

MARKET ACTIVITY REPORT

Washington, Connecticut



Presented by

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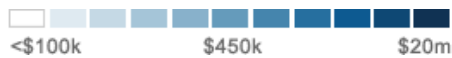
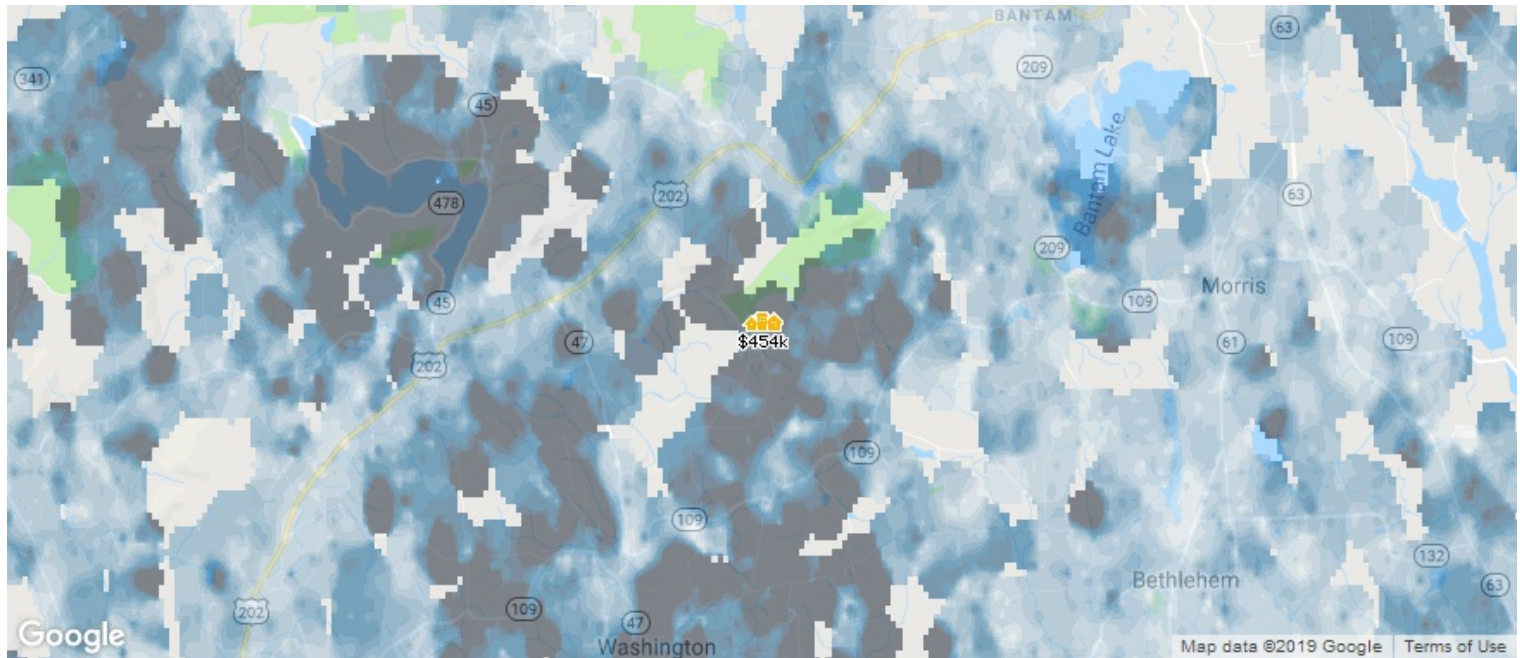
Connecticut Real Estate

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

Litchfield, CT 06759

Washington, 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

\$454K

Updated: 7/31/2019

Change Over
Last Month

↑ **9.2%**

Change Over
Last Quarter

↑ **9.2%**

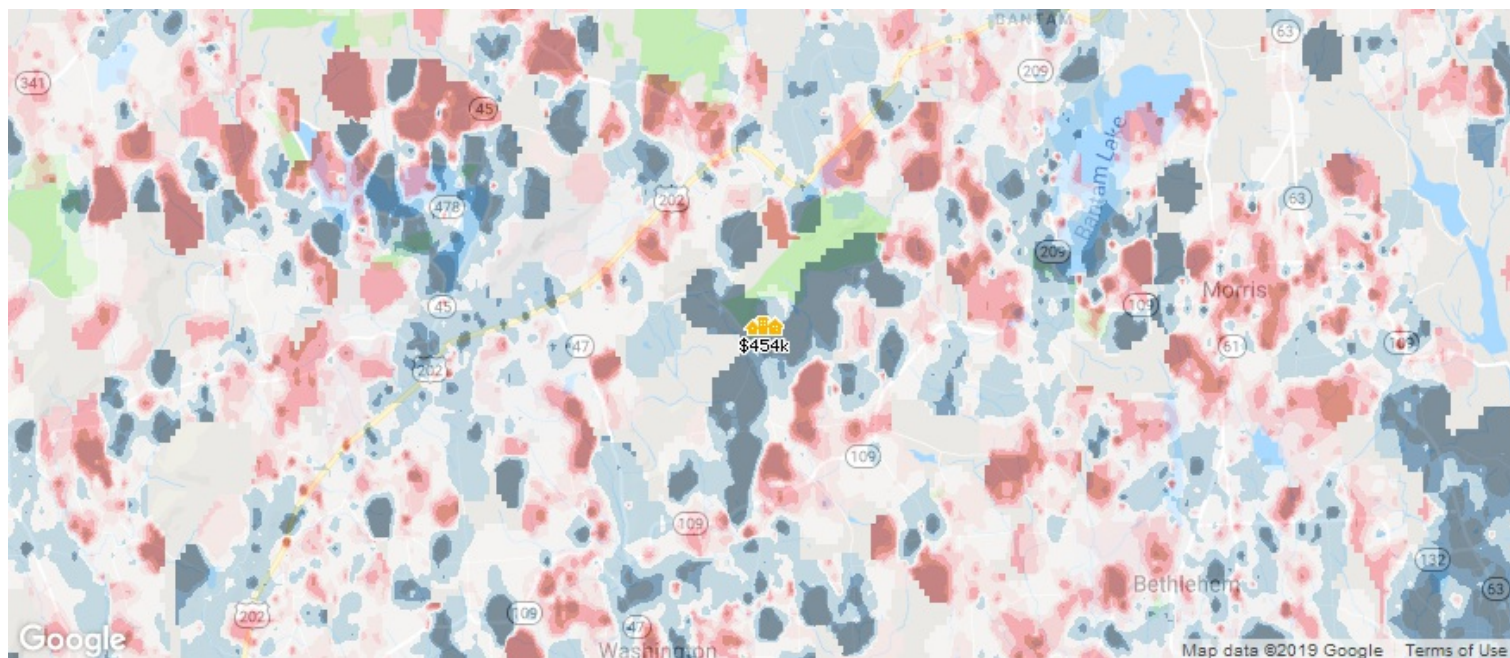
Change Over
Last 12 Months

↑ **9.93%**

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.

Washington, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

Median Est. Home Value

\$454K

Updated: 7/31/2019

Change Over
Last 12 Months

↑ **9.93%**

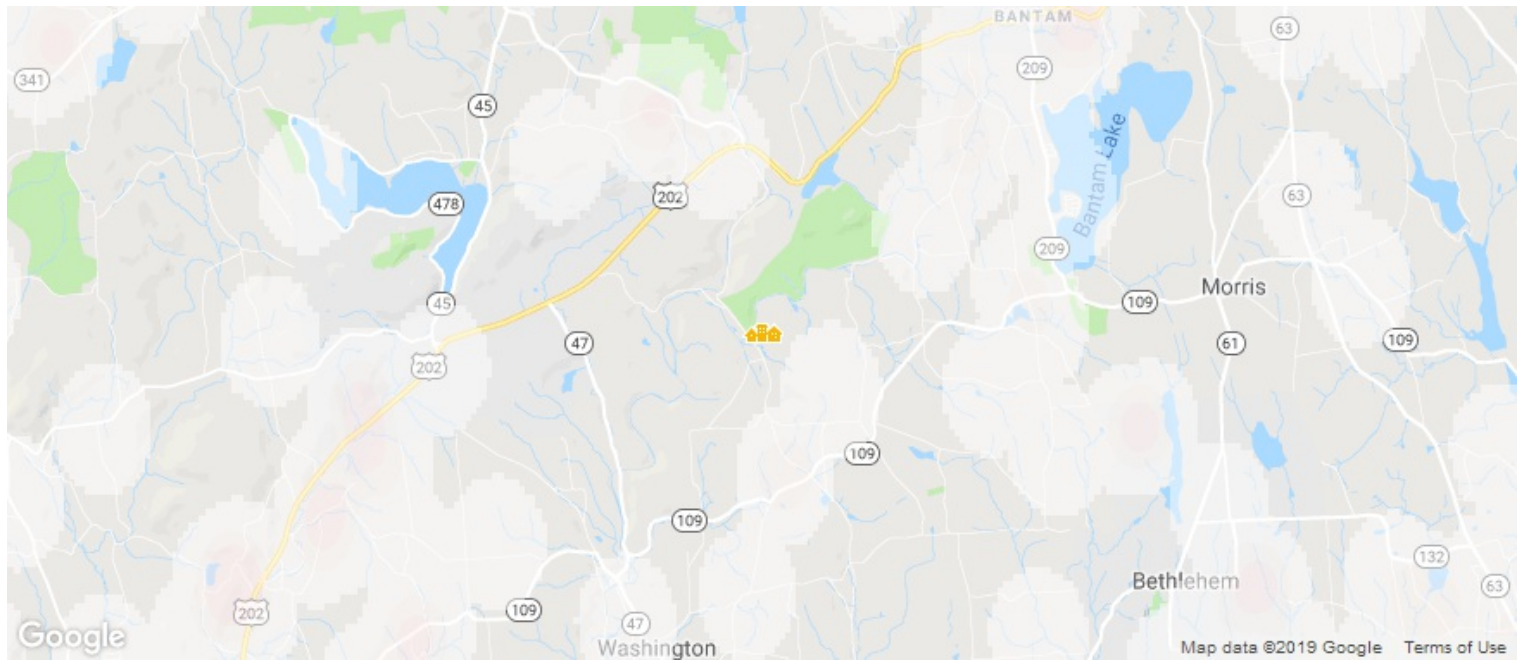
Change Over
Last 36 Months

↑ **16.48%**

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.

Washington, 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

1

Updated: 8/14/2019

of
Pre-Foreclosures

1

of
Foreclosures

0

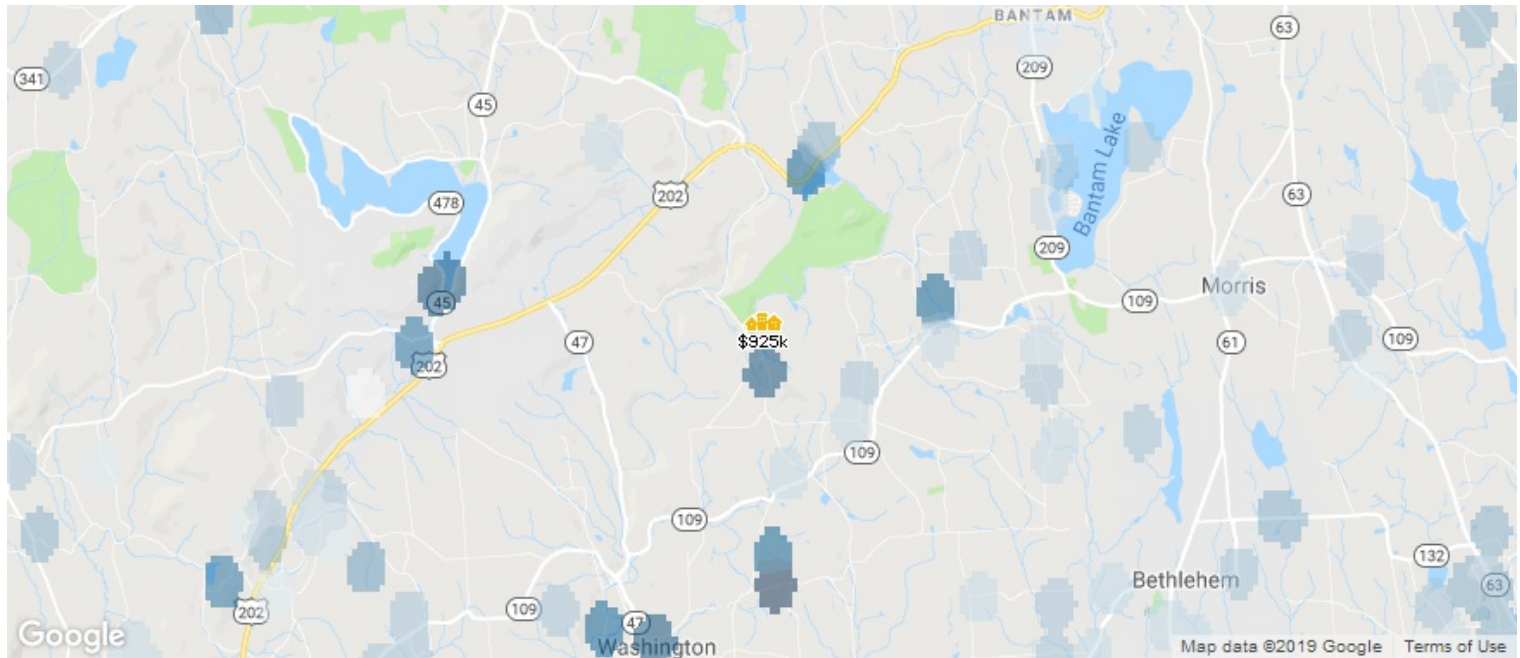
of
Short Sales

0

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

Washington, Connecticut

Market Snapshot: Sales Price



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

Median Sales Price

\$925K

Updated: 6/30/2019

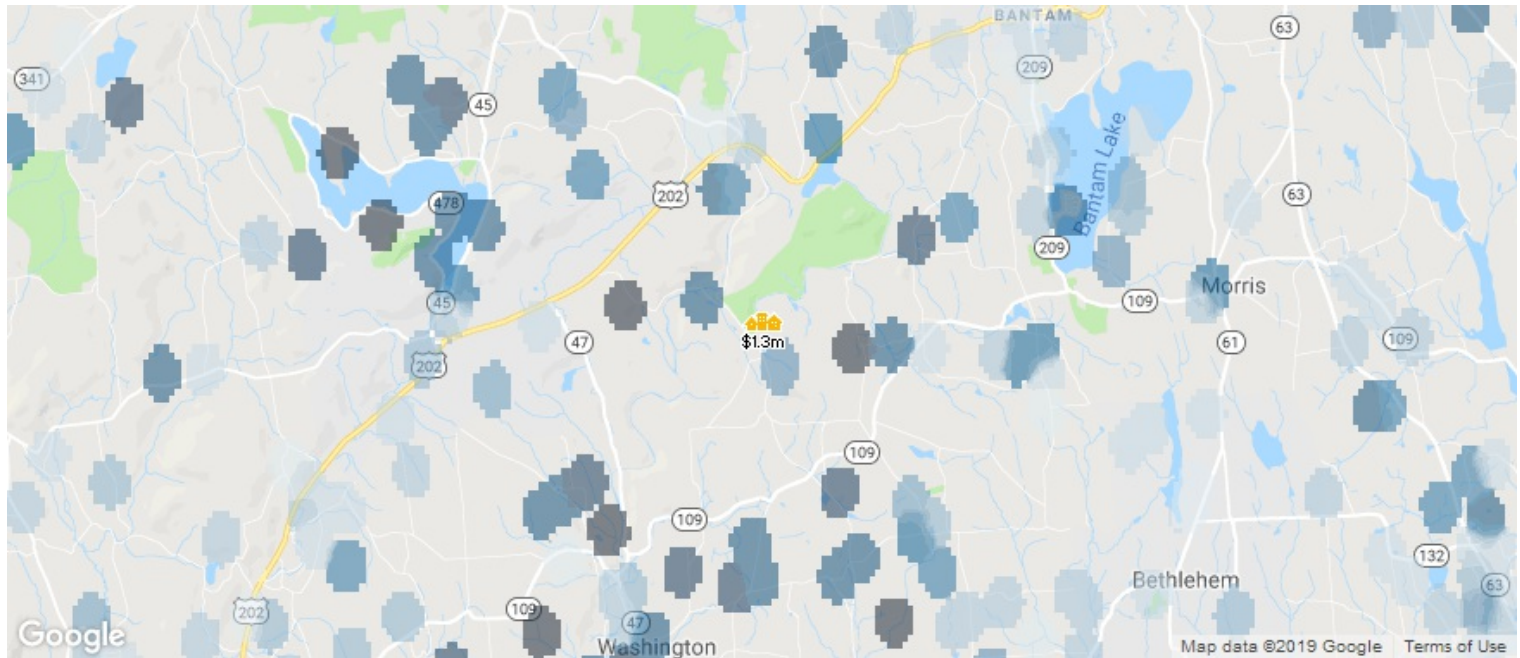
Change Over Last 12 Months

↑ 14.91%

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

Washington, Connecticut

Market Snapshot: List Price



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

Median List Price

\$1.27M

Updated: 6/30/2019

Change Over
Last Month

⬆️ **6.04%**

Change Over
Last Quarter

⬆️ **8.3%**

Change Over
Last 12 Months

⬆️ **1.8%**

Change Over
Last 24 Months

⬆️ **30.51%**

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

	 New Listings	 Pending Listings	 Price Changes	 Distressed Activity	 Recently Sold
Number of Properties	14	6	15	1	8
Low Price / Value	\$299,900	\$489,900	\$299,900	\$843,000	\$225,000
Median Price / Value	\$849,000	\$1,297,500	\$1,050,000	\$843,000	\$1,137,500
High Price / Value	\$5,750,000	\$2,600,000	\$5,750,000	\$843,000	\$5,850,000
Average Price / Sq. Ft.	\$445	\$330	\$404	\$86	\$619
Median Price / Sq. Ft.	\$352	\$293	\$350	\$86	\$299
Average Days in RPR	80	167	319	—	148
Median Days in RPR	86	140	294	—	107
Total Volume	\$18,977,700	\$8,178,900	\$20,384,695	\$843,000	\$16,727,660

Market Activity Summary Stats (cont.)


Search Criteria | **Location:** Washington, 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	8	6	5
Low Price / Value	\$549,000	\$6,500	\$4,500
Median Price / Value	\$1,995,000	\$12,500	\$215,000
High Price / Value	\$5,499,000	\$16,500	\$2,245,000
Average Price / Sq. Ft.	\$385	\$3	\$171
Median Price / Sq. Ft.	\$365	\$2	\$147
Average Days in RPR	232	56	136
Median Days in RPR	181	45	21
Total Volume	\$11,443,000	\$60,500	\$2,859,610

Washington, Connecticut

New Listings: 14

New Listings: 14



1

FOR SALE

• Active: 5/20/2019 MLS ID: 170197485

378 Nettleton Hollow Rd

Residential

5/5

3,400 sq
ft

165,528

1959

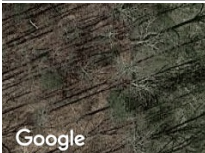
5/20/2019

\$1,050,000

\$309

Prime sought after Washington location! This stunning modern cape sits on the hill side above the road with western sunset views. Clean modern design meets country farmhouse. Open floor plan with a combined Living room/Dining room/Kitchen. Kitchen features open shelving, ship-lap and new Bertazzoni appliances. Ample First floor Master Suite. 5 total Bedrooms and 4.5 Baths. There is also a great bonus space above the garage which can be an in law apartment or office/playroom. Enjoy all new windows and spray foam insulation. Agent owner.

Listing Courtesy of William Raveis Real Estate



2

FOR SALE

• New, Active: 8/5/2019 MLS ID: 170212215

27 South St

Residential

2/2

1,541 sq
ft

117,612

1910


8/5/2019

\$499,000

\$324

Charming Antique on comfortable lot with mature landscaping and designer gardens. Sun drenched, light and bright 2 bedroom, 2 bath home is in move in condition and has been freshly painted. New stainless steel appliances. Perfect for weekend retreat or full time residence. Easy access to Washington Green and Mayflower Inn & Spa. Two hours to NYC. A must see!

Listing Courtesy of Klemm Real Estate Inc



8

FOR SALE

• Active: 7/12/2019 MLS ID: 170214330

19 South St

Residential

4/2

1,842 sq
ft

91,911

1925

7/12/2019




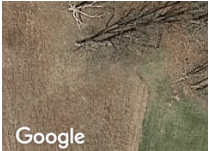

\$949,000

\$515







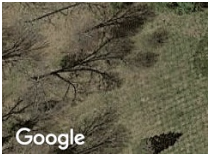



Meticulous and charming renovated antique just minutes from town. This home has been lovingly updated with meticulous attention to detail. Relax in the bright family room or on the screened porch overlooking the stunning white gardens. Renovated kitchen with Sub Zero, Miele, and Wolf appliances. Antique and specimen trees surround the property providing privacy and creating a truly romantic feel. Meander down the hidden pathway to the stunning gunite heated pool.

Listing Courtesy of William Raveis Real Estate


New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	4 FOR SALE • Active: 4/2/2019 MLS ID: 170172335							
	240 Woodbury Rd	Residential	2/2	1,305 sq ft	39,639	1971	4/2/2019	\$325,900 \$250
Simple to maintain, stylish Cape Cod with Attached Garage on lightly wooded, level acre. Updated Kitchen and baths. Bright, and cheerful Sun RM with southern exposure looks out upon pretty side lawn yard. Newer 16 x 12 deck accesses two ways, to Sun RM + Dining RM. Walk-out basement w/workshop + generator hook-ups. Bonus walk-out storage under Garage. Floored pull-down attic storage over Garage. Pretty yard space for gardens and bird watching. Two minutes to the Depot, all activities, schools, shopping, & wonderful Steep Rock Reservation. 20 minutes to I-84. Commuters dream in country setting. Low taxes! Study could be made into 3rd Bedroom. Fireplace in Living Room.								
Listing Courtesy of Paul Valeri, Realtors								
	5 FOR SALE • Active: 7/12/2019 MLS ID: 170215754							
	23 Bell Hill Rd	Residential	4/3	2,126 sq ft	188,614	1978	7/12/2019	\$749,000 \$352
Presenting the quintessential Connecticut colonial. Set on 4 bucolic acres in a prime location among major estates and offering sweeping views, this impeccably maintained home has been in one family for over 40 years. The traditional center hall layout offers a formal living room, generous eat-in kitchen and open family/dining room on the main floor and 4 bedrooms and 2 full baths upstairs. Beautiful bonus space in the lower level as well as spotless laundry and mechanical rooms. Numerous mechanical updates inside and out and the home is has been freshly painted and the original hardwood floors have just been refinished. The land is beautiful, open, flat and offers beautiful views. Move right in and start enjoying, or put your own modern touch on the kitchen and baths. Located in the heart of Washington CT, this is perfect for a full time residence or a fantastic weekend getaway. Under 2 hours from NYC.								
Listing Courtesy of Compass Connecticut, LLC								
	6 FOR SALE • New, Active: 7/22/2019 MLS ID: 170218680							
	16 Kirby Rd	Residential	4/5	3,875 sq ft	47,916	1820	7/22/2019	\$1,695,000 \$437
Gracious, pristine and elegant 1820 Colonial on the coveted Washington Green. Beautiful new kitchen, four bedrooms, four and half baths, five fireplaces, dramatic double height living room, library, formal dining room, screened porch, spacious deck, sauna, garden house, pool, gardens, mature trees and dramatic rock outcroppings all on 1.1± acres. A splendid jewel from the past coupled with today's exacting standards. Exclusions								
Listing Courtesy of KlermReal Estate Inc								
	7 FOR SALE • Active: 5/31/2019 MLS ID: 170202174							
	41 East St	Residential	3/5	3,305 sq ft	398,138	1916	5/31/2019	\$2,995,000 \$906
Littlewood Cottage was original designed by noted New York architect Richard Henry Dana in 1916 and has undergone a meticulous renovation while preserving the original character by the current owners in '04/05. A long driveway leads to this rare gem of a property, which is located along coveted East Street in Washington on 9+/- manicured acres offering total privacy and magnificent western views overlooking pristine meadows. Bohemian chic. Turn-key. Must see.								
Listing Courtesy of KlermReal Estate Inc								
	8 FOR SALE • Active: 3/22/2019 MLS ID: 170175725							
	116 Wykeham Rd	Residential Land	—/—	—	77,972	—	3/22/2019	\$325,000 —
Interior lot in an area of fine homes. Survey and soil testing completed for a 4-bedroom home. Level driveway has been roughed in with trap rock to a cleared building area with northern exposure, old stone walls and rock outcroppings.								
Listing Courtesy of KlermReal Estate Inc								

New Listings: 14 (cont.)

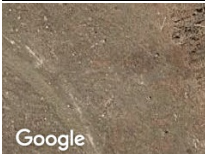
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	Active: 6/11/2019 MLS ID: 170204527						
375 Nettleton Hollow Rd	Residential	3/3	1,932 sq ft	218,235	1987	6/11/2019	\$499,900	\$259
Beautiful log home on just over 5 acres nestled amongst large estates on Nettleton Hollow Rd in Washington. This 3 bed 3 full bath offers ample space for entertaining and property to just feel like you're a million miles away from everything. The gated entrance and lush plantings lead you to the front porch swing to gaze at the distant views. (2 wells on property, 1 for irrigation) Soaring ceilings and a huge floor to ceiling fireplace (with loft above) will be the perfect place to be during a cold winters day. Open eat-in kitchen with wood stove and so much light throughout this home. 18 owned solar panels, emergency generator, 2 wells and enlarged septic add to the efficiency of this home. Close to Washington Depot and fabulous restaurants, 1.5 hrs to New York City.								
<i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
	 FOR SALE	Active: 5/13/2019 MLS ID: 170194407						
39 Ferry Bridge Rd	Residential	4/5	2,146 sq ft	69,696	1959	5/13/2019	\$1,595,000	\$743
Charming Cape in immaculate condition with numerous renovations and updates. Close to Green, Library, Museum, Post Office, Gunnery School and sited between 2 Rositter homes in a quiet location. 2 full kitchens, 2 laundry rooms, 4 bedrooms & 4 full/1 half baths. In ground heated pool. Mature landscaping. Delightful gardens.								
<i>Listing Courtesy of Klemm Real Estate Inc</i>								
	 FOR SALE	Active: 5/20/2019 MLS ID: 170197384						
51 Ferry Bridge Rd	Residential	8/6	6,945 sq ft	136,342	1895	5/20/2019	\$5,750,000	\$828
Rock Gate, named for the dramatic outcropping of glacially carved stone encircled by the driveway, is an important piece of Washington's history and a Connecticut Preservation Award winning example of architect Ehrick Rositter's design legacy. The 9,000-square-foot-shingle-style residence has 8 bedrooms, 5 1/2 bathrooms, 8 working fireplaces, a designer kitchen, 2 dining rooms, a music room, library, living room, study, a "Titanic-style" grand staircase, 2 laundry rooms and a bright ground level "basement" workout/television room with ample storage. On the exterior, there is a sweeping back porch and two 2nd floor bedroom sleeping porches/balconies. There is also a three-car detached garage offering second-floor space for an apartment or studio.								
<i>Listing Courtesy of Klemm Real Estate Inc</i>								
	 FOR SALE	Active: 4/12/2019 MLS ID: 170183317						
29 Painter Ridge Rd	Residential	5/6	5,139 sq ft	308,840	1985	4/12/2019	\$1,595,000	\$310
Best Value in Washington! Newly Improved 5 bedroom, 4800sf home with great room, eat-in Kitchen and adjacent family with fireplace, gunite pool with stone terrace on 7+/- level and private acres. 1st floor Master Bedroom Suite. Geothermal heating and cooling. 3-car Attached garage with separate guest apartment. Great location abutting land trust. Must See!								
<i>Listing Courtesy of Klemm Real Estate Inc</i>								
	 FOR SALE	Active: 4/10/2019 MLS ID: 170182581						
17 South St	Residential	1/1	766 sq ft	14,810	1939	4/10/2019	\$299,900	\$392
Lovely artists/writers cottage in the country just minutes from Washington's best and 90 mins from NYC. An intimate getaway tastefully emodeled and redesigned by designer, artist, filmmaker, writer and fashion stylist. Come see the romantic intimate space that could be your "fun house" as described by New England Home Magazine. A fantastic location, and remodeled expanded kitchen, new bathroom and custom designed built ins and designer touches have transformed this cottage into a cozy home that's so easy to fall in love with! Maximum living in a small footprint through use of ample storage pieces such as the built in daybed/sofa for guests in the living room with bookshelves. The home features hardwood floors throughout, custom wall and window coverings, period touches, floor to ceiling tiling in the bathroom with a jetted tub, living room wood burning fireplace and two outdoor living spaces and a large fenced backyard overlooking a forest of trees and meandering stream. Minutes to Steep Rock, Hidden Valley Preserve, Lake Waramaug and Washington Town Beach, Private Schools. Perfect place to come home to after a day of outdoor adventure in the heart of Litchfield County.								
<i>Listing Courtesy of Graham Real Estate</i>								

New Listings: 14 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 Active: 5/11/2019 MLS ID: 170194340								
66-70-72 Bee Brook Rd	3 Family	—/—	3,915 sq ft	125,017	1903	5/11/2019	\$650,000	\$166
THIS OFFERING IS FOR THREE CONTIGUOUS LOTS LOCATED IN B-2 WASHINGTON DEPOT BUSINESS DISTRICT. LOCATION IS #66, #70 & #72 BEE BROOK RD. OFFERING CONSISTS OF 2.87 ACRES AND 363 LINEAR FEET OF ROAD FRONTAGE ON ROUTE #47 A SHORT DISTANCE FROM THE HEART OF WASHINGTON DEPOT. NICE LEVEL PROPERTY. DIRECTLY ACROSS THE ROAD FROM SHEPAUG RIVER. TWO MULTI-FAMILY HOMES (ONE 2-FAMILY AND ONE 3-FAMILY) CURRENTLY RENTED MONTH-TO-MONTH AND A SINGLE FAMILY CAPE IN NEED OF TLC. NICE OPEN, LEVEL MEADOW FIELD BETWEEN. REALIZE YOUR DREAMS AND/OR PROJECTS ON THIS PROPERTY LOCATED IN THE HEART OF WASHINGTON AND LITCHFIELD COUNTY.								
<i>Listing Courtesy of Home Hunter CT Realty</i>								

Pending Listings: 6

Pending Listings: 6



Google



PENDING

Show as of 8/9/2019

MLS ID: 170126900

202 Wykeham Rd

Residential Land

—/—

—

653,400

9/21/2018

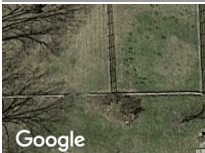
\$1,495,000

8/9/2019


—

Smashing 15+/- acre Estate building parcel located along coveted Wykeham Road. Long driveway. Spectacular Views. Open Meadows & Woods. Total Privacy. Surrounded by Land Trust. Minutes to Washington Green. Must See!

Listing Courtesy of KlemmReal Estate Inc



Google



PENDING

Deposit as of 8/3/2019

MLS ID: 170134076

95 Roxbury Rd

Residential

6/9

8,888 sq ft

794,098

10/14/2018

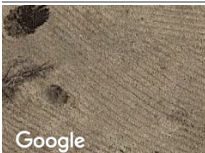
\$2,600,000

8/3/2019


\$293

Country compound and equestrian property. Set on 18.23 acres, this magnificent property includes the modern shingle style main residence, heated infinity pool and spa, pool house, gate house, guest cottage, office, horse barn, trout pond, two brooks, rolling lawns, pastures and paddocks. The main residence is a ca 1747 Georgian moved to property and rebuilt in 1991 and spacious addition built in 2008 - almost doubling the size! There are 7 bedrooms, 6 full, 3 half baths and 8 fireplaces. The new section is heated by geothermal and oil forced hot air in the old section. Nice extras include the elevator, 65 Kw generator and full irrigation system. Pool house was built in 2008 and has full kitchen, dining area, open living room with fireplace, changing room and recreation room. The charming guest cottage has living/dining combo with fireplace, bedroom and full bath. A Gate house sits at the front of the property with living/dining combo, fireplace, kitchen, bedroom and full bath. The two story office was built in 2007 and includes 6 offices, half bath and kitchenette. The horse barn, also built in 2007, has 16 stalls, wash stall, tack room, office and full loft. There are 5 grass paddocks and a riding ring. 90 minutes from NYC.

Listing Courtesy of KlemmReal Estate Inc



Google



PENDING

Show as of 8/3/2019

MLS ID: 170219313

85 South St

Residential

3/4

3,220 sq ft

1,139,529

7/24/2019

\$1,495,000







8/3/2019

\$464



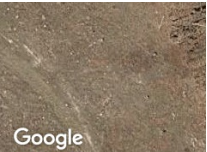
Never Before on the Market! Top Washington Location. 26+ Pastoral Acres with Major Western Views. Single Level Living in this 3 Bed/3.5 Bath European Stone Clad Home. Antique Paneling. House is Tucked Back, Away from Road. Sun room with Wood Stove & French Doors. 3 Fireplaces. Covered Porch. Expansive Flat, Useable Lawn. Minutes to Village & Mayflower Inn. Cell Coverage.

Listing Courtesy of KlemmReal Estate Inc







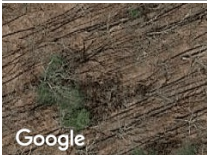











Pending Listings: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING • Deposit as of 7/26/2019 MLS ID: 170196640							
	71 Ferry Bridge Rd	Residential	3/6	4,270 sq ft	80,150	6/3/2019	\$999,000	7/26/2019 \$234
<p>Wonderful single level Contemporary in ideal location. 7 rooms, 3 bedrooms, 4 full baths, 2 half baths on 1.82 +/- acres Includes Chef's eat-in country kitchen with sitting area, cathedral ceiling and butler's pantry, 6 burner Garland range with center grille, duplicates of most appliances. Master includes Jack & Jill en-suite marble baths w/heated towel racks, two walk-in closets and generous dressing room (10' x 9'). Hardwood floors in most rooms. Family room boasts beamed construction, walk out french doors, stone fireplace, ship-lap, many built ins. Dining room has herringbone brick floor. Large front foyer. Wooden decks and stone patio. Site for pool. Walk to Washington Green, private schools and library.</p> <p><i>Listing Courtesy of KlemmReal Estate Inc</i></p>								
	 PENDING • Show as of 6/16/2019 MLS ID: 170176517							
	280 Nettleton Hollow Rd	Residential	2/3	2,087 sq ft	750,103	3/27/2019	\$1,100,000	6/16/2019 \$527
<p>Tucked in among tall evergreens and mature landscaping, this enchanting cottage style home is the perfect country getaway. Overlooking Sprain Brook, you can relax and enjoy the peaceful pond from either the screened in porch or from one of the multiple stone patios. A short walk over one of the two arched footbridges will lead you to the enclosed gazebo with a delightful view of the tumbling waterfall. Picket fence and lush level lawn complete the picture perfect surroundings. Wonderful enhancements and ca 1935 characteristics make this home charming and unique. Main residence includes 2 bedrooms, 3 full baths, two fireplaces, wood floors and an abundance of French doors. A separate guest residence is a few steps away with large living room with built-ins, bedroom and full bath. There is a detached 2 bay garage with second floor. The property consists of two parcels next to each other and one across the street totaling 17.22 acres. A truly special place!</p> <p><i>Listing Courtesy of KlemmReal Estate Inc</i></p>								
	 PENDING • Show as of 7/2/2019 MLS ID: 170175483							
	137 Nichols Hill Rd	Residential	3/4	3,722 sq ft	283,140	3/28/2019	\$489,900	7/2/2019 \$132
<p>Come view this remarkable home, impeccably finished and ready for your personal mark. Move right into this fully renovated, lovely home with Hardwood floors throughout, central a/c and an accessory office. Located minutes away from the center of this picturesque town with wonderful shops, restaurants and all the outdoor activities you can imagine from hiking to fishing to bike riding. Yesterdays charm with the modern updates. A lovely escape from New York City in less than 90 minutes, or 20 minutes from Metro North Train Line or ready to move in year round. Easily convertible back to a 2 car garage or keep as an extra family room. The Sauna and Steam bath will melt away the rigors of everyday life and the serenity of this location is certainly evident. The town of Washington is the quintessential New England town and offers so much to the discerning eye. Priced to sell and ready for you!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								















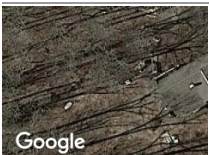
Price Changes: 15

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	FOR SALE	Active: 5/20/2019	MLS ID: 170197485					
378 Nettleton Hollow Rd	Residential	5/5	3,400 sq ft	5/20/2019	\$1,100,000	\$1,050,000	6/19/2019	-4.55%
<p>Prime sought after Washington location! This stunning modern cape sits on the hill side above the road with western sunset views. Clean modern design meets country farmhouse. Open floor plan with a combined Living room/Dining room/Kitchen. Kitchen features open shelving, ship-lap and new Bertazzoni appliances. Ample First floor Master Suite. 5 total Bedrooms and 4.5 Baths. There is also a great bonus space above the garage which can be an in law apartment or office/playroom. Enjoy all new windows and spray foam insulation. Agent owner.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	FOR SALE	Active: 8/11/2018	MLS ID: 170114865					
14 Green Hill Rd	Residential	2/3	1,549 sq ft	8/11/2018	\$459,000	\$419,000	8/12/2019	-8.71%
<p>A river runs through it. Set on a little over an acre this updated well-maintained 1890 colonial farmhouse offers the following: a living room with fireplace and built-in bookshelves, a formal dining room, a kitchen with center island, a breakfast room with a mural of the town of Washington as depicted in the 19th century (painted by a well-known local artist) and a powder room. There are a mixture of hardwood floors and carpet throughout the house. Upstairs are two bedrooms, two full marble baths and California closets. There are french doors leading to one of two charming patios - the upper patio adjacent to the breakfast room and kitchen with its own garden and wood burning fireplace and for evening cocktails a beautiful lower patio overlooking the river. Last but not least there is a separate barn. In addition a brand new septic was installed this year. Enjoy the proximity of Washington as you relax on your front porch. You can literally stroll into town for all your needs.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
	PENDING	Show as of 8/9/2019	MLS ID: 170126900					
202 Wykeham Rd	Residential Land	—	—	9/21/2018	\$1,750,000	\$1,495,000	7/17/2019	-14.57%
<p>Smashing 15+/- acre Estate building parcel located along coveted Wykeham Road. Long driveway. Spectacular Views. Open Meadows & Woods. Total Privacy. Surrounded by Land Trust. Minutes to Washington Green. Must See!</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								


Price Changes: 15 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	  FOR SALE	* Active: 8/15/2018 MLS ID: 170115994							
	24 Plumb Hill Rd	Residential	5/5	4,476 sq ft	8/15/2018	\$750,000	\$775,000	6/20/2019	3.33%
This fully renovated Colonial home is located in one of Washington's best walking and bike riding neighborhoods, within a short walk up the hill to the historic farms of the Revolutionary Era East Street neighborhood. The main home has 4 bedrooms, a movie room, wood burning fireplace, 2 dining rooms (one will accommodate 20 guests), playroom and greenhouse. The guest wing has a second kitchen and King bedroom and marble bathroom. The 4-acre yard has a heated in-ground gunite pool, 3 outdoor terraces. Great for family and guests to walk, run, and bike ride. The house is a perfect rental home for supplemental income when away.									
Listing Courtesy of KlermReal Estate Inc									
	  FOR SALE	* Active: 4/2/2019 MLS ID: 170172335							
	240 Woodbury Rd	Residential	2/2	1,305 sq ft	4/2/2019	\$359,500	\$325,900	8/5/2019	-9.35%
Simple to maintain, stylish Cape Cod with Attached Garage on lightly wooded, level acre. Updated Kitchen and baths. Bright, and cheerful Sun RM with southern exposure looks out upon pretty side lawn yard. Newer 16 x 12 deck accesses two ways, to Sun RM + Dining RM. Walk-out basement w/workshop + generator hook-ups. Bonus walk-out storage under Garage. Floored pull-down attic storage over Garage. Pretty yard space for gardens and bird watching. Two minutes to the Depot, all activities, schools, shopping, & wonderful Steep Rock Reservation. 20 minutes to I-84. Commuters dream in country setting. Low taxes! Study could be made into 3rd Bedroom. Fireplace in Living Room.									
Listing Courtesy of Paul Valeri, Realtors									
	  FOR SALE	* Active: 3/22/2019 MLS ID: 170175725							
	116 Wykeham Rd	Residential Land	—/—	—	3/22/2019	\$325,000	\$325,000	7/22/2019	—
Interior lot in an area of fine homes. Survey and soil testing completed for a 4-bedroom home. Level driveway has been roughed in with trap rock to a cleared building area with northern exposure, old stone walls and rock outcroppings.									
Listing Courtesy of KlermReal Estate Inc									
	  FOR SALE	* Active: 6/26/2017 MLS ID: L10232883							
	10 Carmel Hill Rd	Residential	5/5	3,838 sq ft	6/26/2017	\$2,750,000	\$1,750,000	6/19/2019	-36.36%
Wonderful circa 1860 period home on 20 acres of beautifully landscaped grounds with tennis court, in ground heated pool and charming gardens. Brick patio mature trees. Large country kitchen/greatroom with vaulted ceiling and fireplace. Formal dining room, den with built-ins and fireplace, spacious living room with 9 foot ceilings, french doors and fireplace. Five bedrooms, four full and 1 half bath. Two separate garage buildings with parking for six vehicles and plenty of storage.									
Listing Courtesy of KlermReal Estate Inc									
	  FOR SALE	* Active: 5/13/2019 MLS ID: 170194407							
	39 Ferry Bridge Rd	Residential	4/5	2,146 sq ft	5/13/2019	\$1,700,000	\$1,595,000	6/10/2019	-6.18%
Charming Cape in immaculate condition with numerous renovations and updates. Close to Green, Library, Museum, Post Office, Gunnery School and sited between 2 Rossiter homes in a quiet location. 2 full kitchens, 2 laundry rooms, 4 bedrooms & 4 full/1 half baths. In ground heated pool. Mature landscaping. Delightful gardens.									
Listing Courtesy of KlermReal Estate Inc									
	  FOR SALE	* Active: 5/20/2019 MLS ID: 170197384							
	51 Ferry Bridge Rd	Residential	8/6	6,945 sq ft	5/20/2019	\$6,200,000	\$5,750,000	6/24/2019	-7.26%
Rock Gate, named for the dramatic outcropping of glacially carved stone encircled by the driveway, is an important piece of Washington's history and a Connecticut Preservation Award winning example of architect Ehrick Rossiter's design legacy. The 9,000-square-foot shingle-style residence has 8 bedrooms, 5 1/2 bathrooms, 8 working fireplaces, a designer kitchen, 2 dining rooms, a music room, library, living room, study, a "Titanic-style" grand staircase, 2 laundry rooms and a bright ground level "basement" workout/television room with ample storage. On the exterior, there is a sweeping back porch and two 2nd-floor bedroom sleeping porches/balconies. There is also a three-car detached garage offering second-floor space for an apartment or studio.									
Listing Courtesy of KlermReal Estate Inc									

Price Changes: 15 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 	* Active: 4/20/2017 MLS ID: 99182329							
	1 Mallory Brook Rd	Residential	4/5	4,046 sq ft	4/20/2017	\$2,950,000	\$2,399,995	7/1/2019 -18.64%
								
Listing Courtesy of KlemmReal Estate Inc								
 	* Show as of 7/2/2019 MLS ID: 170175483							
	137 Nichols Hill Rd	Residential	3/4	3,722 sq ft	3/28/2019	\$499,900	\$489,900	6/13/2019 -2%
								
Listing Courtesy of Coldwell Banker Residential Brokerage								
 	* Active: 4/10/2019 MLS ID: 170182581							
	17 South St	Residential	1/1	766 sq ft	4/10/2019	\$314,900	\$299,900	6/27/2019 -4.76%
								
Listing Courtesy of GrahamReal Estate								
 	* Active: 4/27/2018 MLS ID: 170076763							
	36 Senff Rd	Residential	5/6	4,917 sq ft	4/27/2018	\$2,375,000	\$1,995,000	6/3/2019 -16%
								
Fabulous weekend retreat. Perfect for entertaining. 5,000+SF renovated home and guest house currently designed with 8 bedrooms and 5.5 marble baths. Original 18th century farm house was expanded with massive high-ceiling living room with fireplace, screening room, and master bedroom. Plus a dining room, recreation room, chef's gourmet kitchen with Viking range, Sub-Zero and wine refrigerators, island. Wide oak & chestnut floors and beams. Bluestone BBQ Terraces surrounding heated gunite pool. Scenic dirt road walking estate neighborhood with views across a pond and waterfall.								
Listing Courtesy of KlemmReal Estate Inc								
 	* Active: 10/24/2018 MLS ID: 170138459							
	71 Dark Entry Rd	Residential	3/2	1,590 sq ft	10/24/2018	\$525,000	\$465,000	4/3/2019 -11.43%
								
Hip & Loft-Like Renovated Cottage Set Back on 3+/- Private Acres. Less than 10 Min to Center of Washington Depot & 15 Min to Litchfield Green. 3 Bedrooms, 1.5 Renovated & Tasteful Baths. High Ceilings, Open Floor-Plan. Screened Porch. Family Room with Fireplace. Light & Bright & Ready!								
Listing Courtesy of KlemmReal Estate Inc								

Price Changes: 15 (cont.)



15

FOR SALE

• Active: 3/1/2018 MLS ID: 170057137

25 Parsonage Ln

Residential Land

—/—

—

3/1/2018

\$1,750,000

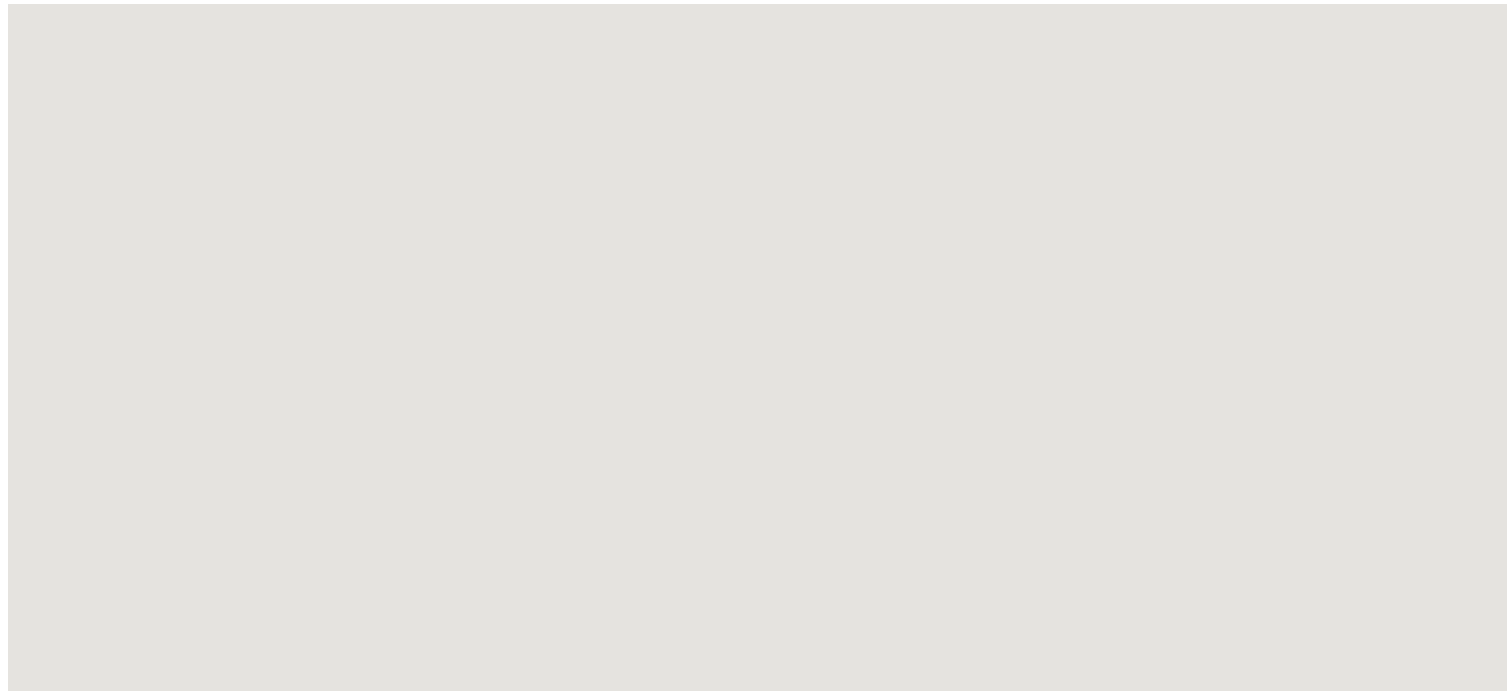
\$1,250,000

2/25/2019

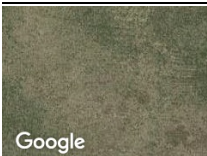

-28.57%

Location. Location. Location. Spectacular 7.6+/- acre building site with major views at the end of Parsonage Lane just off Washington Green. Privacy and proximity to town. Must see.

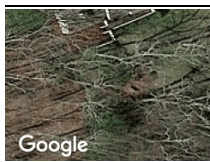
Listing Courtesy of KlemmReal Estate Inc



Distressed Activity: 1


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET	<i>• Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i>						
77 Nichols Hill Rd	Single Family	4/6	9,776 sq ft	439,956	–	–	4/25/2019	Preforeclosure
–								

Recently Sold: 8



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
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 RECENTLY SOLD • Sold Date: 8/8/2019, MLS Listing 170215558: 7/10/2019 MLS ID: 170215558								
63 W Mountain Rd	Residential	4/5	3,699 sq ft	628,570	1957	8/8/2019	\$1,350,000	\$365
Totally Private Modern with Views in Top Washington Location. 3 Bedrooms, 4.5 Full Baths. Open Floor Plan with Vaulted Ceilings. 2 Fireplaces. Very Light & Bright. 14+/- Acres. 5 Min to Mayflower Inn & Village. <i>Courtesy of KlermReal Estate Inc</i>								

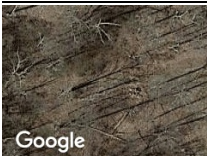
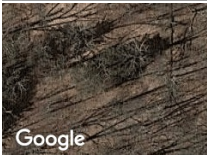
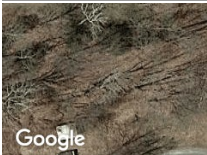
 RECENTLY SOLD • Sold Date: 7/15/2019, MLS Listing 170176552: 3/26/2019 MLS ID: 170176552								
5 School St	Residential	3/2	1,552 sq ft	16,117	1900	7/15/2019	\$310,000	\$200
Incredibly charming 1900's colonial located in the heart of Washington CT. Enjoy walking to town or along the river from this great location. House features a newly remodeled kitchen with custom cabinetry. Cozy den looks out onto the very private level yard. The house also has a large living room with gas fireplace. Upstairs features three bedrooms and a bathroom. Second bathroom and laundry is on the first floor. The entire house is full of light and nicely finished. Truly a must see. <i>Courtesy of WilliamRaveis Real Estate</i>								

 RECENTLY SOLD • Sold Date: 6/26/2019, MLS Listing 170134457: 10/19/2018 MLS ID: 170134457								
84 Carmel Hill Rd	Residential	4/4	4,482 sq ft	164,221	1978	6/26/2019	\$925,000	\$206
This home sits at the top of Nettleton Hollow at the end of desirable Carmel Hill Road and abuts large land trust areas. The home has many recent upgrades. Open floor plan has great room with wall of windows overlooking the pool and a fireplace. Kitchen and breakfast nook open to screened porch. Spacious master w/gas fireplace, walk in closet, jacuzzi tub and large walk in shower. Finished walk-out basement for playroom or studio. Long private circular driveway, plenty of flat land a meticulous landscaping, mature trees, small pond. Fully fenced, low-chlorine, Gunite pool with newly expanded patio. Minutes to Washington Depot, Bantam/Litchfield and Woodbury centers. <i>Courtesy of WilliamRaveis Real Estate</i>								

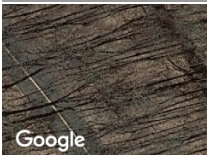
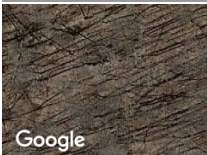

Recently Sold: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>4</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/3/2019, MLS Listing 170089429: 5/30/2018 MLS ID: 170089429</div>								
61 Old Litchfield Rd	Residential	3/4	3,745 sq ft	309,276	1970	6/3/2019	\$1,350,000	\$360
<p>This charming cape has it all. Just 2 minutes to town with completely flat land, mature trees, and sublime gunite pool. Open chef's kitchen with breakfast and sitting nooks. Main floor master with French doors to terrace. Enjoy Summer in the screened porch or relaxing under the pergola. Plans available for adding bath to the existing den to easily create a 4th bedroom. Lower level game room provides year round fun!</p> <p>Courtesy of William Raveis Real Estate</p>								
<div>5</div> <div>SOLD</div> <div>Sold Date: 4/26/2019, MLS Listing 170092853: 6/7/2018 MLS ID: 170092853</div>								
218 Nettleton Hollow Rd	Residential	3/6	14,134 sq ft	13,068,000	1994	4/26/2019	\$5,850,000	\$414
<p>Longview. One of Washington's finest properties set on 289.72± acres. Magnificent gated estate with a mile long driveway offering the ultimate in privacy. Four bedroom Georgian Colonial. Large gallery-style foyer for art. Spectacular solarium/dining room. Living room with fireplace. Library with fireplace. Gym. Elevator. Massive veranda. Indoor and outdoor pools. Tennis court. Pool house. Two bedroom guesthouse. Four bedroom caretaker's house. Three-car detached garage. Parklike setting with acres of well-manicured pastureland designed by an avid arborist boasting orchards and mature specimen trees. Miles of natural trails to hike or ride with streams, ponds and gardens. Top of the world views!</p> <p>Courtesy of Kierm Real Estate Inc</p>								
<div>6</div> <div>SOLD</div> <div>Sold Date: 3/19/2019, MLS Listing 170148377: 12/6/2018 MLS ID: 170148377</div>								
15 Painter Ridge Rd	Residential	4/3	3,658 sq ft	1,233,619	1952	3/19/2019	\$870,000	\$238
<p>Come enjoy quintessential New England living minutes from the Mayflower Inn or Gunnery. This private location features 3 bedroom house with 1 bedroom guest house. Custom cabinetry throughout this home. Look out through the many windows and french doors at your private landscape of rolling hills, garden views. Wood burning fireplace in the living room hardwood floors through out. Dining room with large windows to enjoy the view. Screened in porch off the living room lets you enjoy those warm summer nights. Custom kitchen with concrete counters, skylights and large windows to let the natural light in. Solar heated Gunite pool lets you soak while enjoying the beautiful scenery. Turn this into your country estate while still only 90 minutes to NYC. A must see to appreciate all of the features.</p> <p>Courtesy of Stone Tower Realty, LLC</p>								
<div>7</div> <div>SOLD</div> <div>Sold Date: 4/24/2019, Public Record MLS ID: -</div>								
216 Nettleton Hollow Rd	Single Family	4/2	1,936 sq ft	140,699	1994	4/24/2019	\$5,847,660	\$3,020
-								
<div>8</div> <div>RECENTLY SOLD</div> <div>Sold Date: 6/4/2019, Public Record MLS ID: -</div>								
35 Revere Rd	Single Family	3/3	1,484 sq ft	176,418	1978	6/4/2019	\$225,000	\$152
-								

Expired Listings: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
	1 RECENTLY EXPIRED • MLS Listing 170052136: 2/13/2018 MLS ID: 170052136							
	69 Painter Ridge Rd	Residential	5/6	4,191 sq ft	619,423	1935	\$1,995,000	8/12/2019 \$476
1936 designed by Wallace K. Harrison with 2 Neo Greek Revival wings connected by a Gracious Formal Entrance Gallery flanked by two curved staircases. Harrison designed Rockefeller Center, The United Nations and Lincoln Center. 5-bedroom, 5 ½ bathroom situated on 14+/- open and wooded acres at the top of Painter Ridge with stunning and protected western views. Living Room with fireplace, French doors and large bay window. Formal Dining Room with fireplace, French doors and large bay window. Library, Kitchen / Breakfast Room. Butler's Pantry. Master Bedroom with Full Bath. Home Gym. Sauna. Wine Cellar. 2-car detached garage. Landscaping with boxwood hedges and a cutting Garden with 1500 tulips and espaliered apple trees. Private. Must See. <i>Listing Courtesy of KlemmReal Estate Inc</i>								
	2 RECENTLY EXPIRED • MLS Listing 170162129: 2/6/2019 MLS ID: 170162129							
	22 Nichols Hill Rd	Rental/Lease	4/3	2,795 sq ft	776,239	1860	\$25,000	8/10/2019 –
1860 Colonial loaded with charm and newly renovated. Eat in country kitchen, screen porch, new bathrooms, new heated gunite pool with Jacuzzi. Beautiful mature gardens, level lawn, pond brook. Quiet location. Newly furnished. ALSO AVAILABLE FOR THE MONTH OF JUNE \$10,000, and \$20,000 for AUGUST <i>Listing Courtesy of KlemmReal Estate Inc</i>								
	3 RECENTLY EXPIRED • MLS Listing 170161144: 2/4/2019 MLS ID: 170161144							
	5 W Mountain Rd	Rental/Lease	4/5	4,951 sq ft	133,293	1954	\$25,000	7/31/2019 –
Charming and spacious, yet cozy and comfortable are just a few words to describe this beautiful Colonial. There are so many wonderful features including four bedrooms, five bathrooms, an updated kitchen with granite countertops and new appliances, a living/dining room with fireplace, a master on the main floor and a separate guest bedroom wing. There is also a family room with built-in bookcases and French doors leading to a large brick patio and the inground pool. The two-car garage has studio space and a bathroom above it. A beautiful level backyard with privacy complete the property - you could be in your own Shangri-La! Available for the month of July asking \$18,000 OR AVAILABLE JULY THROUGH LABOR DAY FOR \$38,000! <i>Listing Courtesy of KlemmReal Estate Inc</i>								

Expired Listings: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>4</div> <div>RECENTLY EXPIRED</div> <div>MLS Listing 170164869: 2/18/2019 MLS ID: 170164869</div>								
304 Nettleton Hollow Rd	Rental/Lease	4/7	6,000 sq ft	490,921	2001	\$12,000	7/31/2019	—
AVAILABLE JUNE 22- JULY 13 2019 @\$10,000/WK , Fabulous 4/5 bedroom shingle style home renovated in 2013. Gourmet kitchen, open floor plan. Glorious mountain top gunite pool. Spa, fire pit, playroom, ping pong, zip line and views all in a very private spectacular Washington setting. Sunset views over Nettleton Hollow - very special. Guest house is not included. Tenant pays housekeeping.								
Listing Courtesy of William Raveis Real Estate								
<div>5</div> <div>EXPIRED</div> <div>MLS Listing 170161883: 2/5/2019 MLS ID: 170161883</div>								
206 Wykeham Rd	Residential	4/5	6,024 sq ft	932,619	2004	\$2,200,000	7/24/2019	\$365
Litchfield County Luxe! Custom shingle style home privately nestled on over 20 acres in the coveted Wykeham / Nettleton Hollow section of Washington. Long private drive leads to this stunning residence. The home was expertly crafted and offers beautiful open views across Nettleton Hollow. Main floor master with dual walk-in closets, 3 fireplaces, chef's kitchen, 3 car attached garage. Enjoy summer living at its best with the outdoor kitchen, in-ground gunite pool with infinity edge, and manicured raised-bed gardens. Located in the heart of Litchfield County, only 90 min from NYC.								
Listing Courtesy of Compass Connecticut, LLC								
	<div>6</div> <div>EXPIRED</div> <div>MLS Listing 170202217: 6/3/2019 MLS ID: 170202217</div>							
	42 Nettleton Hollow Rd	Residential	5/10	10,106 sq ft	982,278	2015	\$5,499,000	7/20/2019 \$544
"Stone Bridge." The Ultimate Country Estate. Impeccable new construction Shingle and Stone home, set on 22+ private bucolic acres in the highly desirable Nettleton Hollow area in Washington, CT. Architect-designed and built by HOBI Award Winning, Corbo Associates, this 8300+ sq ft, with additional finished 1350 ft on the lower level is graced with 5 bedroom suites including first and second floor master suites and state of the art easy care systems, heated gunite pool and pond. The public spaces open on to terrace and patio space to bring the outdoors in. Garaging for 3 car via porte cochere to a second garage. Privately set off the the road with a meandering driveway and overlooking a nearby pond, the elegant and comfortable spaces throughout flow from house to patio and pool. Soaring ceilings and glass bring the outside into every room. Sprawling spaces for easy entertaining with 7 fireplaces, elevator, library, home theater, game room, wine cellar and tasting room, sound dampened walls, generator, central vacuum, home technology system with security system. A top of the line kitchen is the center of the home with an additional butler's kitchen for entertaining. Top rated construction and energy efficiency, using state of the art geothermal heating and cooling system and Cat 6 audio wiring for sound, data and internet. The manicured grounds, mature plantings and stonework were professionally planned and include an irrigation system. Additional land available.								
Listing Courtesy of Professional RE Auctions, LLC								
	<div>7</div> <div>EXPIRED</div> <div>MLS Listing 170127786: 9/23/2018 MLS ID: 170127786</div>							
	124 Roxbury Rd	Residential	3/4	2,112 sq ft	270,072	1920	\$599,000	6/21/2019 \$260
Single level home in a private setting on 6.2 beautiful acres. Contemporary Ranch style home located in an area of substantial estates. Huge master bedroom suite with double sinks, dressing area, tub and shower. 3 car garage under with generator hookup, Thermopane windows, wood floor throughout, vaulted ceilings and skylights. Private 15x24 deck with easy access to the kitchen. Three bedrooms and 3.5 baths all on one level with a newer roof, septic system and new furnace. Well set back from the road with a gated entry. Come and enjoy this peaceful setting with mature trees and plantings. Convenient location for all that Washington has to offer, fine restaurants, internet cafe, the Hickory Stick bookstore and hundreds of acres of preserved land for hiking, biking and cross country skiing. Discover this hide-a-way in the country.								
Listing Courtesy of Klemm Real Estate Inc								
	<div>8</div> <div>EXPIRED</div> <div>MLS Listing 170097482: 6/21/2018 MLS ID: 170097482</div>							
	13 Parsonage Ln	Residential	4/4	4,283 sq ft	52,272	1930	\$1,395,000	4/15/2019 \$280
Close to all the Green has to offer, this four bedroom, three and a half bathroom house features hardwood floors, step down living room with marble fireplace and French doors to stone terrace, formal dining room, library with fireplace and built-in bookshelves and a charming sunroom. Upstairs there are two master bedroom suites, one with dressing room, master bath and study. The other master bedroom has a bathroom en suite. There are two additional guest bedrooms that share a hall bath. The many amenities include an elevator, heated pool and cabana, two-car attached garage and a charming small orchard plus very quiet neighbors. A must see!								
Listing Courtesy of Klemm Real Estate Inc								

New For Lease: 6

PENDING LEASE

• Show: 6/28/2019 MLS ID: 170211381

18 Plumb Hill Rd

Rental/Lease

2/3

2,052 sq
ft

253,519

1790

6/28/2019

\$4,500

\$2

Fabulous opportunity to rent this family compound for the academic year. The two bedroom, two and half bath farmhouse has been totally updated with a chefs eat-in kitchen, formal dining room, living room with fireplace, cozy library and copious screened porch. In addition there is the antique barn brought down from Vermont reassembled into a gorgeous living space with an open living room/dining room with soaring stone fireplace, kitchenette, two bedrooms, one full bath and brand new screening room. Set on over six acres on a plumb spot in Washington!

Listing Courtesy of KlermReal Estate Inc

FOR LEASE

• Active: 7/8/2019 MLS ID: 170213957

9 Mallory Brook Rd

Rental/Lease

5/6

3,743 sq
ft

470,448

1700

7/8/2019

\$15,000

\$4

AVAILABLE AUG 11 - SEPT 14 @ \$15,000 Five bedroom main house plus 2 bedroom, 2 bath guest house. Gunite heated pool, pond with boats/fishing, media room with foosball, barn with climbing wall, basketball and ping pong, extensive gym, paddle ball court, play house, golf cart, in ground trampoline. Expansive high end kitchen opens to stone terrace with bbq. Includes use of: golf cart, go kart, mini bike, and 200ft. zip line. Tenant pays for weekly pool maintenance, lawn care and house keeping. Landlord pays for alarm service, pest control, additional gardening expenses.

Courtesy of WilliamRaveis Real Estate

FOR LEASE

• Active: 7/3/2019 MLS ID: 170212929

50 Painter Ridge Rd

Rental/Lease

6/5

6,374 sq
ft

198,633

1988

7/3/2019

\$10,000

\$2

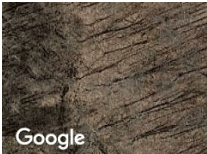

AVAILABLE DECEMBER 15 - JAN 15 '20 @ \$10,000 PER WEEK. Newly renovated, huge gourmet kitchen, luxurious furnishings, open floor plan, dining room seats up to 25. 4 upstairs bedrooms, 2 main floor bedrooms. Excellent Washington location, completely private yet minutes to town and the Mayflower Inn. Screened porch. Game room with pool table, foosball, ping pong and xbox. Gym with tread mill and rowing machine. Utilities included. Owner/Broker

Courtesy of WilliamRaveis Real Estate



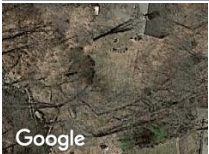



New For Lease: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div> <div>4</div> <div>FOR LEASE</div> <div>Active: 7/2/2019 MLS ID: 170212597</div> </div>								
116 Judea Cemetery Rd	Rental/Lease	4/3	3,045 sq ft	217,800	1848	7/2/2019	\$6,500	\$2
<p>AVAILABLE SEPT - MAY '20 @\$6,500 PER MONTH. Designer Home in top Washington location. Featured in Elle Decor and CT Cottage and Gardens. Large open kitchen/great room, formal dining room, office, living room, play room/media room, main floor master. Gorgeous flat land with fabulous gardens, pool, uber cool tree house.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div> <div>5</div> <div>FOR LEASE</div> <div>Active: 6/3/2019 MLS ID: 170201973</div> </div>								
51B Ferry Bridge Rd	Rental/Lease	8/6	6,945 sq ft	136,342	1895	6/3/2019	\$12,500	\$2
<p>Rock Gate, named for the dramatic outcropping of glacially carved stone encircled by the driveway, is an important piece of Washington's history and a Connecticut Preservation Award winning example of architect Ehrick Rossiter's design legacy. The 9,000-square-foot-shingle-style residence has 8 bedrooms, 5 1/2 bathrooms, 8 working fireplaces, a designer kitchen, 2 dining rooms, a music room, library, living room, study, a "Titanic-style" grand staircase, 2 laundry rooms and a bright ground level "basement" workout/television room with ample storage. On the exterior, there is a sweeping back porch and two 2nd floor bedroom sleeping porches/balconies. There is also a three-car detached garage offering second-floor space for an apartment or studio.</p> <p><i>Courtesy of Klenm Real Estate Inc</i></p>								
<div> <div>6</div> <div>FOR LEASE</div> <div>Active: 5/14/2019 MLS ID: 170195276</div> </div>								
49 Ferry Bridge Rd	Rental/Lease	4/5	2,610 sq ft	141,134	1890	5/14/2019	\$16,500	\$6
<p>Noted architect Ehrick Rossiter designed this 1890's shingle-style carriage house with his signature English architectural elements and the charm of New England aesthetics. Recent renovations maintain the integrity of this well-proportioned country house the wood floors and detailed millwork and moldings reflect its history. French doors in the living room, dining room and library open to the terrace that looks out to the beautiful landscape and leads to the stone-lined pool and barn. The updated kitchen includes stainless steel appliances and custom cabinetry. Upstairs the bedrooms and baths are spacious and cozy. Views of the property abound throughout the house. Of great architectural interest is the two-story turret, with paned windows, full of sunlight and creating lovely spaces on both floors for a den, studio or office. This rare and extraordinary treasure is on one of the most beautiful roads in Washington, nestled among other historic homes and gardens on The Green. Available \$16,500/month June, July or August OR \$38,000/Summer OR \$6,000/month Academic Year. Also see Listing 170123732.</p> <p><i>Courtesy of Klenm Real Estate Inc</i></p>								

Recently Leased: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	1 RECENTLY LEASED • Leased Date: 8/5/2019, MLS Listing 170173488: 3/17/2019 MLS ID: 170173488							
	148 South St	Rental/Lease	4/8	5,874 sq ft	879,912	2005	8/5/2019	\$25,000 \$4
	Private Nantucket style estate on 20 acres with open level land, heated, Gunite pool, blue stone terrace and garden. The best of everything and plenty of room for everyone. Two story foyer that leads into the living and dining rooms. Gourmet kitchen with butler's pantry, central island which flows into the south facing family room. First floor master bedroom suite, game room with bar and pool table. Kids playroom and reading room. All bedrooms are en-suite, finished walk-up attic and lower walk-out lower level with exercise room. Private and gated estate close to Washington's finest restaurants, shops, bookstore, internet cafe and wellness center. Miles of hiking trails along the Shepaug River. This is for the month of July <i>Courtesy of KlermReal Estate Inc</i>							
	2 RECENTLY LEASED • Leased Date: 6/28/2019, MLS Listing 170053006: 2/16/2018 MLS ID: 170053006							
	3 Golf Course Rd	Residential Land	—/—	—	152,460	—	6/28/2019	— —
	Cleared 3.5 acre lot near the Washington green and Washington Club golf course. All testing and survey done, ready to build. Driveway in to a secluded area near the end of the parcel. <i>Courtesy of KlermReal Estate Inc</i>							

Recently Leased: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	 RECENTLY LEASED	* Leased Date: 6/19/2019, MLS Listing 170205263: 6/11/2019 MLS ID: 170205263						
16 Old Litchfield Rd	Rental/Lease	5/5	3,296 sq ft	135,907	1890	6/19/2019	\$5,000	\$2
The Dower House. Originally built in 1879 as a home for the dowager to the adjoining estate. This home on 3+ acres was just completely gut renovated in 2018 to update all systems, and yet to maintain its historic integrity. Re-imagined by noted interior designer, John Michael Murphy, in calm shades and weathered textures to reference its long history. All new baths and kitchen, along with redesigned floor-plan and layout. 5 Bedrooms, including a half-floor Master Suite with bath, sitting room and private terrace. One further ensuite bedroom/bath, plus three additional bedrooms plus 3 Full and 2 half baths. Brand-new stone and marble kitchen featuring SubZero, Wolf and Bosch appliances, with adjoining windowed breakfast room overlooking the property. Main floor laundry with washer and dryer. Coffered ceiling dining room with fireplace, adjacent to oversize living room with bay windows and second fireplace. New energy efficient gas three-zone central heating and cooling; full home generator. New plumbing and electrical throughout. Attached 3-car garage with bonus room above. Separate Barn with half-bath and garden storage. Planting pergola with mature ivy completes the buildings. 3+ acres of newly landscaped and mature grounds, open flat meadow, long private drive. A bucolic classic Washington home re-imagined for the 21st century and beyond.								
<i>Courtesy of KlermReal Estate Inc</i>								
	 OFF MARKET	* Leased Date: 4/15/2019, MLS Listing 170178519: 3/31/2019 MLS ID: 170178519						
1 Barnes Rd	Rental/Lease	3/2	1,288 sq ft	40,075	1890	4/15/2019	\$2,000	\$2
3 Bedroom home with frontage on the Shepaug River. Quiet location but within a short distance to Washington Depot.								
<i>Courtesy of KlermReal Estate Inc</i>								
	 OFF MARKET	* Leased Date: 3/1/2019, MLS Listing 170157598: 2/8/2019 MLS ID: 170157598						
43 Horse Heaven Rd	Rental/Lease	4/7	5,754 sq ft	332,362	1984	3/1/2019	\$23,000	\$4
AVAILABLE 7/27 - 8/12/2019 @\$23,000. Newly renovated house with a spectacular mountain top infinity pool in prestigious Washington location. Glamorous kitchen/family room with stone fireplace and wall of windows opening to a charming terrace courtyard for breakfast al fresco. Both dining and living rooms open to large back deck overlooking the pool. Feels like you are in a private treehouse! 3 car garage with media room/gym/home office/5th bedroom above. Additional features include: butler's pantry with 2nd refrigerator, newly paved driveway with basketball hoop, fully integrated sound system with sonos and indoor/outdoor speakers (including underwater)! Walk out basement play room with brand new carpet, ADT security throughout, large flat field for games. Just a few minutes to the villages of Washington/New Preston and 10 minutes to Woodbury (the new top food destination in the county). Access to Lake Waramaug at the Washington Town Beach.								
<i>Courtesy of WilliamRaveis Real Estate</i>								

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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