweeping views and gardens. The well-appointed chef's Kitchen includes a separate Butler's Pantry with Wet Bar. A Master Suite with Screening Room, Fireplace, and Spa Bath is an ideal sanctuary for privacy and relaxation. 4 additional bedrooms and a 3-Bedroom Guest home offer ample space to bring together generations of family and friends. Oversize windows and French doors carry you to the Sunroom, Dining Veranda, and level lawn with a heated, gunite pool. Beautifully landscaped grounds, with mature plantings, specimen trees, stonewall, and a formal boxwood garden with breathtaking western sunset views, paint a canvas of understated New England luxury for all seasons. Conveniently located only minutes from town and abutting Sharon Country Club's golf course, this private estate brings you to the heart of Litchfield County.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</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.
<div>  <b>PENDING</b> </div> * Deposit as of 8/9/2019 MLS ID: 170211342								
<b>11 Rolling Hills Dr</b>	Residential	3/3	2,748 sq ft	108,900	6/28/2019	\$795,000	8/9/2019	\$289
Beautifully appointed 3 bedroom and 3-bathroom modern country house with eat-in chef's kitchen and finished basement is now available for sale. Three fireplaces and gracious living areas make this a very desirable home in all seasons. The wrap around blue stone patio complete with pergola and fireplace is a great place to relax or entertain. The heated gunite pool and spa complete this country retreat. Enjoy the meticulously kept gardens watered by a 3-zone sprinkler system, fruit trees and sweeping meadow views from this lovely home perched on a hill off a country road. Centrally located to all Litchfield County has to offer including Mohawk Mountain, Catamount and all of the areas outstanding schools.								
Listing Courtesy of Elyse Harney Real Estate								
<div>  <b>PENDING</b> </div> * Deposit as of 7/31/2019 MLS ID: 170148269								
<b>96 Upper Main St</b>	Residential	4/4	3,112 sq ft	21,344	12/6/2018	\$649,000	7/31/2019	\$209
Chic In Town Antique. 4 Bedrooms, 3.5 Updated Baths. Central A/C. Welcoming Public Spaces Loaded with Charm. Large Living Room with Fireplace & Floor-to Ceiling Windows. Inviting Family Room with Wood Stove & Doors to Private Stone Terrace. Formal Dining Room with Built-Ins. Screened Porch. Kitchen with Butler Pantry & Back Staircase. 2 Master en-suite Bedrooms + 2 Additional Bedrooms. Coveted Historic District Gem! Was \$750k, now \$649k!								
Listing Courtesy of Klerm Real Estate Inc								
<div>  <b>PENDING</b> </div> * Deposit as of 6/27/2019 MLS ID: 170201241								
<b>22 Luta Hts</b>	Residential	2/2	648 sq ft	7,840	5/31/2019	\$169,500	6/27/2019	\$262
2 bedroom, 1 bath Bungalow style home is for sale in Sharon, CT. Nestled in the heart of the Mudge Pond area, this home offers beautiful hardwood floors, a generous living room area with a wood vaulted ceiling and a large stone fireplace, a screened in porch and lake access... just in time for Summer!								
Listing Courtesy of Elyse Harney Real Estate								
<div>  <b>PENDING</b> </div> * Deposit as of 6/26/2019 MLS ID: 170092971								
<b>20 Upper Ridge Rd</b>	Residential	3/3	3,305 sq ft	395,089	6/7/2018	\$695,000	6/26/2019	\$210
Follow the dragon flies down a private road and up a gracious driveway to this lovely cape located on 9 private acres, overlooking an all-natural and ecologically balanced picturesque pond. Relax with friends on the spacious back deck while listening to the meandering stream and frogs croaking. With gorgeous pine floors throughout, fireplaces and exquisite architectural details, this home has all the charm of an antique, but with all the updated mechanics and proportions of a newly built home. Located in the rolling hills of Sharon Connecticut, the drive approaching this property is perfection. A true country home that is the definition of serenity and tranquility, is only minutes from The Sharon Tri-Arts, the Appalachian Trail and the Wassaic train station.								
Listing Courtesy of Elyse Harney Real Estate								



### Price Changes: 22



**1** **FOR SALE** • Active: 7/12/2019 MLS ID: 170215748

**17 Rolling Hills Dr** Residential 4/3 2,922 sq ft 7/12/2019 \$450,000 \$395,000 8/10/2019 -12.22%

A modern contemporary located amidst the natural beauty of Litchfield County is a unique home for today's buyer. This home is tucked into a lovely wooded 3.23-acre lot. Upon entering you will be greeted by open and versatile spaces. The main level features a spacious living room which includes a brick fireplace for cool winter nights and hardwood floors throughout. The comfortable sitting room has vaulted ceilings and sliders that lead to a large deck overlooking a private backyard for summer entertaining. The kitchen awaits the casual cook or a serious chef. Entertain in your light-filled formal dining room. Included on the main level you will find a laundry room, an additional half bath, and a versatile bonus room with its own private entrance. The upper level offers 4 bedrooms that includes a spacious master suite with jetted tub, double sink, and ample size linen closet. The upper-level balcony which leads to the additional bedrooms overlook the main level with warm wood beams throughout and an additional full bath included. The large 2 bay garage will keep your cars clean and safe, and ample size basement for storage also included. Minutes to Wassaic Train Station and close to all of the area's prestigious private schools, as well as hiking the Appalachian trail, skiing at Catamount and Mohawk, shopping in Millerton NY, events at the Sharon Playhouse or in the Berkshires and all beautiful Litchfield.

*Listing Courtesy of Elyse Harney Real Estate*





**2** **PENDING** • Show as of 8/9/2019 MLS ID: 170098484

**33 Amenia Union Rd** Residential 5/6 4,243 sq ft 6/22/2018 \$3,650,000 \$3,425,000 3/27/2019 -6.16%

Quintessential Sharon Estate - Classic, Elegant, Warm, & Inviting - a home in which to build lifetime memories. This 5-Bedroom 18th century Federal home and 3-Bedroom Guest House sit upon 8+ prestigious Sharon acres. Completely renovated with authentic, old-world character, with spacious rooms for entertaining and the comforts of everyday country living. The original Foyer, with period details, opens to the Dining Room, Living Room, and Library; each with wood-burning fireplaces and surrounded by sweeping views and gardens. The well-appointed chef's Kitchen includes a separate Butler's Pantry with Wet Bar. A Master Suite with Screening Room, Fireplace, and Spa Bath is an ideal sanctuary for privacy and relaxation. 4 additional bedrooms and a 3-Bedroom Guest home offer ample space to bring together generations of family and friends. Oversize windows and French doors carry you to the Sunroom, Dining Veranda, and level lawn with a heated, gunite pool. Beautifully landscaped grounds, with mature plantings, specimen trees, stonewall, and a formal boxwood garden with breathtaking western sunset views, paint a canvas of understated New England luxury for all seasons. Conveniently located only minutes from town and abutting Sharon Country Club's golf course, this private estate brings you to the heart of Litchfield County.









*Listing Courtesy of Elyse Harney Real Estate*

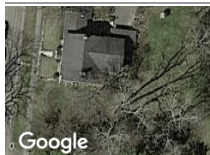
### Price Changes: 22 (cont.)

	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: 8/7/2018</i> <i>MLS ID: 170113443</i> </div>								
<b>68 Calkinstown Rd</b>	Residential	3/4	2,330 sq ft	8/7/2018	\$995,000	\$965,000	5/22/2019	-3.02%
<p>FABULOUS RENOVATION 1840 GREEK REVIVAL .....walk to Sharon village from this jewel of a home. Want the charm of the old with the ease of the new? Here it is. The wide board floors are stunning; the country kitchen with exposed beams is magazine quality; the screened porch overlooking the brook will enchant you; the original living room with period fireplace is perfection; the Family / Dining Room off the kitchen is spacious and lovely. Upstairs you will find an ensuite master with walk in closet and new bath plus a guest room and a full hall bath and laundry with washer and dryer in the upstairs hall. The lower level has another great bedroom and new bath with a door to a private patio overlooking the brook. All of the systems have been updated, there is new central air, and the basement offers great storage. Stone steps and stone walls lead you down to the lawn and brook. A new detached 2 car garage completes this perfect home.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 6/30/2019</i> <i>MLS ID: 170206000</i> </div>								
<b>253 Gay St</b>	Residential	5/3	6,436 sq ft	6/30/2019	\$595,000	\$425,000	8/5/2019	-28.57%
<p>THE JOHN SPRAUGE HOUSE 1739 "One of Americas most Historic Homes" Set back off Gay Street ( route 44) in Historic Sharon Ct. on 2.2 lush acres, this historic Dutch Colonial is filled with period detail. There are 6 bedrooms 2 full and 1 half baths, 3-period fireplaces, open staircase, and an elevator. The home is livable but will need restoration for the historic preservationist. The grounds are filled with specimen plantings and a small pond. There is a large commercial building that offers a variety of uses that is attached to the home, offering massive rooms as well as smaller spaces and is perfect for car enthusiasts, art studio, lite manufacturing and more along with a private office and meeting rooms, kitchen and bath. There is a 5 stall carport and abundant parking in separate areas for home and business. There are special closing conditions required which will allow the seller to rent back the property for up to 4 months after the closing.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 4/24/2019</i> <i>MLS ID: 170187582</i> </div>								
<b>8 Upper Main St, #11</b>	Condominium	2/2	1,196 sq ft	4/24/2019	\$204,999	\$184,000	7/21/2019	-10.24%
<p>Requires 24 hours notice. Lovely, sunny, cheerful corner end unit. Stairs in foyer leading to upper level penthouse style living, view of woods. Refrigerator, dishwasher &amp; combo washer/dryer recently replaced. Brick fireplace with bookcases. Expansive living room with new combo storm &amp; screen windows. Delightful parklike setting! Library next door, walk to town. Please email Broker.</p> <p><i>Listing Courtesy of Audrey A Cole</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>Active: 3/1/2019</i> <i>MLS ID: 170151277</i> </div>								
<b>114 Amenia Union Rd</b>	Residential	3/3	2,504 sq ft	3/1/2019	\$595,000	\$465,000	8/2/2019	-21.85%
<p>Charming 3 bedroom, 2.5 bath country home overlooking protected Nature Conservancy lands just south of the town center. This home features a light-filled open floor plan with amazing panoramic views of the Sharon hillside. All the serenity one needs to get away! The kitchen/dining area and family room with fireplace open to a lovely deck with southern exposure. The formal living room opens to a wonderful 3-season screened porch on the eastern side of the home; great for morning coffee amidst the beautiful hillside views. There are two main floor bedrooms, which include a spacious and private master bedroom with spectacular sunrise views! This house offers a spacious finished walk-out lower level, complete with a bedroom, full bath, kitchenette and a large living room/studio. This walk-out lower level has considerable natural light and access to the backyard. This lower level also has a one car attached garage and workshop. There is a barn located in front of the house which can serve as a one car garage and storage and/or workspace. Beautiful perennial gardens line the front entry to the home. Brand new three bedroom septic installed October 2018. Incredibly convenient to town, train and amenities.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								







### Price Changes: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>             Active: 1/31/2019 MLS ID: 170160460         </div>								
<b>26 Keeler Rd</b>	Residential	3/3	2,175 sq ft	1/31/2019	\$845,000	\$995,000	4/11/2019	17.75%
<p>Go back in time with this gem! One of the last gentleman farms offering 3 dwellings- Main house, /guesthouse and farmhand apartment. 2 1800's barns with amazing antiques beams, 8 horse stalls, 2 hay mounts, full outdoor riding ring, tumouts, fenced pastures and run in sheds. Set on 35 acres it hosts considerable frontage on the Macedonia Brook offering water for animals or fishing for brook trout. All three houses are in good condition but would shine with further upgrades. The house built in 1780 has 3 bedrooms, 2 full &amp; 1 half bathrooms. Antique pine floors and two fireplaces. Main floor master suite. The two smaller dwellings are income producing. There are 35 acres of pastures and woods providing grazing land a wood lots. There is potential to expand this property into a major estate or equestrian property with ample land to build on the top end pastures with views across the fields, stone wall, old road and the Macedonia Brook. Well settled neighborhood with tenured residents. Located across the street from access to Wildwoods a 160 acre preserve with riding and hiking trails. Minutes to Sharon, Kent and Metro North Train to NYC. Come build the dream. Fabulous property.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>             Active: 3/28/2019 MLS ID: 170177410         </div>								
<b>56 Westwoods Road 1</b>	Residential	3/2	1,392 sq ft	3/28/2019	\$430,000	\$408,500	5/22/2019	-5%
<p>Charming Colonial style with endless beautiful views features 3 beds, 2 full baths, and over 1300 SqFt. First floor offers bright rooms, hardwood flooring throughout, large kitchen with ample amount of cabinet storage, and sunroom with exposed wooden beams and cathedral ceilings. The guest house with horse stables underneath offers full bathroom, kitchen, and laundry area. Enjoy the serene setting overlooking breathtaking mountain views.</p> <p><i>Listing Courtesy of Agnelli Real Estate LLC</i></p>								
<div>             Active: 6/3/2019 MLS ID: 170201414         </div>								
<b>226 Sharon Mountain Rd</b>	Residential	4/5	6,581 sq ft	6/3/2019	\$549,000	\$529,000	7/31/2019	-3.64%
<p>Tremendous buy! This distinctive, spacious four/five bedroom contemporary home surrounded by ancient stone walls is located on 2.89 acres set well back from sylvan, historic Sharon Mountain Road. Natural stone side patio and large back deck add to the multiple gathering areas for indoor/outdoor living. At the front of the house is a dramatic light filled sunroom and a den with fireplace and soaring ceilings. Double French doors open onto the side natural stone patio. At the back an open chef's kitchen flows into another gathering space with fireplace and French doors leading onto to the large cedar deck. A corner study adjacent to a large half bath could easily be converted to a master first floor en suite bedroom. Utility room, another half bath and mudroom connect to the over-sized three-car garage. There's even more room upstairs with four bedrooms and three full baths including a master suite with tiled bathroom, sauna and huge playroom studio. Full, dry, high basement. Situated on almost three acres. Ideal private location but close to Sharon shopping and playhouse, the Harlem Valley Rail Trail, restaurants and movies in Millerton, private schools, and all the year round recreational and cultural attractions of the Berkshires - theater, dance, hiking, skiing, biking, kayaking. . Metro North at Wassaic is just 15 minutes away by car. This sizable home is offered at 30% below assessor's market value with low Sharon property taxes.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>             Deposit as of 7/31/2019 MLS ID: 170148269         </div>								
<b>96 Upper Main St</b>	Residential	4/4	3,112 sq ft	12/6/2018	\$750,000	\$649,000	6/6/2019	-13.47%
<p>Chic In Town Antique. 4 Bedrooms, 3.5 Updated Baths. Central A/C. Welcoming Public Spaces Loaded with Charm. Large Living Room with Fireplace &amp; Floor-to Ceiling Windows. Inviting Family Room with Wood Stove &amp; Doors to Private Stone Terrace. Formal Dining Room with Built-Ins. Screened Porch. Kitchen with Butler Pantry &amp; Back Staircase. 2 Master en-suite Bedrooms + 2 Additional Bedrooms. Coveted Historic District Gem! Was \$750k, now \$649k!</p> <p><i>Listing Courtesy of Klenm Real Estate Inc</i></p>								







Google

### Price Changes: 22 (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>           * Active: 9/4/2018    MLS ID: 170122693         </div>								
<b>23 Great Elm Rd</b>	Residential	3/4	2,713 sq ft	9/4/2018	\$795,000	\$550,000	7/24/2019	-30.82%
<p>Simplify your life and enjoy all the amazing attributes this well-maintained community has to offer while living in your private and lovely single family with 3 bedrooms, 3.5 baths, architecturally designed home. Each bedroom offering an ensuite. The master suite on the mezzanine affords total privacy with a Cafe and Wet Bar Nook, a Sitting Room and Porch on just over 2.5 acres. The living room boasts a fabulous cathedral ceiling, wood burning fireplace with marble mantle imported from Italy. Enjoy Central Air throughout even in the bright 4 season sunroom and office. The Great Elm Estate grounds are perfectly maintained and include a newly refurbished heated pool, tennis court, and paddle court. Conveniently located near the Town Green, Library, Restaurants, Shopping Center, Sharon Playhouse and Private Boarding Schools.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div>           * Active: 4/1/2019    MLS ID: 170178528         </div>								
<b>269 Low Rd</b>	Residential	5/3	3,696 sq ft	4/1/2019	\$975,000	\$894,000	7/23/2019	-8.31%
<p>Located in lovely Sharon, this gorgeous home is a gem. Custom Mount Vernon home, built and finished in 2006. Tucked away on 5.10 acres of solitude. 3 large bedrooms, 1 &amp; 1/2 bath in the main home and attached cottage with 2 bedrooms and 1 bath. The grandiose main home with 9 foot ceilings throughout gives the feeling of mansion living with the warmth of home. Lighting in each room was handpicked by owner and adds unique touches to each room. Both living rooms complete with pellet stoves. Kitchen has double ovens, electric stove and upgraded cabinets. Dining room has access to galley leading to cottage. Upper level has master bedroom with Jack and Jill bathroom, completed nicely with claw foot tub. Laundry room upper level which can also be made into a second bathroom. Natural light from Cupola lights up the upper level beautifully. Cottage has a variety of options, in-law suite, guests visiting or rental income. Cottage offers newly renovated kitchen with quartz countertops and farm sink. This home offers so many opportunities for the buyers. It would make a lovely Bed and Breakfast, AirBnB, In-law suite, rental income from in-law suite or gorgeous Summer Home! This home truly is a "Must See".</p> <p><i>Listing Courtesy of Finnegan Realtors LLC</i></p>								
<div>  <b>FOR SALE</b> </div> <div>           * Active: 5/23/2019    MLS ID: 170198629         </div>								
<b>137 Butter Rd</b>	Residential Land	—	—	5/23/2019	\$245,000	\$198,000	7/22/2019	-19.18%
<p>Hilltop Hideaway - Excellent Parcel with 4.92 desirable acres, fabulous location in Sharon, CT! This land is privately perched up high with stunning mountain views yet only minutes to town and the train station. Perc tested for a 3-bedroom house, driveway already cut in addition to a well and underground electric brought up to the building site. This stunning property is ready for you to build the home of your dreams! Enjoy the proximity to Mudge Pond, Mohawk Mountain and Sharon Playhouse and Wassiac Train Station!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div>           * Active: 1/17/2019    MLS ID: 170156656         </div>								
<b>248 Gay St</b>	Residential	5/5	3,484 sq ft	1/17/2019	\$1,895,000	\$1,795,000	6/20/2019	-5.28%
<p>Long private driveway by pastoral fields leads you to this perfectly situated home on 18 acres with expansive and protected western views all on level land. Completely renovated in 2015, this home has 5 bedrooms and 5 bathrooms. It is a wonderful combination of open and light-filled space experienced the moment you enter through the two-story foyer. At the center of the home is the open kitchen, dining and family rooms all with access to the enclosed porch for three seasons entertaining. The living room with a wood burning fireplace and built-in the sitting area is surrounded by large windows which overlook the private pond. A first-floor master suite with a wood burning fireplace serves as a private enclave of serenity. The second floor has three additional bedrooms and two bathrooms. A guest suite with full bath above the garage and finished basement complete the spacious layout of this home. Enjoy the last drop of each day's summer sunlight from a heated gunite pool with bluestone decking and stone walls.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								

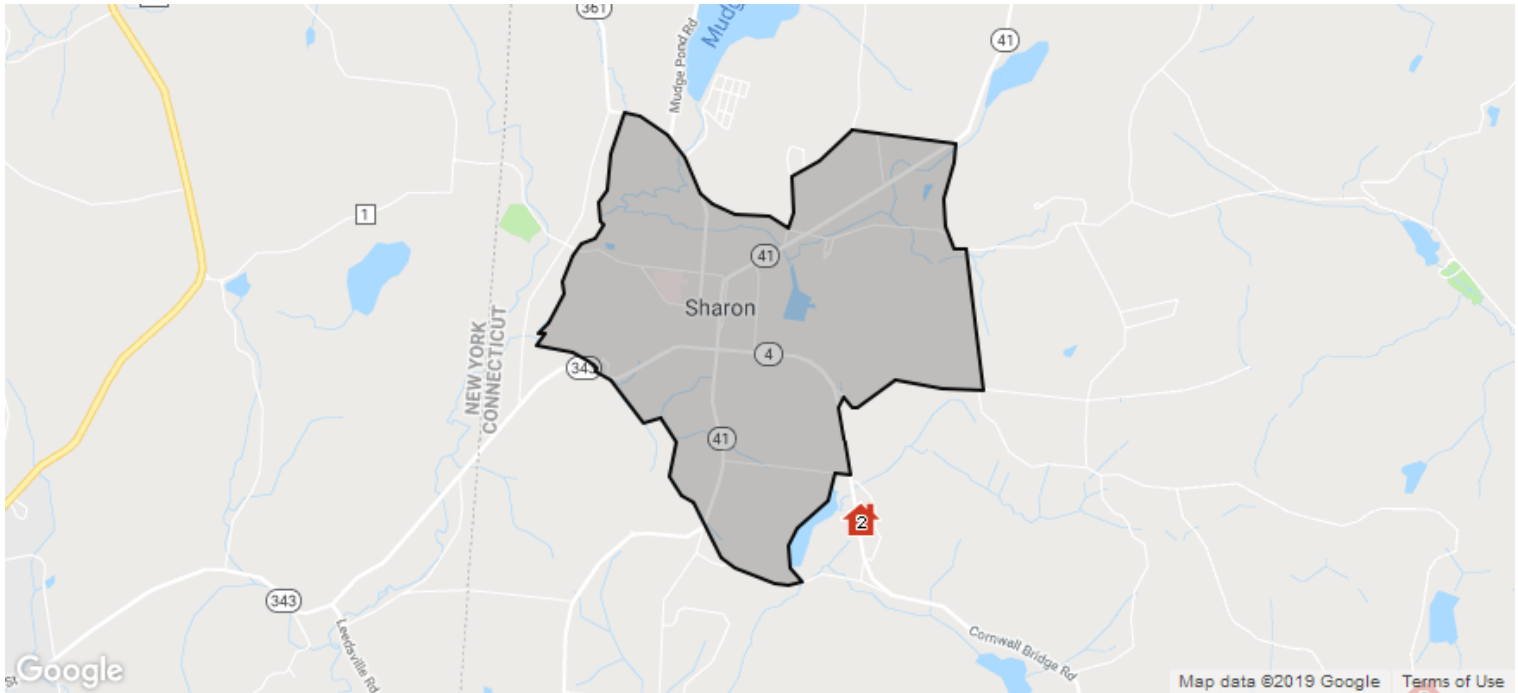
### Price Changes: 22 (cont.)

	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: 8/20/2018</i> <i>MLS ID: 170117723</i> </div>								
<b>13 Herb Rd</b>	Residential	5/5	3,988 sq ft	8/20/2018	\$1,698,000	\$1,495,000	6/17/2019	-11.96%
<p>Chic Country Retreat - Beautifully renovated in 2017, this Ellsworth Colonial is privately located on over 5 acres. Professionally landscaped with stonewalls maple trees that gracefully canopy the driveway and stunning white hydrangea bushes arranged in raised stone planters bordering the gravel courtyard. Custom design and modern luxury are uniquely combined throughout this home with every detail being carefully selected. The top of the line Chef's Kitchen is equipped with custom white cabinets, Carrera marble countertops, a marble center island with seating and professional grade appliances. Two stairways lead to the private Bedrooms and a Master Suite with wood burning fireplace and spa-like bath which incorporates an oversized marble shower/bath and steam shower. The awe-inspiring grounds can be accessed from every room on the first floor, great for intimate dining or entertaining large parties. The private outdoor hot tub and the heated inground pool are perfect relaxing or entertaining.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 9/9/2018</i> <i>MLS ID: 170123617</i> </div>								
<b>110 Westwoods Road 2</b>	Residential	3/2	1,991 sq ft	9/9/2018	\$335,000	\$295,000	7/12/2019	-11.94%
<p>Private and cozy log cabin home surrounded by nature on a lightly wooded 2.64 acre lot. Country kitchen and dining room share a peaceful side deck perfect for BBQ or just to sit and listen to nature. Or you can laze the day away in the light-filled 3-season sunroom. Kitchen/DR flow into Living room with vaulted ceiling and skylight where you can enjoy either wood burning stone fireplace or wood stove. Perfect for those cold New England nights. Master bedroom and master bathroom are on main floor along with 2 full bathroom. Two additional bedrooms upstairs with "Cat walk" overlooking downstairs living area. Downstairs has partially finished full walk-out basement with large stone fireplace and laundry room with tons of storage. Could be the perfect family/game room. Enjoy this serene location while relaxing on the covered front porch with wonderful woodland views and beautiful mature gardens. All of this just 10 minutes from town and just 20 minutes from Metro North's Wassaic Train Station. Home is being sold furnished</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/22/2019</i> <i>MLS ID: 170198288</i> </div>								
<b>290 Amenia Union Rd</b>	Residential	4/4	2,912 sq ft	5/22/2019	\$650,000	\$595,000	7/10/2019	-8.46%
<p>River Bank Sharon House &amp; Guest House - This graceful property is full of charm and character. The main house with 3 bedrooms, 2 1/2 bathrooms, large living room with a fireplace, family room with 3 walls of windows looking out at the garden and river, and has french doors leading to the patio, dining room with fireplace, and a farmhouse kitchen. Roomy detached garage with space for two cars, and a small workshop. A separate Guest Cottage is sited close to the river and has a bedroom, bathroom, kitchen, and living room, a deck and stairs leading down to the river bank. With fabulous and serene views over the hills, and bounded by protected land, peace and quiet prevail. Just minutes to town, close to ski areas, hiking, shopping, art galleries, restaurants, live events, etc. Approximate 10 minute drive to the train station, and an easy 90 minute drive to NYC. Entertain outside on the patio, or on the Guest Cottage deck, or sit by the tranquil river bank</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/7/2019</i> <i>MLS ID: 170170327</i> </div>								
<b>39 Calkinstown Rd</b>	Residential	5/4	3,353 sq ft	3/7/2019	\$1,275,000	\$1,175,000	3/8/2019	-7.84%
<p>Wonderful Antique with Heated Pool. 5+ Bedrooms, 4 Full Baths. 1st Floor Master Bedroom. Master Bath w/ Heated Floor. Located in Historic District Less than 1 Minute to Village, Yet Quiet &amp; Private. Very Light &amp; Bright. 2 Fireplaces. Eat-In Kitchen with Family Room. Dining Room with Fireplace &amp; French Doors to Stone Terrace &amp; Pool. Living Room with Fireplace &amp; High Ceilings. 2+ Bedrooms on Main Floor. Wonderful Gunite Pool. Partial Central A/C. Generator. 2 Bams</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								









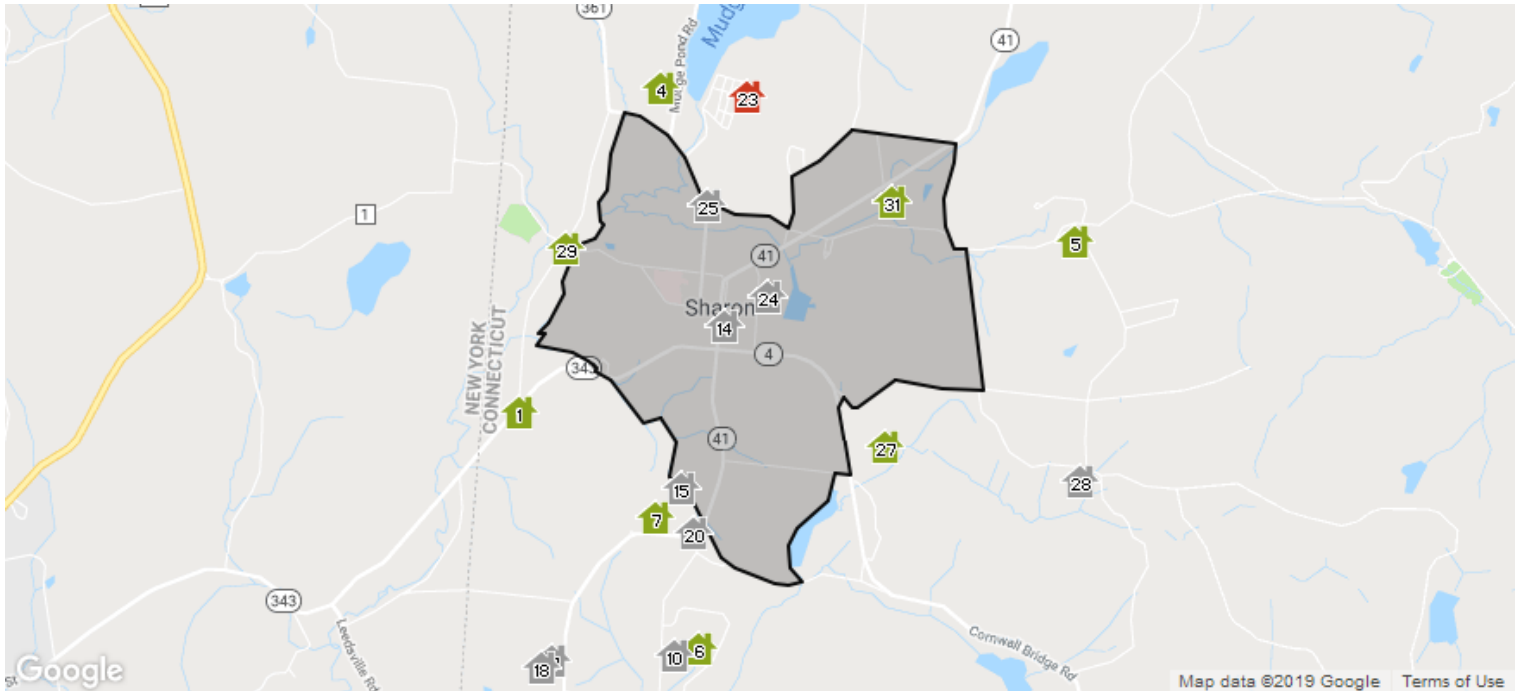
### Price Changes: 22 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <span>Active: 4/8/2019</span> <span>MLS ID: 170182155</span> </div>								
<b>479 Cornwall Bridge Rd</b>	Residential	3/3	2,226 sq ft	4/8/2019	\$425,000	\$399,500	5/29/2019	-6%
<p>This 3-Bedroom, 3-Bath home, located in Sharon, CT's coveted Ellsworth area sits upon 8+ acres and enjoys the backdrop of a babbling brook woven throughout the property. An expansive Living Room with beautiful light and an over-sized stone fireplace is the heart of this home's charm and warmth. A co-mingling of private and entertaining spaces includes a Library that opens to the Screened Porch overlooking the brook on one side of the home and the Kitchen and Dining Room overlooking the front Patio on the other. A gracious upper landing joins 3 Bedrooms, The Master with an en suite Bathroom, and two more bedrooms sharing a full bath. A finished Bonus Room in the lower level can lend itself to many uses. Enjoy the serenity of country living from this Ellsworth retreat. Nearby amenities include: Sharon Playhouse, Hotchkiss School, Marvelwood School, Kent School, Housatonic River, Mohawk Ski Area, the villages of Kent, CT; Sharon, CT; Amenia, NY; Cornwall, CT.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <span>Active: 1/17/2019</span> <span>MLS ID: 170156722</span> </div>								
<b>29 Deer Run</b>	Residential	4/3	3,040 sq ft	1/17/2019	\$775,000	\$699,000	6/26/2019	-9.81%
<p>Walk to your private office in FIVE SECONDS from your architect designed, custom built to the highest standards home. Private location on five acres with distant western views &amp; great sunsets. A grand entry-way with 20-foot cathedral ceiling invites you into this wonderful home. Large eat in kitchen with new granite countertops &amp; appliances. Custom fireplaces &amp; massive French doors to take in every inch of the view from both the kitchen &amp; large living room. Dining room, library den, half bath, laundry/mud room, full screened-in porch &amp; wide decks complete the 1st floor. Upstairs are 4 bedrooms; an en-suite master with walk-in closet, Jacuzzi tub &amp; corner shower, 2 bedrooms with built-in custom closets &amp; an extra bedroom/nursery/office with 3 angled westerly windows for exceptional light &amp; view. Plus a full guest bath. Wide board oak flooring, custom cabinetry &amp; trim, plus abundant storage makes this a must-see home! Extras to this 3000+ square foot living area include a 30 by 40 foot full height finished 3rd floor with windows at each end &amp; 2 roof skylights. Natural light here makes it the perfect studio or play area. A full height partially finished basement with wine cellar presents a great work shop or game room. Your private office/mother-in-law or rental apartment/man-cave is a separate building above a 2 1/2 bay garage with a heated workroom. Full bath &amp; kitchenette make it complete.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <span>Active: 5/15/2018</span> <span>MLS ID: 170084098</span> </div>								
<b>264 Low Rd</b>	Residential	4/3	2,973 sq ft	5/15/2018	\$1,095,000	\$890,000	3/7/2019	-18.72%
<p>This 2005 Timber frame, 4 bedroom Sharon home is Stunning and Immaculate! It boasts a 25-foot vaulted ceiling, multiple French Doors leading out of the living room, kitchen and first floor master bedroom to an expansive deck with mountain views. The stylish open floor plan boasts wide board wood floors, spacious first floor master bedroom en suite and a chef's kitchen ideal for cooking with family and friends. The living room is warm and welcoming with a striking floor to ceiling brick wood burning fireplace. Quality construction abound throughout the entire house. The second-floor family room with a second wood burning fireplace is cozy and also enjoys a vaulted ceiling and great light. There are three additional bedrooms, and full bath. Large unfinished basement could be easily converted into finished space and already has beautiful French doors bringing in lots of light. Conveniently located between the towns of Sharon &amp; Lakeville and only 15 minutes to Wassaic train station. Only minutes to Millerton, Hotchkiss and Salisbury Schools and central to skiing at Mohawk and Catamount. This home is an absolute winner!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <span>Active: 2/11/2019</span> <span>MLS ID: 170162323</span> </div>								
<b>8 Upper Main St, #12</b>	Condominium	2/2	1,042 sq ft	2/11/2019	\$197,500	\$179,900	4/27/2019	-8.91%
<p>Come and view the complete renovation of this upper unit at Sharon Green Condominiums. All new mechanicals including new heat pump/handler with air purification system, commercial grade hot water heater and new American Standard AC handler. New hard wood floors were installed throughout the unit; both bathrooms were renovated and new kitchen installed including cabinets, stainless steel GE appliances, granite counter tops, decorative back slashes and a breakfast bar. Recessed lighting has been added throughout the apartment which is freshly painted. Tastefully done and contemporary, this is an outstanding value.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								



### Distressed Activity: 3

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
	<b>41 Bog Meadow Rd</b>	Residential	3/3	2,205 sq ft	570,636	-	-	3/21/2019	Preforeclosure
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
	<b>238 Cornwall Bridge Rd</b>	Single Family	1/2	1,944 sq ft	17,860	-	-	3/5/2019	Preforeclosure
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
	<b>104 East St</b>	Single Family	4/3	3,850 sq ft	140,699	-	-	3/25/2019	Preforeclosure









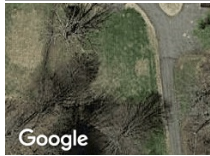
### Recently Sold: 31

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 8/6/2019, MLS Listing 170195485: 5/15/2019 MLS ID: 170195485								
<b>203 Amenia Rd</b>	Residential	2/1	1,435 sq ft	54,450	1948	8/6/2019	\$269,500	\$188
Classic 1940's cape cod style home in Sharon with old world charm and new world updates. New windows, septic, well. Screened porch overlooking gorgeous formal gardens.								
<i>Courtesy of Bain Real Estate</i>								
<b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 7/31/2019, MLS Listing 170157468: 1/19/2019 MLS ID: 170157468								
<b>230 Mudge Pond Rd</b>	Residential	4/5	3,853 sq ft	273,556	1992	7/31/2019	\$1,371,000	\$356
Country Estate with Panoramic Views Enjoy sweeping views over the prestigious Sharon Twin Oaks Preserve and surrounding farmland. This 4-bedroom, 3.5-Bath Colonial is ideally set at the hillcrest of 6+ acres to enjoy panoramic vista and privacy from the home, Studio, and heated gunite pool. Three wood-burning fireplaces in the Living Room, Master Sitting Room, and Family Room add warmth to this home that is intermingled with both formal and casual entertaining areas. The Kitchen overlooks distant views and is nicely situated between the Screened Porch, Dining Room, and Breakfast Room. A first floor Master Suite with Spa Bath, private Sitting Room, and dressing room offer a sanctuary. Upstairs there are 3 additional Bedrooms and 2 full baths providing enough space for everyone. A separate Studio and Full Bath above the 2-car Garage is accessed through the porte-cochere and serves as a great Guest area or Bonus Room. Enjoy all seasons from this Litchfield County retreat.								
<i>Courtesy of Elyse Harney Real Estate</i>								
<b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 7/29/2019, MLS Listing 170187617: 4/25/2019 MLS ID: 170187617								
<b>30 Knibloe Hill Rd</b>	Residential	2/2	1,452 sq ft	115,869	1850	7/29/2019	\$425,000	\$293
Renovated Modern Farm House - Privacy abounds from this warm and welcoming 2-Bedroom, 2-Bath home with many updates. Ideally situated on a premier Sharon, CT location, this home offers historic charm that combines modern convenience with the picturesque setting. Open living spaces on the first floor incorporate the Kitchen, Living Room with hand hewn beams and woodstove, and Dining Room with vaulted ceiling. Master Bedrooms on both the main floor and upper level. The back porch overlooks mature plantings and a stream running through the property. Enjoy the simplicity and beauty of country living only minutes from Metro North's Wassaic Station and the area's schools.								
<i>Courtesy of Elyse Harney Real Estate</i>								









### Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  <b>RECENTLY SOLD</b> </div> • Sold Date: 7/8/2019, MLS Listing 170145706: 11/25/2018 MLS ID: 170145706								
<b>10 Holland Rd</b>	Residential	1/1	795 sq ft	21,344	1935	7/8/2019	\$105,500	\$133
A wonderful basic log cabin on a quiet road. Walking distance to Mudge Pond. Perfect for part timer fisher persons or hunters. New full roof installed in February 2019. Also new pine wood tongue and groove ceilings. <i>Courtesy of Bain Real Estate</i>								
<div>  <b>RECENTLY SOLD</b> </div> • Sold Date: 6/7/2019, MLS Listing 170174647: 3/20/2019 MLS ID: 170174647								
<b>107 Jackson Rd</b>	Residential	3/3	2,001 sq ft	137,649	1965	6/7/2019	\$520,000	\$260
Beautifully sited on over 3 acres this lovingly maintained home features a light-filled open floor plan, completely updated Kitchen with access to the expansive deck and yard, living room with fireplace and large picture window overlooking the property, and a spacious Master Suite with private balcony. Two bedrooms and full bath off generous upper level landing. The outdoor living spaces invite you to enjoy amazing sunsets while dining, entertaining, or relaxing. The lower living level hosts a large yet cozy family room/office with built-in bookshelves and cabinets, door to side yard and easy access to the laundry room and half bath. Conveniently located close to town, shopping, restaurants, and Wassaic train station. Enjoy all the season in this Sharon country home! <i>Courtesy of Elyse Harney Real Estate</i>								
<div>  <b>RECENTLY SOLD</b> </div> • Sold Date: 6/7/2019, MLS Listing 170120413: 8/29/2018 MLS ID: 170120413								
<b>11 W Meadow Rd</b>	Residential	2/2	1,960 sq ft	117,612	1993	6/7/2019	\$150,000	\$77
Investors or handy buyer take notice!! Come bring this Cape back to life! Eat in kitchen with deck access through sliding door. Main bedroom, laundry and half bath on the main level. Upstairs are two bedrooms and two bathrooms. Unfinished basement offers additional storage with the potential for future living space. <i>Courtesy of Statewide Premier Prop. LLC</i>								
<div>  <b>RECENTLY SOLD</b> </div> • Sold Date: 5/24/2019, MLS Listing 170082738: 5/10/2018 MLS ID: 170082738								
<b>25 Amenia Union Rd</b>	Residential	4/3	3,734 sq ft	148,104	1968	5/24/2019	\$650,000	\$174
Location, Location! Coveted Amenia Union Rd Property Set Back on 3.4+/- Acres. 4 BDR, 2.5 Bath. Long Driveway. Pond. Specimen Trees. 2 fireplaces. Large Sun Porch with Sliding Doors. Abuts Sharon Country Club. Surrounded by Larger Estates. Cell Service. Less than 15 Min to Metro North Train. 3 Min to Village Center. Quiet & Private. 2-Car Garage. Ready! <i>Courtesy of KlenmReal Estate Inc</i>								
<div>  <b>RECENTLY SOLD</b> </div> • Sold Date: 5/23/2019, MLS Listing 170081069: 5/7/2018 MLS ID: 170081069								
<b>8 Joray Rd</b>	Residential	2/2	1,733 sq ft	524,462	1984	5/23/2019	\$228,750	\$132
Saltbox Colonial - Perfect Weekend Getaway or First Home - This adorable saltbox has enormous potential for recreation and addition. With very little wear and tear, it's ready for your personal touch. It's just a few seconds off Route 4 in Sharon, CT in the Ellsworth area. You are surrounded by orchards and abundant natural beauty which is well-known in Litchfield County. This property has 2 Bedrooms, 1.5 Bathrooms and is situated on 12.03 acres. The lot has a large, level lawn with woodland edge for privacy. You are just 5 minutes from the center of the town's shops, restaurants, Sharon Playhouse and more. Only 10 minutes to Mohawk Mountain, a few miles from the Appalachian Trail and 15 minutes to Wassaic train station. <i>Courtesy of Elyse Harney Real Estate</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 5/1/2019, MLS Listing 170179464: 4/1/2019 MLS ID: 170179464								
<b>119-121 Amenia Union Rd</b>	Residential	4/3	2,464 sq ft	514,879	1872	5/1/2019	\$575,500	\$234
**Multiple offers received. All Buyer's Highest and Best due by 4/9/2019 at 11:59PM** NEW PRICE for this Charming farm house located in historic district in Sharon. Hardwood floors, four bedrooms, two and half bathrooms, fireplace, central air give the feel of classic New England Cham. Also included is 121 Amenia Union Rd. which consists of a 1796 sq.ft. Antique Home (Red Home) with two bedrooms and 1.1 bathrooms. Taxes, Acreage and Assessment have been combined from both town cards (buyer to verify with town) Beautiful views and outbuildings make this country setting a must see! This property with it's two homes, acreage, and views has so much to offer it's new owners. Come enjoy the peace of Litchfield County at it's finest. <i>Courtesy of Sullivan Real Estate Inc</i>								










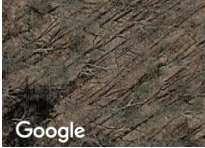















### Recently Sold: 31 (cont.)

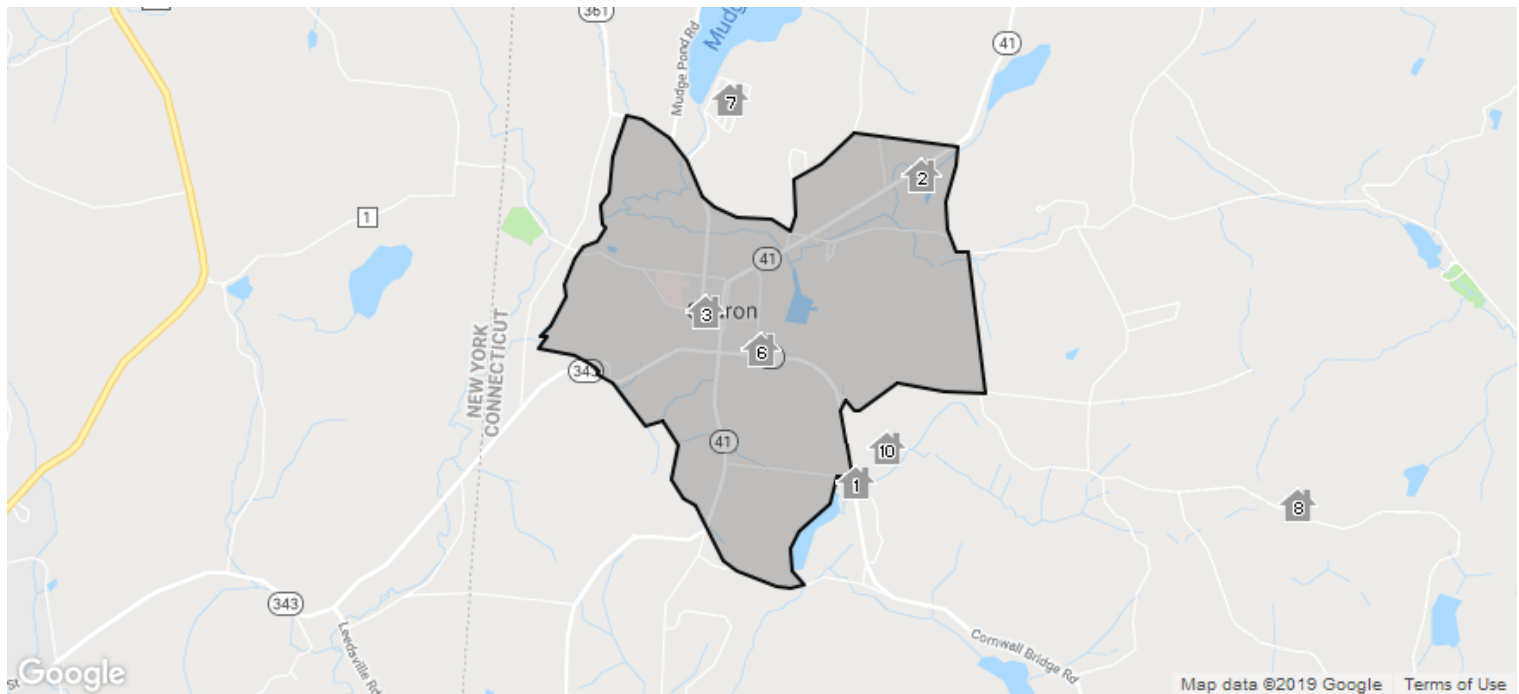
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/18/2019, MLS Listing 170152335: 1/2/2019           <span style="float: right;">MLS ID: 170152335</span> </div>								
<b>15 W Meadow Rd</b>	Residential	3/3	2,378 sq ft	327,135	1996	4/18/2019	\$1,250,000	\$526
<p>Just a perfectly sited country home in Sharon atop a large meadow and overlooking an amazing western view. Nearly 3000 sq.ft. of top quality details and design. 12 foot ceilings grace the home offering large Victorian-styled windows, custom moldings and antique inspired hinges and knobs. Dark amber pine flooring throughout add warmth in each of the spacious rooms. The modern country farmhouse offers cozy areas and rooms that flow with comfort. The second floor offers three large and uniquely different bedrooms with a subway tiled bathroom. The country kitchen is fabulous offering a full benched eating nook, fireside sitting area and gourmet appliances. Sleek and elegant it welcomes those who want to cook and others who sit. Farmer sink, stainless appliances and built-in cabinetry blend 1880's look with today's convenience. Minutes from the village of Sharon, stores and services as well as Metro North train to NYC.</p> <p style="text-align: right;"><i>Courtesy of Bain Real Estate</i></p>								
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/11/2019, MLS Listing 170130307: 10/2/2018           <span style="float: right;">MLS ID: 170130307</span> </div>								
<b>102 Westwoods Road 1</b>	Residential	4/4	2,513 sq ft	139,392	1977	4/11/2019	\$640,000	\$255
<p>Flawless and stylish throughout, this immaculate home is in move-in condition offering all the modern conveniences, 4 bedrooms, 3.5 baths a 1st floor spacious master bedroom en suite, an elevator from the attached 2 car garage, and a bright and sunny family room with built-in storage. The open floor plan kitchen and dining room are off the family room create an ideal space for everyday life and entertaining large groups. The log siding in the living room and one wall of the dining room make for cozy and inviting atmosphere. The fieldstone fireplace adds even more charm especially on a snowy winter day. During the warm months step out to the large screened-in porch leading to the side yard and wrapping around to the landscaped bluestone terrace with western views. There is also a fabulous 2nd floor master en-suite with large tub and tiled steam shower. Only 7 minutes to Sharon Country Club, the Sharon Grocery Store, 13 minutes to Wassaic Train Station and 10 minutes to swimming at the Mudge Pond. This home has it all!!</p> <p style="text-align: right;"><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/10/2019, MLS Listing 170173809: 3/18/2019           <span style="float: right;">MLS ID: 170173809</span> </div>								
<b>22 Upper Main St, Apt C</b>	Condominium	1/1	620 sq ft	—	1900	4/10/2019	\$80,000	\$129
<p>1 Bed/1 Bath Condo in Need of Updating. Centrally Located in Village of Sharon. Within Short Distance of Playhouse, Coffee Shop, Wine Bar &amp; Grocery Store.</p> <p style="text-align: right;"><i>Courtesy of KlermReal Estate Inc</i></p>								
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/10/2019, MLS Listing 170173813: 3/18/2019           <span style="float: right;">MLS ID: 170173813</span> </div>								
<b>22 Upper Main St, Apt D</b>	Condominium	2/1	816 sq ft	—	1900	4/10/2019	\$90,000	\$110
<p>2 Bedroom/1 Bath Apartment in Need of Updating. Centrally located 15 min to Metro North Train &amp; Sharon Village. Rather Quiet &amp; Private.</p> <p style="text-align: right;"><i>Courtesy of KlermReal Estate Inc</i></p>								
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/10/2019, MLS Listing 170174020: 3/19/2019           <span style="float: right;">MLS ID: 170174020</span> </div>								
<b>22 Upper Main St, Apt E</b>	Condominium	1/1	868 sq ft	—	1900	4/10/2019	\$149,000	\$172
<p>Light &amp; Bright &amp; Centrally Located 1 Bedroom/1 Bath Condo. Comes with 1-Car Detached Garage Bay. Quite Private. Open Floor-Plan with Recent Upgrades - Newer Cabinets, Newer Countertops &amp; Newer Appliances. Easy Living within Arm's Reach of: Library, Coffee Shop, Barber, Wine Bar, Grocery &amp; Playhouse. 15 Min to Metro North Train at Wassaic.</p> <p style="text-align: right;"><i>Courtesy of KlermReal Estate Inc</i></p>								
<div>  <b>SOLD</b> </div> <div>           * Sold Date: 4/8/2019, MLS Listing 170162164: 2/6/2019           <span style="float: right;">MLS ID: 170162164</span> </div>								
<b>85 S Main St</b>	Residential	5/6	7,500 sq ft	457,380	2006	4/8/2019	\$1,600,000	\$213
<p>Discreetly Tucked on Coveted South Main Street, this is a Totally Private In-Town Modern Compound. 5 Bedroom, 4.5 Bath Modern Main House plus Separate 2 Bed/2.5 Bath Guesthouse. Lovely Distant Views. Indoor Heated Pool with its Own Cabana. Truly Unreal Chef's Kitchen with Fireplace and Every Appliance plus Separate Walkin Butler's Pantry. Elevator. House Built to Accommodate an Impressive Art Collection. Wine Cellar. Lutron Lighting. 10.5± Acres. Ultra High-End Construction Quality. Quite Special.</p> <p style="text-align: right;"><i>Courtesy of KlermReal Estate Inc</i></p>								

### Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <b>SOLD</b> * Sold Date: 3/15/2019, MLS Listing L10229488: 6/13/2017 MLS ID: L10229488								
 <b>75 Keeler Rd</b>	Residential	3/4	4,118 sq ft	879,476	1991	3/15/2019	\$1,230,000	\$299
Complete tranquility in this sophisticated home built in 1991. 20 acre property, surrounded by conservation land in all directions, and on a quiet dirt road... what you see will be here forever. Adjacent to Macedonia Brook State Park (largest in Connecticut) with endless hiking and biking trails. On the Kent/Sharon border with access to both towns. Spectacular open main floor with 3 en suite Bedrooms. High ceilings, beams, beautiful floors. Incredible pool overlooking private meadow and stream. Massive stone work across the property including beautiful outdoor hearth. Excellent condition. One of a kind and priced right. Courtesy of Elyse Harney Real Estate								
 <b>SOLD</b> * Sold Date: 5/2/2019, Public Record MLS ID: -								
 <b>119 Amenia Union Rd</b>	Single Family	4/3	2,464 sq ft	322,344	1872	5/2/2019	\$575,500	\$234
 <b>SOLD</b> * Sold Date: 5/2/2019, Public Record MLS ID: -								
 <b>121 Amenia Union Rd</b>	Single Family	2/2	1,796 sq ft	192,535	1999	5/2/2019	\$575,500	\$320
 <b>SOLD</b> * Sold Date: 3/25/2019, Public Record MLS ID: -								
 <b>248 Amenia Union Rd</b>	Rural/Agricultural Residence	1/2	2,708 sq ft	1,393,920	1850	3/25/2019	\$2,425,000	\$895
 <b>SOLD</b> * Sold Date: 3/25/2019, Public Record MLS ID: -								
 <b>Amenia Union Rd</b>	Agricultural/Rural	-/-	-	7,574,648	-	3/25/2019	\$2,425,000	-
 <b>SOLD</b> * Sold Date: 2/28/2019, Public Record MLS ID: -								
 <b>Clay Beds Rd</b>	Residential-Vacant Land	-/-	-	1,123,848	-	2/28/2019	\$160,000	-
 <b>RECENTLY SOLD</b> * Sold Date: 7/15/2019, Public Record MLS ID: -								
 <b>539 Cornwall Bridge Rd</b>	Single Family	2/2	1,296 sq ft	145,926	1994	7/15/2019	\$329,000	\$254
 <b>OFF MARKET</b> * Foreclosure, Notice of Lis Pendens MLS ID: -								
 <b>32 Highland Rd</b>	Single Family	2/1	1,100 sq ft	17,860	1950	6/13/2019	-	-

### Recently Sold: 31 (cont.)






		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 <b>24</b> SOLD	* Sold Date: 4/9/2019, Public Record MLS ID: –							
Google	60 Hilltop Rd	Single Family	3/4	3,405 sq ft	157,687	1960	4/9/2019	\$922,500	\$271
	–								
	 <b>25</b> SOLD	* Sold Date: 5/6/2019, Public Record MLS ID: –							
Google	38 Millerton Rd	Single Family	3/3	1,872 sq ft	48,352	2007	5/6/2019	–	–
	–								
	 <b>26</b> 16 RECENTLY SOLD	* Sold Date: 6/11/2019, Public Record MLS ID: –							
Google	10 Morey Rd	Rural/Agricultural Residence	2/1	940 sq ft	2,221,560	1950	6/11/2019	\$525,000	\$559
	–								
	 <b>27</b> 16 RECENTLY SOLD	* Sold Date: 6/3/2019, Public Record MLS ID: –							
Google	34 River Rd	Single Family	1/2	1,040 sq ft	192,971	1850	6/3/2019	\$395,000	\$380
	–								
	 <b>28</b> SOLD	* Sold Date: 3/18/2019, Public Record MLS ID: –							
Google	85 Sharon Mountain Rd	Single Family	8/7	4,065 sq ft	335,848	1839	3/18/2019	\$210,000	\$52
	–								
	 <b>29</b> 16 RECENTLY SOLD	* Sold Date: 7/23/2019, Public Record MLS ID: –							
Google	146 Sharon Valley Rd	Single Family	2/2	1,815 sq ft	11,761	1861	7/23/2019	\$100,000	\$55
	–								
	 <b>30</b> 16 RECENTLY SOLD	* Sold Date: 7/12/2019, Public Record MLS ID: –							
	6 Silver Hill Rd	Single Family	3/2	1,840 sq ft	88,427	1985	7/12/2019	\$250,000	\$136
	–								
	 <b>31</b> 16 RECENTLY SOLD	* Sold Date: 6/27/2019, Public Record MLS ID: –							
	6 Weeds Dam Rd	Residential-Vacant Land	–/–	–	87,120	–	6/27/2019	\$50,000	–
	–								



### Expired Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<b>1</b> <b>RECENTLY EXPIRED</b> • MLS Listing 170117574: 8/21/2018 <b>MLS ID: 170117574</b>								
<b>Smith Rd</b>	Residential Land	—/—	—	198,198	—	\$95,000	8/13/2019	—
Town maintained dirt road dead ends just before the abandoned road begins (this is the legal driveway) that takes you to a building site overlooking a brook and potential pond. It used to be the town reservoir before the 1955 flood took part of the dam away. There are 250 acres of protected land that surround these precious and protected 4.55 acres. This property is a very rare find!								
Listing Courtesy of Bain Real Estate								
<b>2</b> <b>RECENTLY EXPIRED</b> • MLS Listing 170114603: 8/10/2018 <b>MLS ID: 170114603</b>								
<b>157 Gay St</b>	Residential	3/2	1,731 sq ft	148,975	1966	\$435,000	8/1/2019	\$251
Beardsley Gardens- Amazing opportunity with this property- Presently a pre-existing commercial landscaping and retail greenhouse endeavor, this property was built as a home in 1966. It is located in the residential zone and could be used in oh so many ways. Retain the existing use and utilize the property to run a full service landscaping business with additional income from the retailing of plants, flowers as a garden center. Or scale it down and employ the present office as it was initially built as a 3 bedroom house complete with fireplace. One can use the retail shop as such or employ it as a studio. There is a ton of potential. Sitting smack on Rt. 41 from Sharon to Salisbury it offers preeminent frontage on a well traveled road with a large car count. The property includes a large pond, sweeping lawns, huge storage barn with a separate driveway and numerous other outbuildings such as a cold house/Tea house/massive shade house. The business is also for sale for \$70K and comes with some equipment and a list of customers.								
Listing Courtesy of Bain Real Estate								

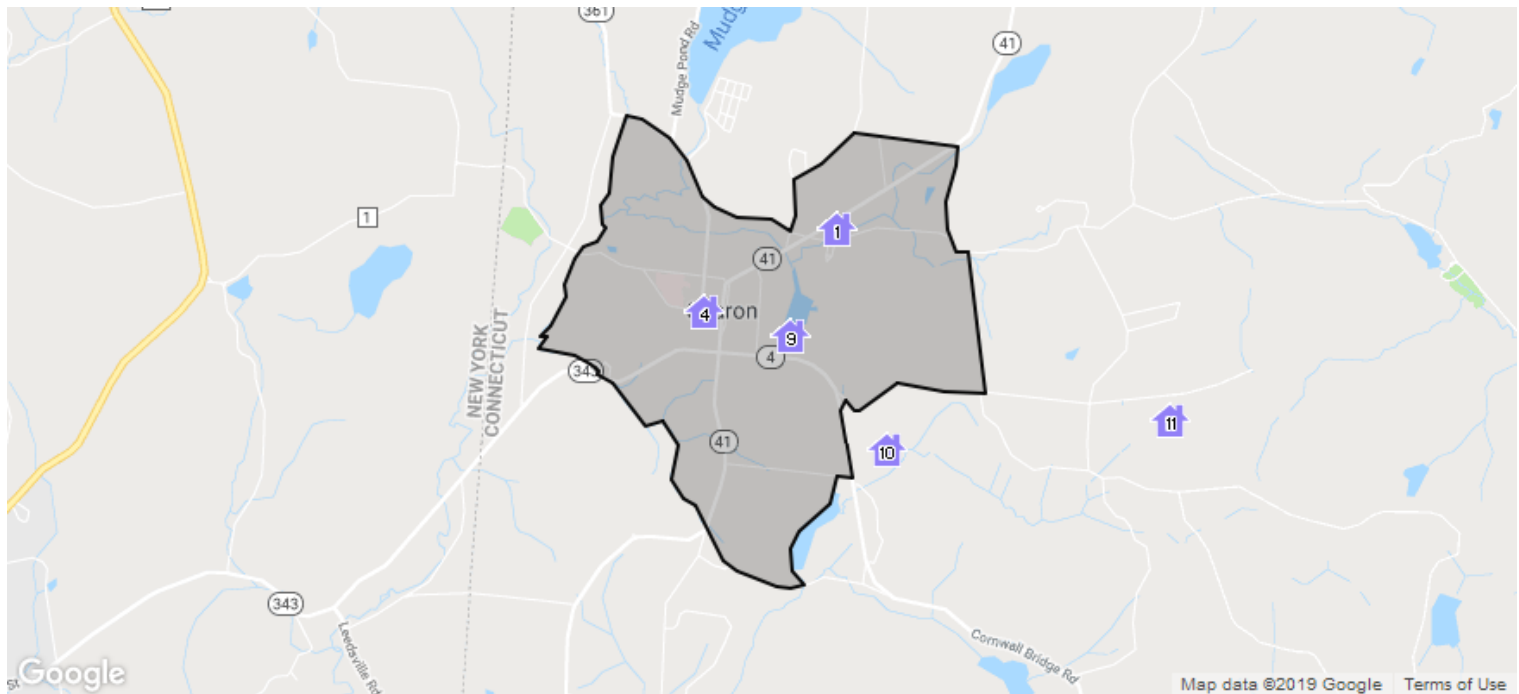
### Expired Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>  <b>RECENTLY EXPIRED</b> </div> <div> <b>MLS Listing 170134112: 10/15/2018</b> <b>MLS ID: 170134112</b> </div>								
<b>29 W Main St</b>	Residential	2/2	2,355 sq ft	11,761	1968	\$450,000	8/1/2019	\$148
<p>Two income producing properties. The first is currently occupied as a southern BBQ restaurant with tenants and a graduated lease in place. It is located in a desirable commercial location close to town and Sharon hospital. The building was expanded in 2013 to accommodate a growing business and now seats up to 35. There is an outdoor road front patio as well for 20 more. There is designated parking behind the buildings. The second unit is a 2 bedroom residence located directly behind the restaurant. It is a modest brick ranch with updated bathrooms, a converted basement for added living space, a fireplace in the dining room and nice sized bedrooms. The kitchen has custom cabinetry. This is a walk to town location near restaurants, the public library, art galleries, and friendly neighbors. There is a strong rental history here. See commercial MLS# 170134012</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <b>MLS Listing 170103880: 7/10/2018</b> <b>MLS ID: 170103880</b> </div>								
<b>9 W Mountain Rd</b>	Residential	3/3	2,020 sq ft	213,879	1997	\$495,000	7/10/2019	\$215
<p>WAS \$495k, NOW \$435k - Owners Ready! Turn Key Country Cape. 3 Bedrooms, 2.5 Baths. 1st Floor Master with Fireplace, Full Bath &amp; Walk-in Closet. 2 Upper Bedrooms Share a Full Bath. Virtually New Eat-in Kitchen with High-End Appliances &amp; Granite Counters. Central AC. Fabulous Outdoor Fireplace &amp; Entertaining Area with Stone Terrace. Private &amp; Quiet. Vaulted Ceiling Living Room with Fireplace &amp; Sliders. Separate Formal DR. Easy-Living. Wired for Generator. Buderus Furnace. Separate 3-Car Oversized &amp; Insulated Garage. Full Ceiling Height in Basement could be Workshop or Potential Finished Room. Cable TV/Internet Ready. 6 Miles to Sharon Village, 7 Miles to Kent Center &amp; 18 Min to Wassaic Train (Metro North).</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <b>MLS Listing 170096774: 6/18/2018</b> <b>MLS ID: 170096774</b> </div>								
<b>22 Knibloe Hill Rd, #1</b>	Residential Land	—/—	—	960,062	—	\$550,000	5/30/2019	—
<p>Estate quality parcel where the building sits well off the road and commands Oblong Valley Views! Once part of a major farm holding this upper parcel has a roughed in driveway to a lovely cleared site. The views spill over farm lands and end with rolling hills to the west. Fabulous sunsets and views of the ever changing farm landscape. The entrance is private and subtle allowing for quiet and privacy. Ancient stone walls lace the property that is replete with native mature growth trees. Under this canopy the woods thin out to a clearing draped in sunlight and ready for a house to be built. The land is over 22 acres and has incredible rock outcroppings as well as direct access to a 160 acre preserve known as Wildwoods. Looped trails are easy to access from this hidden spot and offer a complete country experience. Minutes from Metro North Train to NYC as well as two New England villages of Kent and Sharon CT.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <b>MLS Listing 170084241: 5/17/2018</b> <b>MLS ID: 170084241</b> </div>								
<b>76 Cornwall Bridge Rd</b>	Residential	3/2	1,823 sq ft	46,173	1910	\$297,000	5/15/2019	\$157
<p>This dear 1911 Colonial farmhouse offers charm with modern convenience including a newly renovated living room and eat-in-kitchen with pantry that is a cook's delight. An enclosed porch makes an easy transition to an outdoor dining. The formal dining room replete with wood floors is adjacent to the enlarged living room making this small house ooze with charm. A new, full bath with laundry completes it. Upstairs are three bedrooms, a full bath and many closets. Set on a 1.1 acre lot of enormous old soul pines and generous lawn set a ways back from the road. For added convenience it is just 2 minutes from the village of Sharon and 8 minutes to the train to New York City. It's idyllic and easy.</p> <p><i>Listing Courtesy of Paula Redmond Real Estate, Inc.</i></p>								
<div>  <b>EXPIRED</b> </div> <div> <b>MLS Listing 170121093: 9/20/2018</b> <b>MLS ID: 170121093</b> </div>								
<b>133 Douglas Rd</b>	Residential Land	—/—	—	3,484	—	\$40,000	2/15/2019	—
<p>Raw land needs town approval. price includes lots 144, 131, 132 and 133 fronts on Bartram Road and Douglas road</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								

### Expired Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listings Price	Expired Date	Price per sq. ft.
<div> <div>8</div> <div>EXPIRED</div> <div>• MLS Listing 170155861: 1/16/2019</div> <div>MLS ID: 170155861</div> </div>								
<b>1 Deer Run</b>	Residential	5/3	4,072 sq ft	147,668	2002	\$585,000	4/30/2019	\$141
<p>Amazing amount of house for the price. Turnkey Colonial style home on 3.39 acres set on a private road. Expansive open lawn for recreation with stone walls and extensive perennial beds throughout the property. Enter into a traditional central hall with access to a sitting room, living room, and kitchen with new appliances and granite countertops. The Living Room/Dining Room is expansive with great light, a fireplace, and access onto a 12x14 deck for summer entertaining. Laundry on the main level as well as a full bath off the mud room with it's own entrance from the driveway. Upstairs are 5 full bedrooms with 2 full baths. Master has a walk in closet and it's own bath. Partially finished basement offers an additional 1,000ft of living space for recreation. Storage can be found in the basement as well as the full walk up attic. Close to Private Schools, Area Attractions, and Metro North.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div> <div>9</div> <div>EXPIRED</div> <div>• MLS Listing 170061514: 3/15/2018</div> <div>MLS ID: 170061514</div> </div>								
<b>555 Cornwall Bridge Rd</b>	Residential Land	—/—	—	1,822,114	—	\$199,000	3/15/2019	—
<p>42 acres of beautiful forested land. Level building site perched atop the mountain with some distant views &amp; the potential for more! Driveway is roughed in, will be cleaned up on the Spring. Build your dream house on top of your own mountain! Minutes to Mohawk Ski Area, the Housatonic River for world-class fishing, walk to the Appalachian Trail from your new home! A true nature lovers paradise.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div> <div>10</div> <div>EXPIRED</div> <div>• MLS Listing L10223737: 6/14/2017</div> <div>MLS ID: L10223737</div> </div>								
<b>76 Swaller Hill Rd</b>	Residential	4/4	3,186 sq ft	3,013,916	1800	\$1,425,000	3/15/2019	\$392
<p>DEER MOUNTAIN FARM. Incredible 69+/- acre setting for this superior 1800s four bedroom, 2 full and 2 half bath barn style home completely redone by locally acclaimed contractor. Expansive Great Room has cathedral ceilings detailing all the exposed beam work, large field stone fireplace, abundance of natural light, wood floors, awesome kitchen with Viking appliances and breakfast bar, and French doors that open to full deck. Private MBR suite with fireplace, spacious bath, and office area. Additional three bedroom wing that share one and a half baths. Lower level has a family room with fireplace and galley kitchen. Complete with 4 attached garage spaces with half bath. Large usable barn and other outbuildings. All very privately set at the end of a country road with a blend of meadows and woods and abutting CT state land. So many wonderful opportunities to be explored here.</p> <p><i>Listing Courtesy of KlenmReal Estate Inc</i></p>								















### New For Lease: 11









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div> <b>FOR LEASE</b> </div> <div> <i>New, Active: 8/12/2019</i> <i>MLS ID: 170225456</i> </div>								
<b>59 Gay St</b>	Rental/Lease	3/2	1,448 sq ft	51,400	1900	8/12/2019	\$1,800	\$1
Adorable and clean 3 bedroom, 2 full bath move-in ready academic year rental. <i>Courtesy of Elyse Harney Real Estate</i>								
<div> <b>FOR LEASE</b> </div> <div> <i>Active: 4/6/2019</i> <i>MLS ID: 170180905</i> </div>								
<b>264A Low Rd</b>	Rental/Lease	3/3	2,973 sq ft	130,680	2005	4/6/2019	\$10,000	\$3
Private Post & Beam yet Conveniently Located - Available: June for \$8,000, July for \$10,000, August for \$10,000, and Memorial Day - Labor Day for \$25,000. This 2005 Timber frame, 4 bedroom Sharon home is Stunning and Immaculate! It boasts a 25-foot vaulted ceiling, multiple French Doors leading out of the living room, kitchen and first-floor master bedroom to an expansive deck with mountain views. The stylish open floor plan boasts wide board wood floors, spacious first-floor master bedroom en suite and a chef's kitchen ideal for cooking with family and friends. The living room is warm and welcoming with a striking floor to ceiling brick wood burning fireplace. Quality construction abounds throughout the entire house. The second-floor family room with a second wood burning fireplace is cozy and also enjoys a vaulted ceiling and great light. There are three additional bedrooms and a full bath. Large unfinished basement could be easily converted into finished space and already has beautiful French doors bringing in lots of light. Conveniently located between the towns of Sharon & Lakeville and only 15 minutes to Wassaic train station. Only minutes to Millerton, Hotchkiss and Salisbury Schools and central to skiing at Mohawk and Catamount. This home is an absolute winner! <i>Courtesy of Elyse Harney Real Estate</i>								

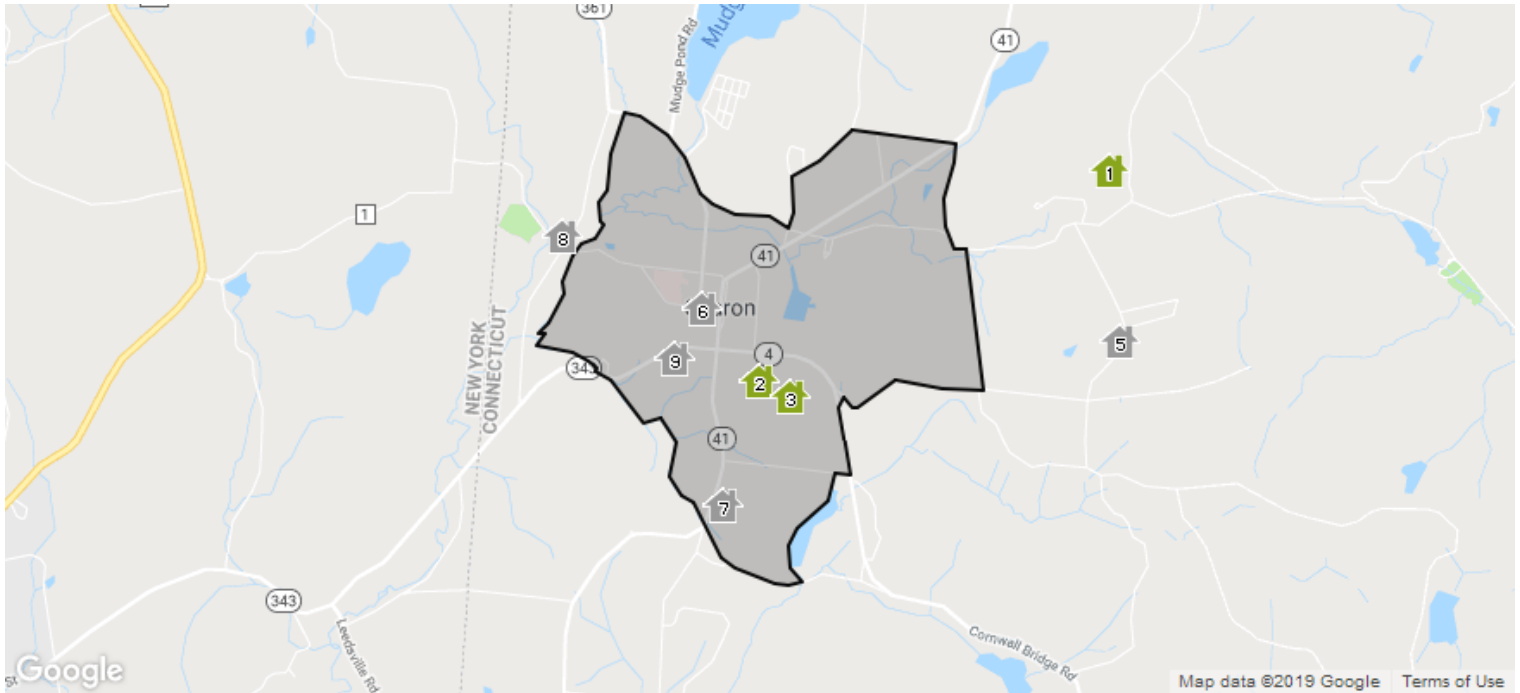


### New For Lease: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div>         Active: 4/6/2019 MLS ID: 170180928     </div>								
<b>264B Low Rd</b>	Rental/Lease	3/3	2,973 sq ft	130,680	2005	4/6/2019	\$25,000	\$8
<p>Private Post &amp; Beam yet Conveniently Located - Available: June for \$8,000, July for \$10,000, August for \$10,000, and Memorial Day - Labor Day for \$25,000. This 2005 Timber frame, 4 bedroom Sharon home is Stunning and Immaculate! It boasts a 25-foot vaulted ceiling, multiple French Doors leading out of the living room, kitchen and first-floor master bedroom to an expansive deck with mountain views. The stylish open floor plan boasts wide board wood floors, spacious first-floor master bedroom en suite and a chef's kitchen ideal for cooking with family and friends. The living room is warm and welcoming with a striking floor to ceiling brick wood burning fireplace. Quality construction abounds throughout the entire house. The second-floor family room with a second wood burning fireplace is cozy and also enjoys a vaulted ceiling and great light. There are three additional bedrooms and a full bath. Large unfinished basement could be easily converted into finished space and already has beautiful French doors bringing in lots of light. Conveniently located between the towns of Sharon &amp; Lakeville and only 15 minutes to Wassaic train station. Only minutes to Millerton, Hotchkiss and Salisbury Schools and central to skiing at Mohawk and Catamount. This home is an absolute winner!</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>         New, Active: 7/26/2019 MLS ID: 170220151     </div>								
<b>33A Main St</b>	Rental/Lease	4/5	6,239 sq ft	229,561	1964	7/26/2019	\$3,850	\$1
<p>Colonial Revival in Estate Setting - Elegant home set on over 5 beautifully landscaped acres with specimen trees and spectacular open and protected western views located on prestigious South Main Street. Surrounded by the finest Estates, this home has wonderful appointments throughout the formal spaces as well as comfortable informal spaces. This impressive residence has a classic layout a library and formal living room off the main hallway with wood-burning fireplaces leads to a custom kitchen with a separate dining room and an outdoor bluestone dining patio. Additions on both the north and south wings of this home allows for an abundance of natural light. Located in the Sharon historic district, this home offers 4 en suite Bedrooms, 5 Bathrooms, a two-story library, screened porch.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>         New, Active: 7/30/2019 MLS ID: 170221052     </div>								
<b>266 East St</b>	Rental/Lease	4/3	2,750 sq ft	1,262,804	1960	7/30/2019	\$3,500	\$1
<p>Totally Private 4 Bed, 3 Bath Single Level Cottage with Heated Pool. 10 Min to Center of Village, 20 Min to Metro North Train. Recently Re-done with New Baths &amp; New Kitchen. Den with Fireplace. First Floor Master. 2-Car Garage. Quiet. \$4,500 Annually or \$3,500 Academic Year (Sept-May)</p> <p><i>Courtesy of Kierm Real Estate Inc</i></p>								
<div>         Active: 6/17/2019 MLS ID: 170207711     </div>								
<b>2 Weber Rd</b>	Rental/Lease	4/3	2,331 sq ft	90,605	1880	6/17/2019	\$7,000	\$3
<p>Fabulous Renovated Sharon Cottage - Available: \$2,800 for School Year 2019 - 2020, \$7,000 monthly for July &amp; August, \$2,000 Weekly and, \$500 nightly. Bike over to Macedonia State Park for a beautiful hike, or drive to Kent for lunch in just ten minutes from this beautiful, centrally air-conditioned 4 Bedroom, 3 Full Bath totally renovated Cottage with Chef's Kitchen, cozy Living Room with fireplace, an enclosed, heated Porch, large, bright Dining Room and an upstairs Office/Den nook separating the two bedrooms. Located in a quiet and peaceful area of Sharon with views of a protected pond. A perfect weekend home for Kent School parents, and only a ten-minute drive to Wassaic train station. Lakeville and Salisbury, CT, as well as Millerton, NY, are nearby with restaurants, art galleries, movie theater, and musical events.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>         Active: 5/7/2019 MLS ID: 170192855     </div>								
<b>31 Barberry Hill Rd</b>	Rental/Lease	3/3	2,024 sq ft	260,053	1984	5/7/2019	\$3,000	\$1
<p>Available: June \$3,000 and August \$4,500. Mohawk Lodge - Renovated Barn style home with privacy and views. 1st floor master bedroom, updated open kitchen, sleeping loft on the third floor, finished basement/playroom, and a wrap around deck with distant views. Airon in each bedroom. This is a great property for entertaining with plenty of room for extended family and friends.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								

### New For Lease: 11 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div>         * Active: 3/11/2019 MLS ID: 170171372     </div>								
<b>6 Old Sharon Rd 1</b>	Rental/Lease	3/3	2,363 sq ft	1,027,580	1768	3/11/2019	\$8,000	\$3
<p>Available: (\$24,000 Summer 2019 Memorial Day Weekend - Labor Day) - (\$8,000 May 2019) - (\$8,000 June 2019) - (\$8,000 July 2019) - Restored Colonial with gunite pool and pool house. 3 bedrooms and 2.5 baths. Chef's kitchen. Short distance to Mudge Pond, hiking trails, Mohawk Mountain and everything beautiful Litchfield County has to offer.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>         * Active: 4/30/2019 MLS ID: 170189487     </div>								
<b>24 Hilltop Rd</b>	Rental/Lease	3/2	1,683 sq ft	311,454	1932	4/30/2019	\$3,800	\$2
<p>A perfect escape from the city. This residence is charming and beautifully furnished. Property set on 7+ private acres. On the main level are a living room with a fireplace, dining room with french doors that open to a patio, a renovated kitchen featuring the finest appliances, an eating area with a window seat, a screened porch. 2nd floor: 2 bedrooms + den. Exquisite manor like garden, expansive lawn, stone patio, pond. Landscape and garden design by Michael Trapp. *Rental Term : October 1, 2019 - May 31, 2020.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								
<div>         * Active: 4/29/2019 MLS ID: 170188955     </div>								
<b>409 Route 7</b>	Rental/Lease	3/3	2,156 sq ft	31,363	2006	4/29/2019	\$2,200	\$1
<p>This 3-Bedroom, 3-Bath Sharon Cape is conveniently situated in Sharon' CT across from the Housatonic River. Enjoy a spacious interior layout and beautifully landscaped gardens throughout. The open Kitchen, Dining, and Living Room with Fireplace is framed by a deck on two sides. Two First Floor Bedrooms, one that also opens to the deck and enjoys its own Bath complete the first floor. The Upper Level Master Suite boasts an expansive Sitting Room, Dressing Hall, and Full Bath, offering complete luxury and privacy. Enjoy the beautiful backdrop of the Litchfield Hills with breakfast on the sprawling deck or spends nights under the stars around the stone fire pit. This country retreat will immerse you in the serenity of country living.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div>         * Active: 3/1/2019 MLS ID: 170168821     </div>								
<b>101 Fairchild Rd</b>	Rental/Lease	4/5	3,500 sq ft	984,456	1940	3/1/2019	\$25,000	\$7
<p>Sharon Mountain Sunset Views - Stunning Sharon Views with Amazing Sunsets. This 4 bedroom, 5 bath Colonial on 30 open acres is private but not secluded. Only 2 miles to town and close to Sharon Beach. Within 10 -15 minutes to Lakeville/Salisbury, Millerton &amp; Amenia. Watch sunsets from the sunporch, enjoy the garden bursting with berries throughout the summer, read a book in the gazebo, have fun &amp; friendly competition on the croquet lawn, or nighttime snores at the fire pit all make for a perfect summer escape.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								

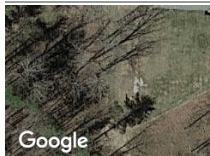


### Recently Leased: 10

	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: 7/10/2019, MLS Listing 170197225: 5/18/2019 MLS ID: 170197225								
<b>11 White Hollow Rd</b>	Rental/Lease	3/2	1,208 sq ft	269,200	1981	7/10/2019	\$1,800	\$1
TOTALLY PRIVATE AND QUIET setting surrounded by beautiful rock formations. Unfurnished long term rental minimum of one year. Low maintenance home with stone fireplace with Quadafire insert that heats the house efficiently. There are 2 bedrooms and a renovated bath downstairs and an open floor plan ; a spiral staircase leads to a third bedroom and full bath upstairs. Convenient to both Sharon and Salisbury, Ct.								
<i>Courtesy of Best &amp; Cavallaro</i>								
<b>2</b> <b>RECENTLY LEASED</b> • Leased Date: 6/18/2019, MLS Listing 170164545: 2/15/2019 MLS ID: 170164545								
<b>28 Great Elm Rd</b>	Rental/Lease	5/4	3,716 sq ft	136,342	1984	6/18/2019	\$15,000	\$4
AVAILABLE: June \$8,000/month - July \$15,000/month - August \$15,000/month - September \$5000/month - Easy Living at Great Elm Estate! This Private Contemporary with Outstanding Views is perfectly situated close to town. The home is generously sized and has 5 Bedrooms, 3.5 baths, a first-floor master bedroom ensuite, 4 additional bedrooms, an office and 3 full baths on the second floor. Every room is spacious and light filled. Newly renovated eat-in Kitchen (to be completely in April), dining room, living room, sunroom, family room on the former Buckley Estate. Attached two-car garage. Enjoy the use of the community tennis court and paddle court. Just when you thought it couldn't get better, there is also a newly renovated community outdoor pool. All of which are located on the very private grounds of the Great Elm Estate. Only 10 minutes to Wassaic train station. A quick walk to the Sharon Green, and only minutes to Lakeville, Salisbury, and Millerton.								
<i>Courtesy of Elyse Harney Real Estate</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>RECENTLY LEASED</b> • Leased Date: 6/5/2019, MLS Listing 170156771: 1/15/2019 MLS ID: 170156771								
<b>39 Great Elm Rd</b>	Rental/Lease	4/3	2,581 sq ft	—	1982	6/5/2019	\$10,000	\$4
Available: June 2019 \$10,000/month - July 2019 \$12,500 - August 2019 \$12,500 - Outstanding views of the Catskills from this 4 Bedroom Guest House in the much desired, private Great Elm section of Sharon. The Guest House has a private entrance with approximately 2500 square feet, 4 Bedrooms and 3 Full Baths. Private outdoor playground and tennis court for the tennis enthusiast located directly next to the Guest House. Should you prefer to be more social, head down to the community tennis court and paddle court. Just when you thought it couldn't get better, there is also a newly renovated community outdoor pool. All of which are located on the very private grounds of the Great Elm Estate.								
<i>Courtesy of Elyse Harney Real Estate</i>								
 <b>OFF MARKET</b> • Leased Date: 5/3/2019, MLS Listing 170114323: 8/9/2018 MLS ID: 170114323								
<b>299 East St</b>	Rental/Lease	4/5	3,218 sq ft	159,430	1986	5/3/2019	\$2,500	\$1
This contemporary 4 Bedroom, 4.5 Bath home enjoys year-round privacy and the serenity of a babbling brook running along its 3+ acres. A circular driveway approach opens to the home's stone wall entry and inviting front patio. Enjoy entertaining with the thoughtful layout of the large Eat-In Kitchen that abuts the Dining Room with French doors to stone Dining Patio and also flows nicely into the Living Room with Fireplace. Large windows throughout create light and bright living spaces that take advantage of the beautiful surroundings. The First Floor Master Suite, additional En Suite Bedroom, Office, and Laundry Area complete the first floor. The Upper Level boasts a second Master Bedroom Suite and fourth En Suite Bedroom - both with their own private balconies overlooking the natural spring and babbling brook. A separate Studio building with Half Bath and surrounded by large windows offers ample space and possibilities for entertaining, guests, or artists. This spacious home sits amongst beautiful landscaping in a desirable Sharon, CT location, offering the best of country living. This is an unfurnished rental, the home will remain on the market for sale and tenant must agree to all showings with 24-hour notice, should the home sell during the term of the lease tenant will be given 60-days notice to vacate. Also available for sale: L10223494								
<i>Courtesy of Elyse Harney Real Estate</i>								
 <b>OFF MARKET</b> • Leased Date: 4/30/2019, MLS Listing 170171538: 3/13/2019 MLS ID: 170171538								
<b>39 Jackson Rd</b>	Rental/Lease	2/2	1,568 sq ft	36,590	1970	4/30/2019	\$2,400	\$2
Your country home and adventures are waiting for you. Five minutes from town, is the perfect country house set on a level .84 acres, next to a beautiful horse property. This charmingly updated two bedroom home has a wonderful open floor plan with a seamless flow perfectly reflecting today's lifestyle. The living room is bright and spacious and has a wood burning fireplace and French doors to the backyard. The kitchen has been fully updated with stainless appliances and has a breakfast area for dining, and there is a formal dining room with a built in hutch for formal entertaining. Incredibly spacious and private master bedroom with en-suite bath and large walk-in closets/dressing room along with another full bedroom with a hall bath. Newly built and over-sized two car garage. Only minutes to the town of Sharon, private schools, shopping, ski areas and the train.								
<i>Courtesy of Houlihan/Lawrence</i>								
 <b>OFF MARKET</b> • Leased Date: 4/12/2019, MLS Listing 170178112: 3/30/2019 MLS ID: 170178112								
<b>33 Main St, #0</b>	Rental/Lease	2/1	1,386 sq ft	—	1880	4/12/2019	\$1,250	\$1
Center of Sharon 2 bedroom apartment in gracious Victorian building. Light filled and spacious. Pine floors, updated eat-in kitchen, Large covered porch. Storage and large closets. Comfortable and convenient. Owner/Broker								
<i>Courtesy of Bain Real Estate</i>								
 <b>OFF MARKET</b> • Leased Date: 3/12/2019, MLS Listing 170101608: 7/2/2018 MLS ID: 170101608								
<b>3 Lilac Ln</b>	Rental/Lease	3/4	2,066 sq ft	147,232	1966	3/12/2019	\$4,725	\$2
One level living with seclusion on a private dead end road surrounded by the historic mansions of Sharon and under 5 minutes to town center. Gorgeous & high-end renovation of the open kitchen with top of the line appliances and fine finishes. Heated Gunite pool. 3 bedrooms, 2 en-suite. 3.5 baths total. New 4 season porch for additional guests if needed. Formal dining room. Bluestone patio off the dining room and master suite. Jacuzzi tub and separate shower in the master. Very close to the Wassauc train stop to NYC!								
<i>Courtesy of Klerm Real Estate Inc</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.
<div>8 OFF MARKET</div> <div>Leased Date: 3/21/2019, MLS Listing 170165331: 2/19/2019 MLS ID: 170165331</div>								
<b>155 Sharon Valley Rd</b>	Rental/Lease	2/1	2,816 sq ft	44,866	1810	3/21/2019	\$1,500	\$1
<p>First floor of a large Colonial home in Sharon. recently renovated with all new upgrades. Large open rooms with wood floors, large windows and high ceilings. Front porch, laundry room and spacious level backyard. all utilities included, offering central air conditioning.</p> <p>Courtesy of Bain Real Estate</p>								
<div>9 OFF MARKET</div> <div>Leased Date: 3/4/2019, MLS Listing 170145169: 11/20/2018 MLS ID: 170145169</div>								
<b>75 Amenia Rd</b>	Rental/Lease	3/2	1,212 sq ft	30,056	1969	3/4/2019	\$2,000	\$2
<p>This updated 3-Bedroom, 2-Bath home is conveniently located just outside the village of Sharon, CT and set back from the road. Enjoy an open concept Kitchen, Living &amp; Dining Room area that opens to a back Deck for outdoor enjoyment. 3 Bedrooms on the Upper Level and a Rec Room plus Office Space in the Lower Level make for a spacious layout. Enjoy the privacy of country living and the convenience of being minutes from town! Nearby Amenities include Sharon Playhouse, Sharon Hospital, Hotchkiss School, Wassaic Station (Metro North), Silo Ridge Golf Club, JP Giffords Cafe, Sharon Market, iSpa Salon, Catamount Ski Area, Mohawk Mountain. The villages of Amenia, NY; Millerton, NY, Salisbury, CT.</p> <p>Courtesy of Elyse Harney Real Estate</p>								
<div>10 OFF MARKET</div> <div>Leased Date: 2/17/2019, MLS Listing 170153449: 1/6/2019 MLS ID: 170153449</div>								
<b>76 Modley Rd</b>	Multi-Family Rental	2/2	1,276 sq ft	204,732	1991	2/17/2019	\$1,250	\$1
<p>Enjoy peace and tranquility in this lovely, bright &amp; spacious, modern 2 bedroom apartment on the 2nd floor of a barn. This unique property is situated in the Ellsworth section of Sharon and is located off a quiet, low traffic dirt country road. The open concept apartment has TONS of natural light beaming in through the skylights and windows and features a functional kitchen, complete with a gas oven/range, refrigerator, microwave, and a breakfast bar overlooking the HUGE living room, with soaring cathedral ceilings, beautiful custom woodwork, and slider access to the large deck overlooking the sprawling grounds. The spacious master bedroom has cathedral ceilings and is ideal for an artist's studio or home office setup. The smaller bedroom has a large walkin closet. There is a full bathroom with a tub with shower, plus a half bath/laundry room, with stackable washer &amp; dryer. This property is conveniently located just 15 mins from Sharon Hospital, Mohawk Mountain Ski, Kent Falls State Park and under 30 mins to Millerton, NY! Small pets negotiable for an additional fee at owner's discretion... WILL NOT LAST!</p> <p>Courtesy of Cohen Agency SIM, LLC</p>								

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- 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.



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- **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.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- 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.

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