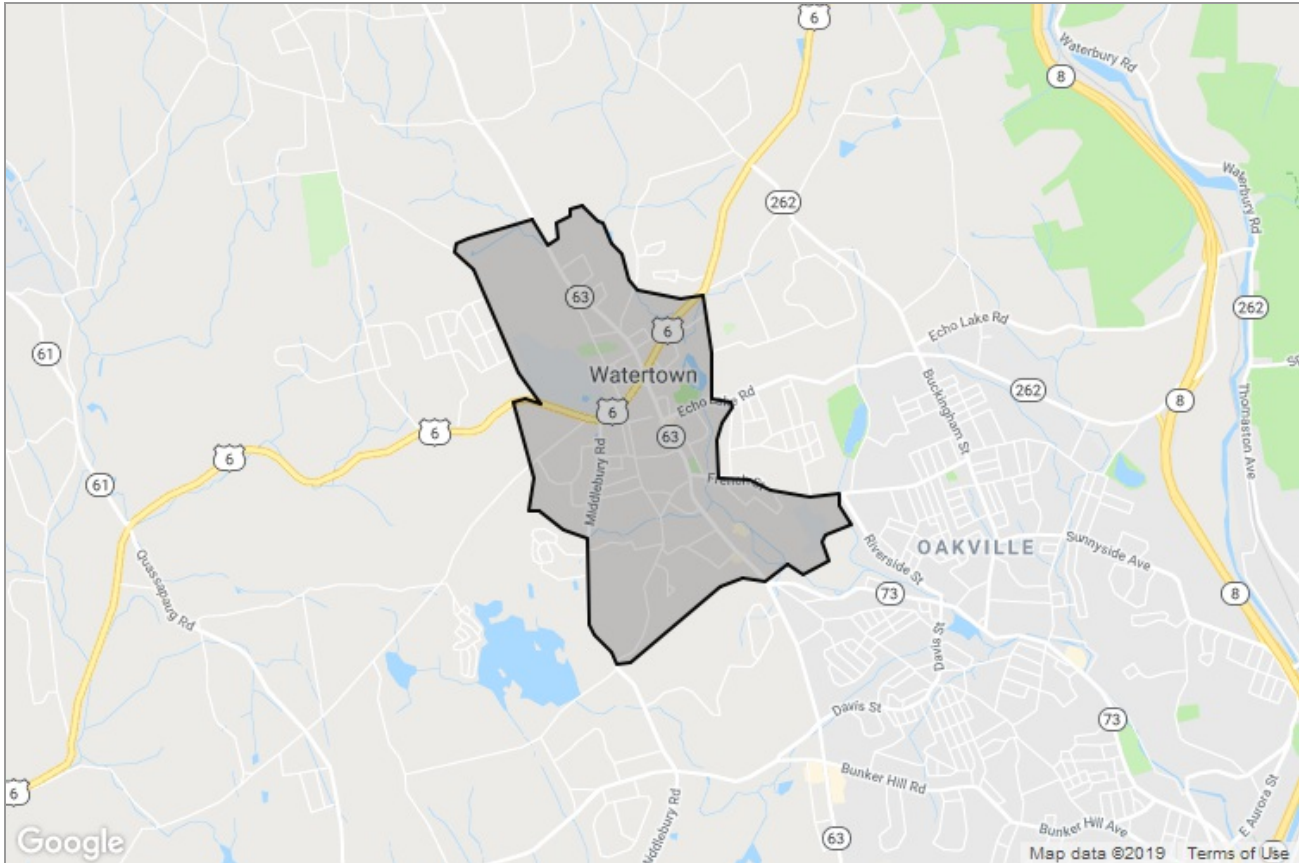


MARKET ACTIVITY REPORT

Watertown, Connecticut



Presented by

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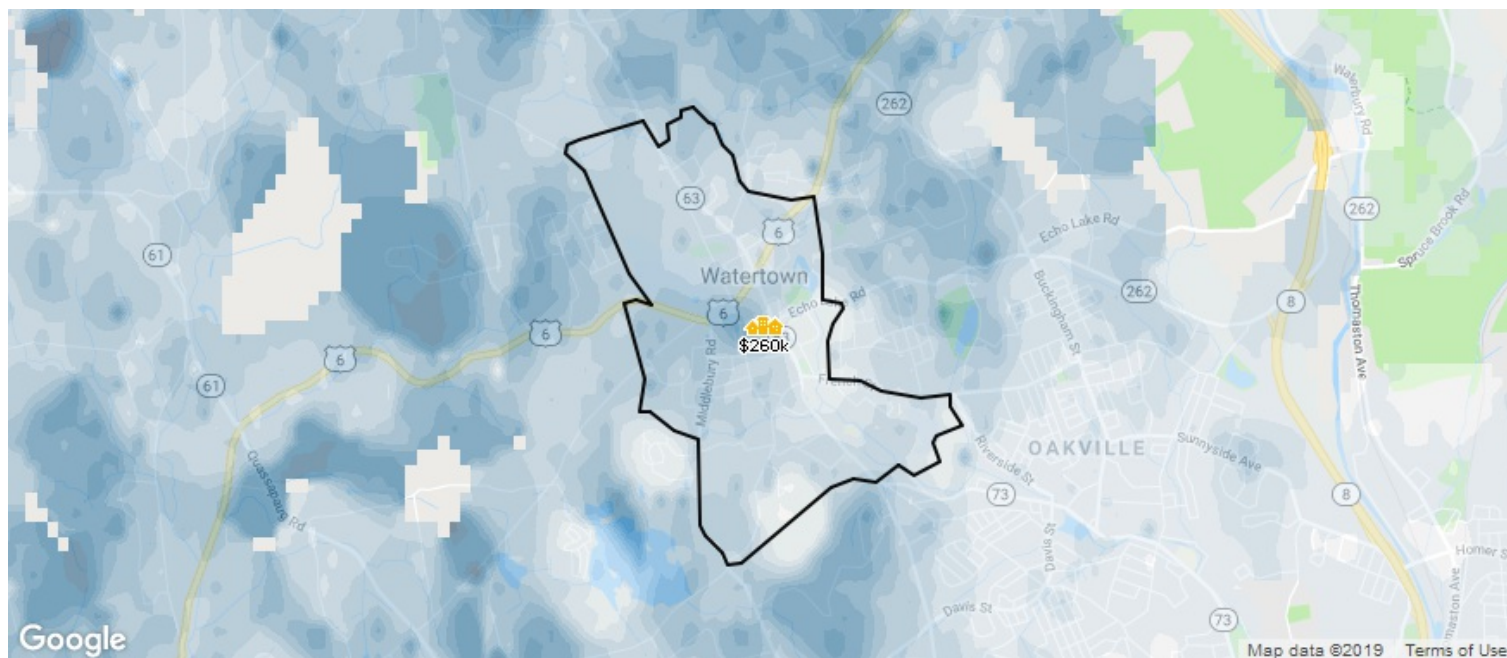
Connecticut Real Estate

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

Litchfield, CT 06759

Watertown, Connecticut

Market Snapshot: Estimated Home Values



<\$100k
\$450k
\$20m

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

\$260K

Updated: 7/31/2019

Change Over
Last Month

↑ **6.21%**

Change Over
Last Quarter

↑ **6.21%**

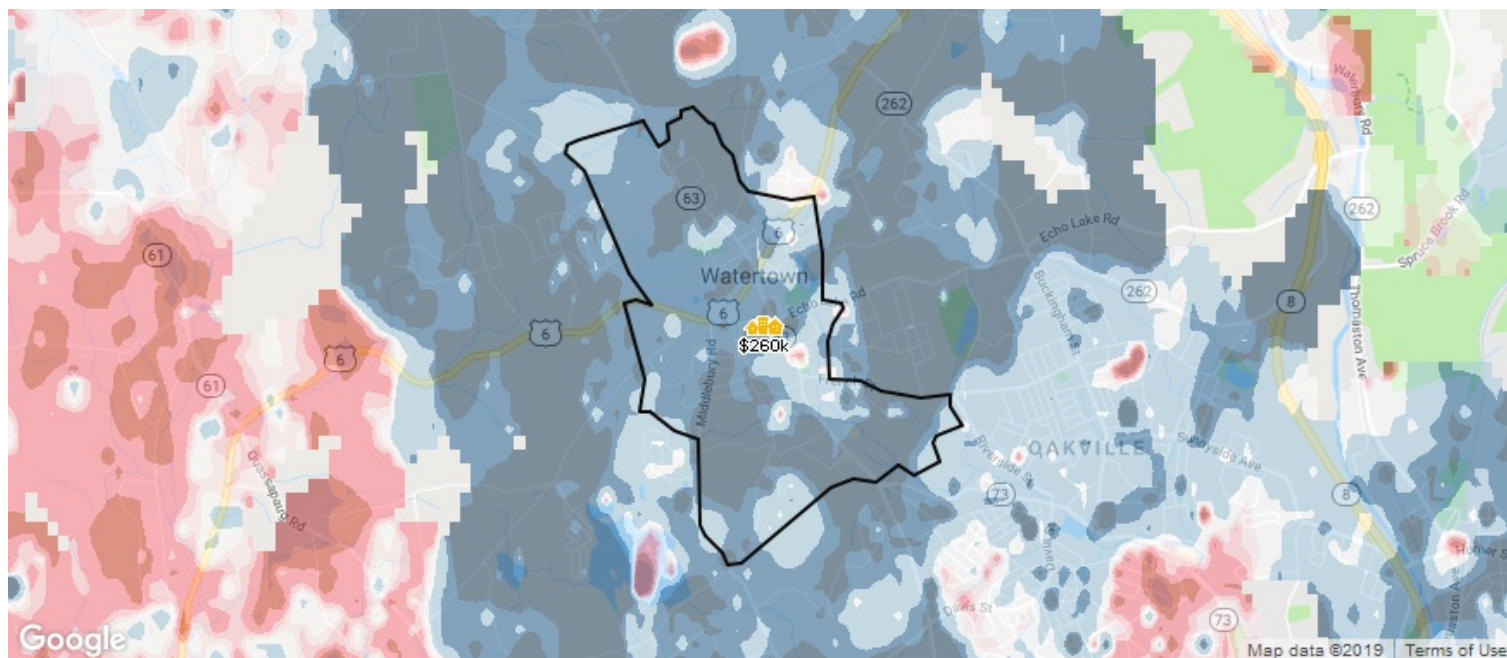
Change Over
Last 12 Months

↑ **8.67%**

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.

Watertown, 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

\$260K

Updated: 7/31/2019

Change Over
Last 12 Months

⬆️ **8.67%**

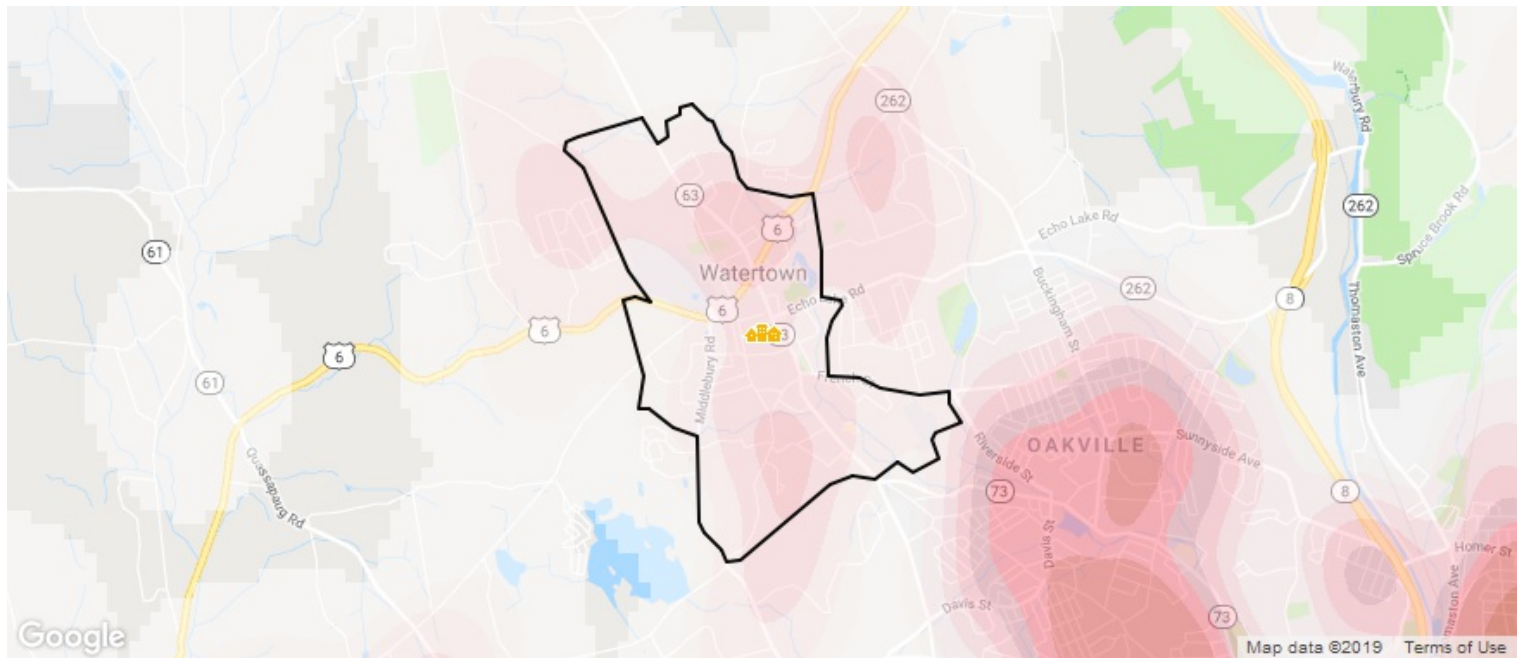
Change Over
Last 36 Months

⬆️ **9.85%**

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.

Watertown, 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

51

Updated: 8/14/2019

of
Pre-Foreclosures

26

of
Foreclosures

25

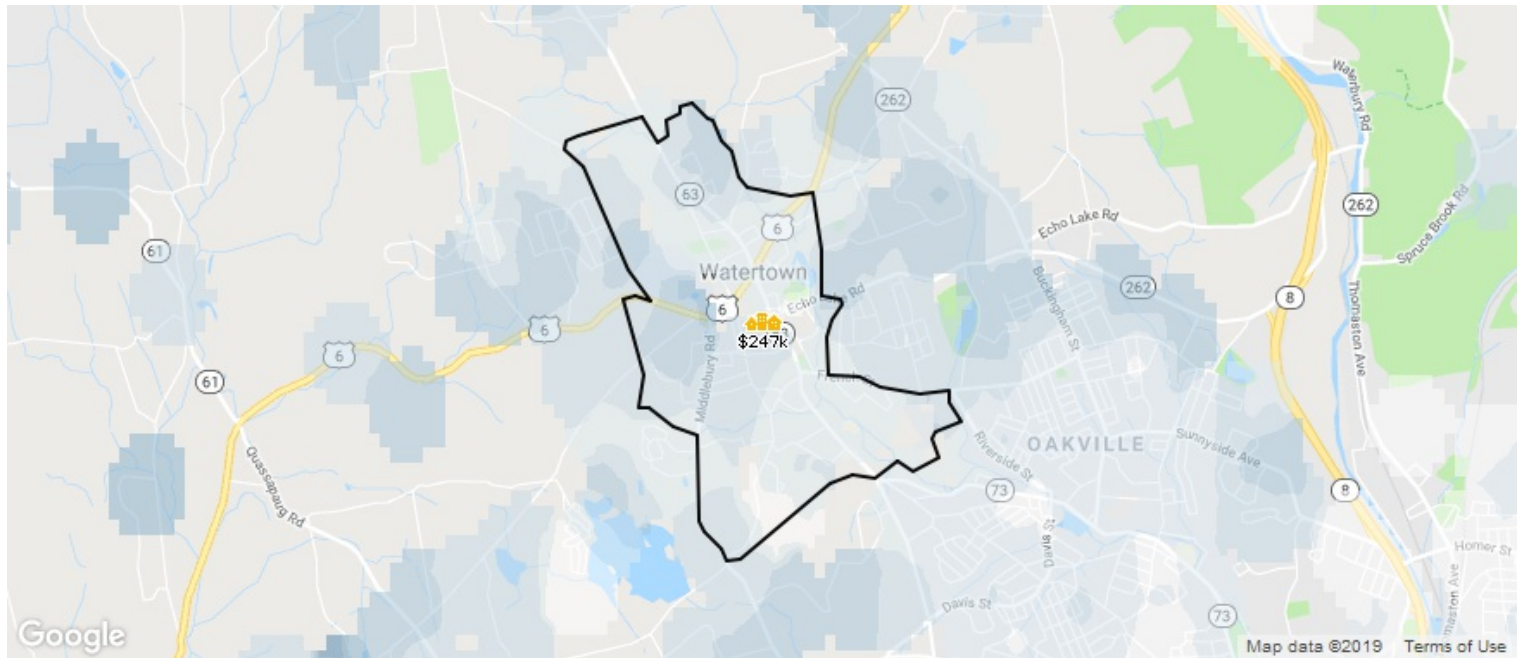
of
Short Sales

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.

Watertown, 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

\$247K

Updated: 6/30/2019

Change Over Last Month

↑ **4.24%**

Change Over Last Quarter

↑ **39.55%**

Change Over Last 12 Months

↑ **35.71%**

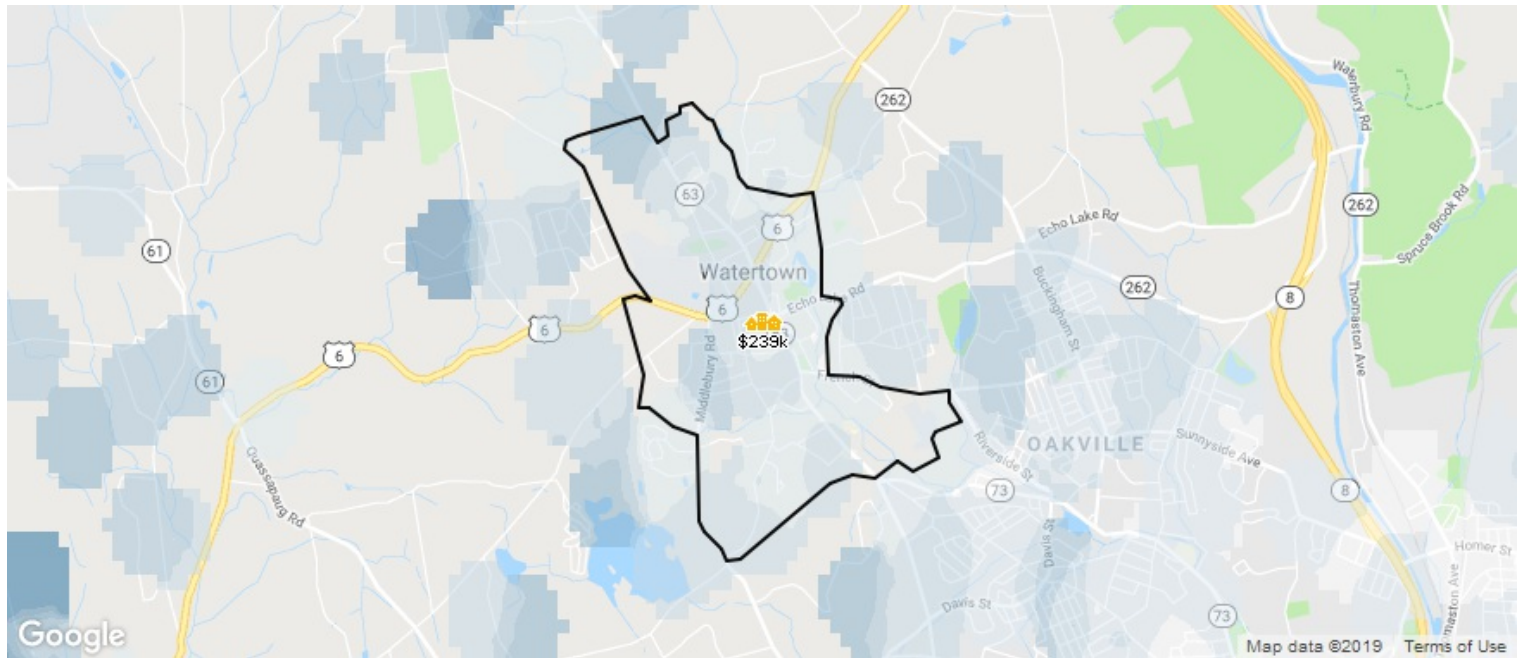
Change Over Last 24 Months

↑ **33.51%**

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

Watertown, 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

\$239K

Updated: 6/30/2019

Change Over
Last Month

↑ **3.19%**

Change Over
Last Quarter

↑ **6.45%**

Change Over
Last 12 Months

↑ **4.13%**

Change Over
Last 24 Months

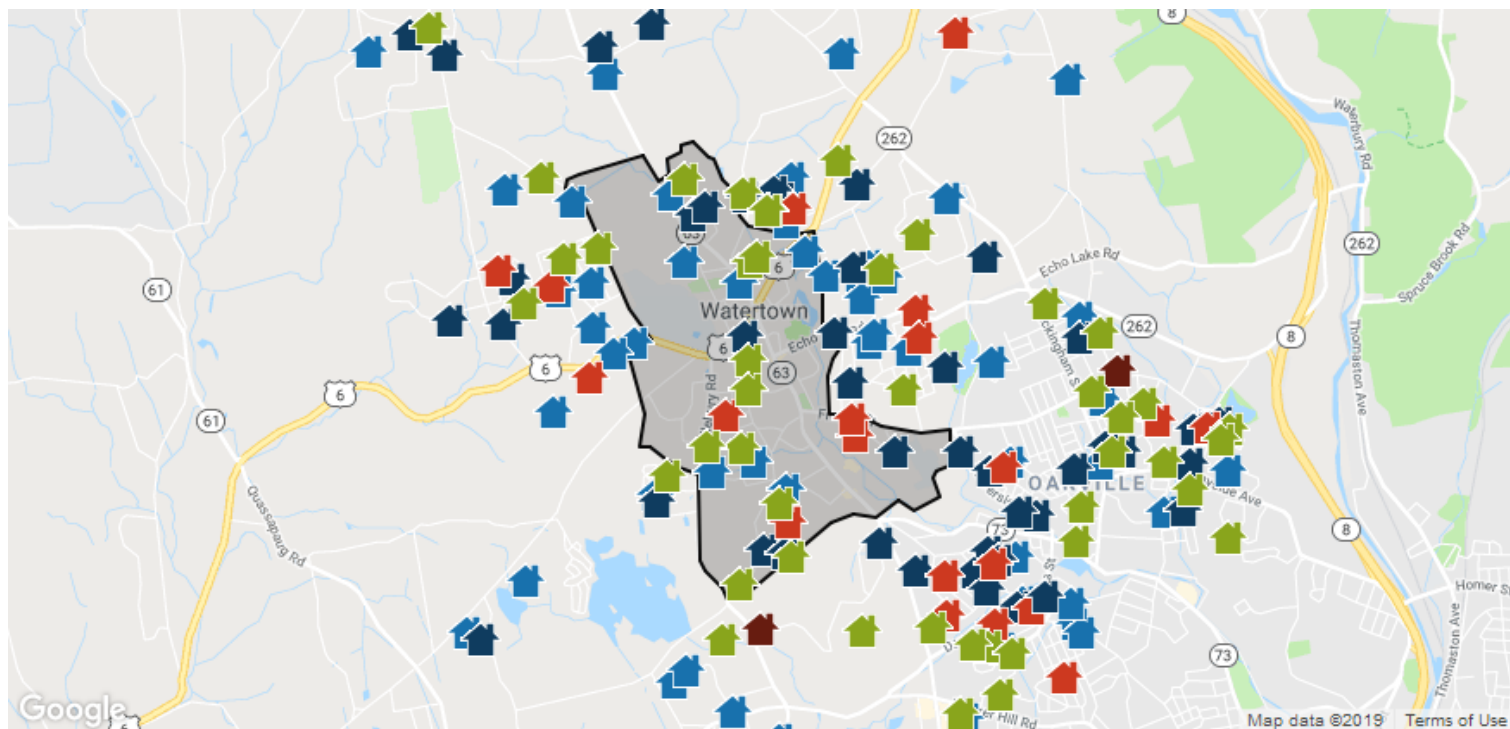
↑ **12.16%**

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.

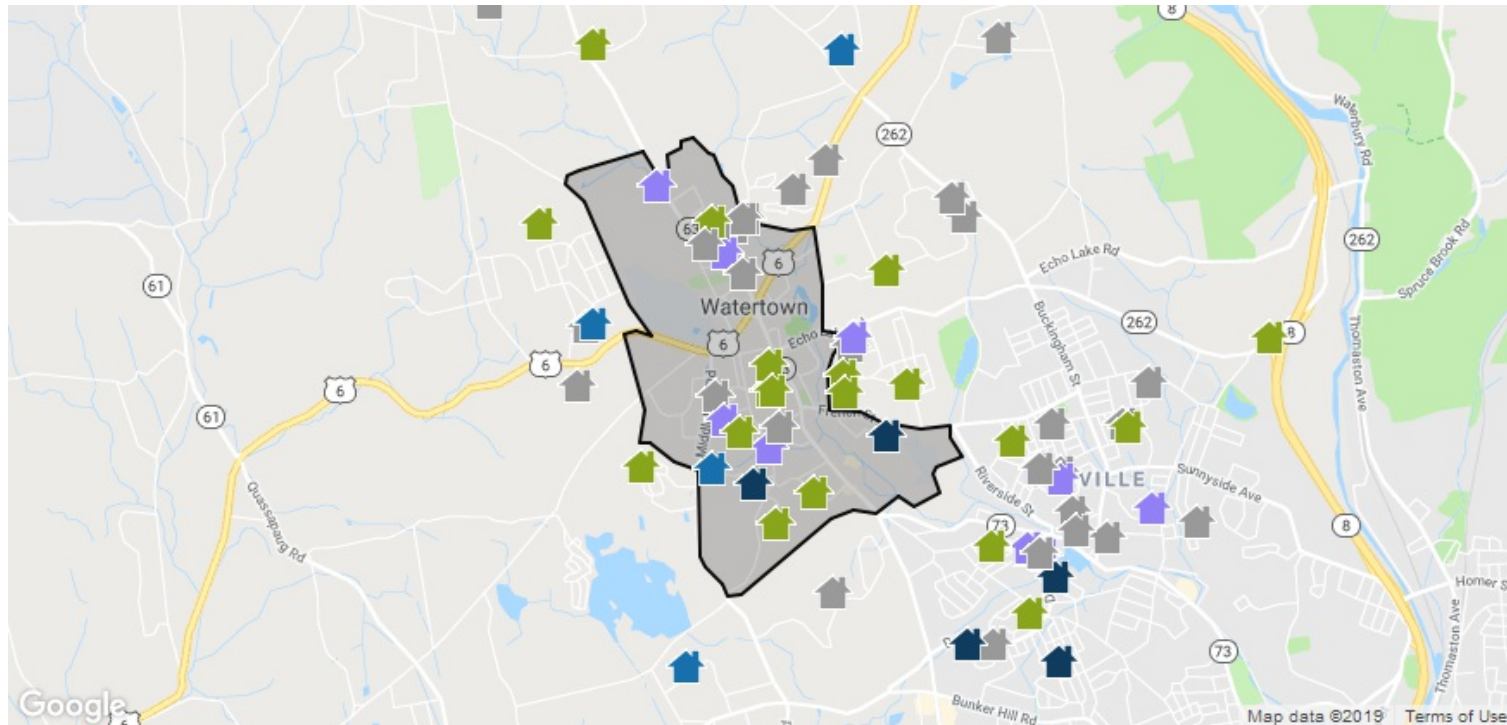
Market Activity Summary Stats



Search Criteria **Location:** Watertown, 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	50	50	50	24	50
Low Price / Value	\$69,900	\$59,900	\$89,900	\$89,900	\$85,000
Median Price / Value	\$264,950	\$209,450	\$262,400	\$222,220	\$228,500
High Price / Value	\$1,350,000	\$549,900	\$589,900	\$378,480	\$407,500
Average Price / Sq. Ft.	\$151	\$133	\$136	\$166	\$129
Median Price / Sq. Ft.	\$144	\$131	\$136	\$170	\$131
Average Days in RPR	55	83	107	12	104
Median Days in RPR	46	66	87	—	85
Total Volume	\$14,958,100	\$11,837,400	\$14,117,701	\$5,230,330	\$11,702,899

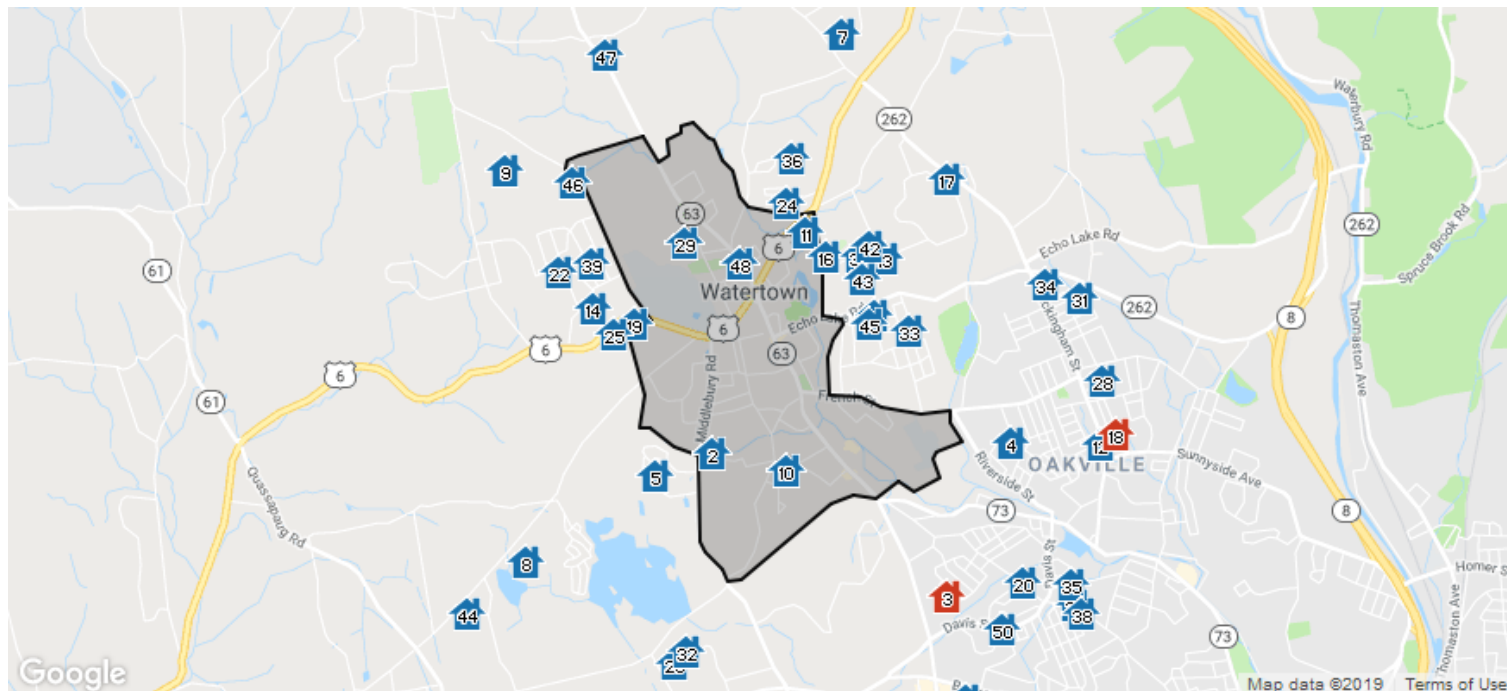
Market Activity Summary Stats (cont.)










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

				
	Expired Listings	New For Lease	Recently Leased	Open Houses
Number of Properties	25	16	30	4
Low Price / Value	\$129,900	\$850	\$785	\$274,900
Median Price / Value	\$265,000	\$1,200	\$1,550	\$324,900
High Price / Value	\$629,900	\$2,100	\$335,320	\$399,900
Average Price / Sq. Ft.	\$146	\$1	\$36	\$141
Median Price / Sq. Ft.	\$146	\$1	\$1	\$139
Average Days in RPR	205	43	42	95
Median Days in RPR	182	33	31	110
Total Volume	\$6,544,200	\$14,700	\$1,245,035	\$1,324,600












Watertown, Connecticut















New Listings: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  FOR SALE • New, Active: 7/19/2019 MLS ID: 170217401								
 33 Birch Meadow Dr Residential 4/2 1,872 sq ft 10,454 1973 7/19/2019 \$247,000 \$132 Enjoy this wonderfully updated home in a great neighborhood location. This 4 bed/1.5 bath home is bright, immaculate, freshly painted with many updates: Kitchen completely remodeled 2018 with Stainless Steel Appliances, flooring throughout is new Bolivian Rosewood Hardwood, doors, lighting, hardware are updated. The spacious lower level is newly refinished offering an additional 600+sq ft with several areas spread out- family room, bedroom, exercise room & laundry room Outside has new siding & newer windows giving the home a modern, trendy appeal. The rear yard is level with deck to entertain and enjoy playing. Conveniently located near highways & Rt 8, easy commuting, affordable living! <i>Listing Courtesy of Keller Williams Realty Ptnrs.</i>								
  FOR SALE • New, Active: 7/18/2019 MLS ID: 170217608								
51 Deerfield Ln Residential 3/2 1,514 sq ft 41,817 1980 7/18/2019 \$274,900 \$182 Well loved, one owner R/R in Taft school location. Bright and cheery home with many customizations. Featuring updated kitchen, baths, hardwood floors, new vinyl siding in 2013. Decking has azex decking and trek railings installed in 2016. Updated trim 3in light stained, and 6 panel hardwood doors. Home shows as a 2 Br home with large MBR, with added bay window. Home is zoned and permitted at a 3 BR, owners took down wall, closets and doors remain to revert back to 3 br's. Gorgeous level lot, private with shade. Family rm fully finished with beautiful custom bookshelves, desk and more, with sliders to patio. Upstairs there is a slider out of the DR to the updated deck. A delight to see, and a dream to own, great for entertaining. <i>Listing Courtesy of The Greene Realty Group</i>								
  FOR SALE • Preforeclosure, Notice of Lis Pendens, Active: 6/25/2019 MLS ID: 170210224								
55 Sills Dr Residential 3/2 1,248 sq ft 12,196 1973 6/25/2019 \$205,000 \$164 Adorable ranch style home, with large country eat in kitchen/sliders to deck for some summer fun.... oversized living room with bay window, large master bedroom. two car garage, oil heat, city utilities. Close to schools, stores, etc. subject to third party approval. <i>Listing Courtesy of Westbury Realty CT</i>								











New Listings: 50 (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	* New, Active: 8/11/2019 MLS ID: 170225449							
	38 Warner Ave	Residential	2/2	1,097 sq ft	19,602	1920	8/11/2019	\$225,000	\$205
Well maintained cozy cape with room to expand. Main level includes LR, DR, kitchen, family room and half bath. Two bedrooms and one full bath finish the 2nd level. Lower level has partially finished room with laundry area and walk out to side yard. The detached garage has storage above with an outside entrance. Enjoy barbequing on the private patio. Close to town amenities and public bus route									
<i>Listing Courtesy of KlemmReal Estate Inc</i>									
  FOR SALE	* Active: 5/8/2019 MLS ID: 170192169								
	125 Cannon Ridge Dr	Condominium	3/2	1,533 sq ft	—	1988	5/8/2019	\$209,900	\$137
Absolute gorgeous condo. Completely remodeled with top of the line materials. Eat in kitchen features granite countertops, slate appliances, farm sink, and tile. Property also features beautiful stained hardwood in living room and bedrooms, stone fireplace, remodeled bathrooms with tiled floors and walls, and central air. Amenities include in ground pool and tennis court!!! This one will not last!!!									
<i>Listing Courtesy of Better Living Realty, LLC</i>									
  FOR SALE	* New, Active: 7/25/2019 MLS ID: 170219784								
	173 Chimney Rd	Residential	2/1	920 sq ft	205,167	1978	7/25/2019	\$259,900	\$282
Log cabin built by owners family, trees harvested from White Memorial. 2 year process stripping the bark. This is the real deal! Log cabin in the woods with easy proximity to downtown and Blackrock State park. More pictures coming soon Don't miss this opportunity for peace, quiet and easy living									
<i>Listing Courtesy of Connecticut Real Estate</i>									
  FOR SALE	* Active: 5/8/2019 MLS ID: 170190414								
	43 Highmeadow Rd	Residential	4/3	2,852 sq ft	68,389	1987	5/8/2019	\$399,900	\$140
Exceptional updated Tudor Colonial in a quiet and desirable Watertown subdivision, beautifully situated on a nicely landscaped, and level 1.57 acre lot. Enter into the elegant two story foyer with chandelier, leading into the formal living and dining rooms with hardwood floors and large windows for plenty of natural lighting. The modern kitchen features granite counter tops, tile backsplash, stainless steel appliances, double ovens, and lighted built in hutch. There is a center island with seating, and an eat in space with sliders to the large deck. The kitchen is open to the huge family room with hardwood floors, and custom built-in bookcases surrounding a grand, brick fireplace. This level also boasts a half bath, with a separate laundry room and garage access. The second level has a Master Bedroom Suite with a full bath, granite counter tops, and a walk in closet, while three other bedrooms share an additional full, updated bathroom with double vanities. There is a loft overlooking the second level that can be an ideal office or bonus space. The full basement can also be finished as a rec room or additional living space, and the backyard private, level lot with approximately 20' X 30' deck is perfect for entertaining and/or gardening. This spacious and superb home is move in ready, don't wait!									
<i>Listing Courtesy of Dave Jones Realty, LLC</i>									
  FOR SALE	* New, Active: 8/12/2019 MLS ID: 170225521								
	55 Morehouse Rd	Residential	3/2	1,253 sq ft	34,848	1962	8/12/2019	\$259,900	\$207
Great views of Morehouse Pond from this recently remodeled cape. Features include hardwood floors throughout. LR has lighted display cabinet, kitchen has granite counters, stainless appliances, also New Kotter Farms shed, new furnace, new well pump, 2 yr. old septic and a new 200 amp electric service. You can relax on the 16x16 deck and enjoy the peace and quiet of this lovely cul de sac.									
<i>Listing Courtesy of Weichert REALTORS Briotti Group</i>									





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   * New, Active: 8/12/2019 MLS ID: 170225320 </div>								
32 Wedgewood Dr	Residential	3/1	1,208 sq ft	21,780	1966	8/12/2019	\$264,900	\$219
<p>Meticulously Maintained original owner seller. Quiet residential area located near Taft School. Three bedroom Split level features Large Living Room with hardwood under carpet. Large Eat in Kitchen with lots of Natural Light. Three generous size bedrooms with hardwood under carpet & ceiling fans. Main bath has double vanities, Tub & shower. Family Room located on lower level with laundry area. Basement with lots of storage & shelving. Exterior of home has beautiful perennials on this 1/2 acre lot that have been cared for with much appreciation from owner & professional landscaper. One car garage. Newer roof. You will appreciate how well this home has been cared for. Some minor updates may be needed to suit your liking otherwise its move in Ready!</p> <p><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								
<div>   * New, Active: 8/3/2019 MLS ID: 170221264 </div>								
225 Belden St	Residential	3/2	1,456 sq ft	15,681	1967	8/3/2019	\$199,900	\$137
<p>Raised ranch in beautiful Watertown location. Home features 3 bedrooms, bath and a half, hardwood floors throughout, 3 season bonus room, huge covered back patio for all your entertaining needs! Double wide garage door replaced one year ago. Come visit your new home today!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * New, Active: 8/6/2019 MLS ID: 170224080 </div>								
81 Bowers St	Residential	3/2	1,532 sq ft	25,264	1924	8/6/2019	\$279,900	\$183
<p>Move right in to this completely updated Cape Cod. 3 BR, HW floors, MB w/ enclosed porch, inground pool, covered patio w/ outdoor fireplace, newer roof and siding. FP, updated kitchen and baths. Gorgeously manicured yard and 2 car garage. Agent related</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * Active: 6/11/2019 MLS ID: 170205321 </div>								
291 Buckingham St	Residential	3/2	1,440 sq ft	10,018	1924	6/11/2019	\$189,000	\$131
<p>A Surprise, Private Oasis with Pool awaits you at this Oakville Home with 3 Bedrooms and 2 Full Baths. Enter through the Front Porch to the Open Living Room/Dining Room Combo with Fireplace and Beautiful Hardwood Floors. Kitchen has Ceramic Tile and All Appliances Stay. Main Level also has a Full Bath and 1 Bedroom. On the Upper Level are 2 more Bedrooms including a Large L-Shaped Master BR and Updated Full Bath. Thermopane Windows throughout with Economical Gas Heat and Hot Water. Small Deck off Kitchen leads to a fully fenced, level backyard. There is more than ample parking in addition to the 2 Car Garage which is plumbed for a glycol Heating System for car gurus who want to work during the colder months. The enclosed Porch on the side of the garage is great for parties and leads down to a truly private "Oasis" which features a large deck with Awning for Shade and overlooks the Pool. This is a MUST SEE!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * New, Active: 8/5/2019 MLS ID: 170222459 </div>								
8A East St	Residential Land	—/—	—	43,995	—	8/5/2019	\$69,900	—
<p>Builders Take Notice ~ Approved Building Lot set on 1+ acre with city sewer & water. Call today for more info.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * Active: 4/4/2019 MLS ID: 170179867 </div>								
40 Kent Ter	Residential	3/3	2,100 sq ft	47,480	1971	4/4/2019	\$289,900	\$138
<p>Well maintained home with many updates and features. Newer windows and roof. Hardwood floors throughout living and bedroom areas, vinyl in kitchen and tile throughout the finished lower level. Composite deck with little to no maintenance, enclosed porch on deck, Sunsetter awning for open deck area. Central Air and a whole house propane generator. Two large storage sheds in addition to 2 car garage. Gas log fireplace warms the lower level family room. Located in a desirable neighborhood at the end of a cul-de-sac. "COME AND TAKE A LOOK"</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								











New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   * New, Active: 8/10/2019 MLS ID: 170224906 </div>								
1114 Middlebury Rd	Residential	2/3	3,246 sq ft	32,670	1956	8/10/2019	\$299,900	\$92
<p>WATERTOWN! THIS HOME OFFERS 3,246 S.F. OF LIVING SPACE! AFTER OFFER SUBMISSION IT MAY TAKE 1 WEEK FOR DECISION. BANK OF AMERICA EMPLOYEES, SPOUSE OR DOMESTIC PARTNER, HOUSEHOLD MEMBERS, BUSINESS PARTNERS AND INSIDERS ARE PROHIBITED FROM PURCHASING. THIS PROPERTY IS OCCUPIED. INSPECTIONS NOT AVAILABLE-SOLD AS-IS. NO FOR SALE SIGN. CONTACT WITH OCCUPANTS IS PROHIBITED. NO TRESSPASSING!!</p> <p><i>Listing Courtesy of Advantage Realty Group, Inc.</i></p>								
<div>   * Active: 6/8/2019 MLS ID: 170204623 </div>								
135 Porter St	Residential	3/2	1,706 sq ft	19,166	1954	6/8/2019	\$245,000	\$144
<p>Space abounds this well kept 7 room split level home within walking distance to town. Main level eat-in kitchen and living will help make entertaining effortless. Kitchen sliders lead you an enjoyable large deck and patio area. Only a few stairs to the upper level brings you to a dining or sitting area and a full bath. Down a short hallway you'll find 2 generous size bedrooms. Completing the upper level is a massive master bedroom with plenty of closet space and natural light. Headed down to the lower level is a laundry room with half bath. To finish the space there is an additional sitting area currently being used as a game/rec room. Off of the sitting area you'll find the basement with workbench! Saving the best for last is the 3 car heated garage(s), 200 AMP electrical, and newer mechanical's! This very spacious turn-key, loved home is waiting for it's new owners!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>   * Active: 4/18/2019 MLS ID: 170182264 </div>								
12 Vista Dr	Residential	3/3	2,232 sq ft	23,086	1990	4/18/2019	\$299,900	\$134
<p>"Mount Fair Fam"-A Distinguished Subdivision-Over 2,200 Sq/Ft. Come See This Beautiful Colonial Spread Out on a Super Level Landscaped Corner Lot .53 acre. All spacious Rooms Thru-out Both Levels!! Large Formal Living Room with Wood stove, Eat-In Kitchen w/Stainless Steel Appliances with SGD'S that Lead Out to a Large Deck for Entertaining. Formal Dining Room w/Hardwood Floors. Large Room with C.T. Flooring off an Over-sized 2 Car Garage that would be perfect for an Office/Den/Crafts/Entertainment Room. 2nd Floor with 2 Full Baths one with a Large Jacuzzi Tub and Separate Shower. Efficient Gas Heat and Cent.A/C. Tons of Storage in the Attic above main house and Garage!! This Home Is a Pleasure to Show and Is In move-In Condition!! City Water and Sewer. Super Close To All Highways, Restaurants, Shopping and Banking!!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * Foreclosure, Notice of Lis Pendens, Active: 6/11/2019 MLS ID: 170205354 </div>								
27 Stanley Ave	Residential	2/2	1,824 sq ft	16,552	1920	6/11/2019	\$89,900	\$49
<p>spacious single family with vinyl siding, replaced roof, formal dining room and full basement. 2 possible driveway areas for easy access. two full baths, one on each floor create lots of possibilities!</p> <p><i>Listing Courtesy of Perrella Realty</i></p>								
<div>   * Active: 5/14/2019 MLS ID: 170193795 </div>								
325 Woodbury Rd	Residential	5/6	7,005 sq ft	145,054	1926	5/14/2019	\$1,350,000	\$193
<p>This beautiful Georgian Revival Colonial mansion in Watertown, CT is known as the Lilley House. It was built in 1926 for Theodore Lilley, son of Connecticut Governor George L. Lilley. Situated in the historic area by Taft School, this rare 3.3 acre estate has been meticulously restored and is of significant historic and architectural interest. The superbly designed, and luxuriously appointed, twenty-five room home is accented by a free-form heated Gunite pool, an idyllic pond, and professional park-like landscaping. This estate is remarkable in every way. This exquisite home features quality and character throughout and includes, intricate mill-work, a gracious entry foyer with a turned staircase, 5 en-suite bedrooms including a private apartment. Three fireplaces and two additional gas fireplaces in both finished porches. This home is simply one of a kind from its architecture to its history and pride of ownership. The perfect home for intimate or grand entertaining.</p> <p><i>Listing Courtesy of Real Living Scalzo Group Real Estate</i></p>								











New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  Active: 5/22/2019 MLS ID: 170195192 </div>								
218 Colonial St	Residential	4/3	2,482 sq ft	—	2019	5/22/2019	\$349,900	\$141
<p>Brand New Construction! Gorgeous New Colonial with curb appeal! Great room with gas fireplace, cathedral ceilings & crown molding. Eat in kitchen with granite counter tops and large center island. Spacious 14x15 Dining Area . Master Suite with Walk-in Closet, crown molding & attached large full bath with soaking tub. 3 bedrooms, 2 full baths and 1 half bath, walk out basement, 2 car garage with 12 ft ceilings. Central air, natural gas heat! City Water & City Sewer! Walk up finished attic. Large (16x12) Trex deck.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  New, Active: 8/8/2019 MLS ID: 170223992 </div>								
305 Concord Dr	Residential	7/5	3,080 sq ft	42,688	1972	8/8/2019	\$250,000	\$81
<p>AN INVESTOR'S DREAM awaits you at 305 Concord Drive in a very desirable area of Watertown! This home has great bones, it needs someone with a vision who is able to bring their sweat equity and bring it back to its elegance. This 3,000+ square foot, 7 Bedroom, 4 1/2 Bath Colonial w/potential in-law sits on almost an acre of land! The Main Floor consists of an EIK, Living Room w/pellet stove, FDR, Library, Family Room & 1 1/2 Baths with laundry hookup. There is an expansive covered back deck off the Main Floor and another patio accessible from the potential in-law on the Lower Level. The Upper Level of the Main House consists of 6 Bedrooms, 2 Full Baths which includes the Master Bedroom ensuite. The Lower Level consists of LR/DR combo area, Kitchen, Full Bath, 1 Bedroom & another Bonus Room along with a storage/wine cellar and separate laundry from the main house. The hot water heater is new, roof only 10-12 yrs old & new well pump. Owner is relocating and will be accepting ONLY CASH OFFERS! Bring your contractors/investors today!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  Active: 5/17/2019 MLS ID: 170192257 </div>								
223 Neill Dr	Residential	4/5	3,692 sq ft	23,958	1985	5/17/2019	\$389,900	\$106
<p>BEST In Law Set Up around!!! This 3692 Square foot home with 3 car garage sits on a meticulous & professionally landscaped corner lot in desired neighborhood with city utilities. Main house features 8 rooms including 3 BRS, Eat In Kitchen with granite counters, tiled back splash, under cabinet lighting and newer stainless appliances, private Formal Living Room, banquet size Formal Dining Room, first floor Great Room with vaulted ceilings, built ins, Fireplace and Atrium door leading to gorgeous pool area. The sitting room and Florida room with Full bath and Hot Tub are perfect for those days that you just need a break. Main level 1BR In law with separate entry, large Eat in Kitchen with loads of cabinet/counter space, Living Room, full bath/laundry room, screened in porch and own Garage! The meticulous grounds will take your breath away! Beautiful decks, and patio with maintenance free vinyl fencing, in-ground pool surrounded by beautiful perennial gardens. This home has a full basement with dual 330 gallon oil tanks, 5 zone heating, Newer roof, and much more!! Don't miss this one.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  New, Active: 7/23/2019 MLS ID: 170218978 </div>								
282 Old Colony Rd	Residential	3/3	1,432 sq ft	40,510	1976	7/23/2019	\$314,600	\$220
<p>This is the One! Completely Remodeled 3 Bedroom 2.5 Bath Open Floor Plan Located in Premiere Watertown Suburb! Private, quiet, and level 1-acre lot. Featured 2019 Renovations: NEW modern-design kitchen with ample natural light equipped with cathedral quiet-close cabinetry, brushed nickel fixtures, subway tile backsplash and premium Quartz countertop; NEW mechanicals, including new boiler, central air conditioning, condensers, hot water heater and propane tanks; NEW bathrooms, including a beautiful Carrara marble countertop vanity; NEW energy star windows, siding, and gutters; NEW paved driveway and sidewalks, garage doors and openers; NEW entryway stairs, flooring, and interior trim work; NEW deck construction with new sliders. The basement is ready-to-finish and contains a fireplace. Over 2100 square feet with finished basement.</p> <p><i>Listing Courtesy of Blue Lighthouse Realty, Inc</i></p>								











New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   • New, Active: 8/7/2019 MLS ID: 170214278 </div>								
319 Thomaston Rd, Unit 102	Condominium	3/3	1,918 sq ft	—	1987	8/7/2019	\$219,900	\$115
<p>Well Maintained 3 Bed Room Town House Condo in Watertown Old Farms. The first floor of this spacious townhouse Features Living room with fireplace and Built-in Hutch, Tiled Eat in Kitchen with granite counter-tops, Tiled Back splash and SS Appliances, Formal Dining Room with sliders to deck overlooking private back yard and Laundry Closet. The second floor Master bedroom has Updated Full Bath and a Walk in Closet, Two additional spacious Bed rooms and Full bath with skylight, The finished Lower Level Adds approximately 400 Square Feet it features Family room with sliders to outside Blue stone Patio, Central Air, City Utilities and a One Car Garage, don't miss this wonderful Condo, Nothing to do here but move in, Motivated Seller!!!!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>   • Active: 5/22/2019 MLS ID: 170198203 </div>								
375 Woodbury Rd	3 Family	4/3	2,584 sq ft	82,764	1953	5/22/2019	\$275,900	\$107
<p>NEWLY REMODELED TRI-PLEX ON APPROXIMATELY 2 ACS - NEW ROOF, WINDOWS, EXTERIOR PAINT, KITCHENS, BATHS & DRIVEWAY. CITY WATER & SEWER. 2 UNITS HAVE A 3 SEASON PORCH. 2 CAR DET GAR & 2 GARAGES UNDER - 2 UNITS HAVE OIL HEAT & 1 HAS ELECTRIC HEAT, 2 ELECTRIC METERS/ AGENT IS RELATED TO THE OWNER</p> <p><i>Listing Courtesy of Group Realty LLC</i></p>								
<div>   • New, Active: 8/6/2019 MLS ID: 170223455 </div>								
44 Colonial St	Residential	5/2	1,850 sq ft	7,405	1965	8/6/2019	\$235,000	\$127
<p>Be the proud owner of this beautiful and spacious split style home. Entertain with ease with open flow eat in kitchen and living room. Kitchen overlooks and leads to the deck, offers lots of natural light and gives access to the full in-law. Large living room w/ hardwood floors and double closet. Main level 3 bedrooms and full bathroom are great sized and have plenty of closet space. Main level living includes ceiling fans and hardwood floors throughout. Wonderful finished lower level with full in-law for extended family or au pair or a roommate. Full in-law space includes a kitchen, living room, bathroom and 2 bedrooms. Plenty of driveway space for you and guests and 1 over sized garage and so much more! Roof replaced August 2014. Make this home yours today.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>   • Active: 3/11/2019 MLS ID: 170170501 </div>								
42 Killorin Rd	Residential	4/2	2,828 sq ft	87,120	1819	3/11/2019	\$359,000	\$127
<p>This property is not to be missed! Welcome home to this 1800's farmhouse known as the Atwood-Gustafson House. A little piece of history right in Watertown, featuring modern updates while keeping its old-world charm. This 4-bedroom, 2 bath home has just under 3,000 square feet of living space and is situated on 2 acres of land. The home includes a remodeled gourmet kitchen boasting a large double-sided fireplace, original wood floors and a 2 car garage. Step outside and enjoy the outdoor fire pit, terrace, backyard basketball court and antique barn complete with electricity! The property is wonderfully located next to corn fields and the new Hawk Ridge Winery. Schedule your private showing today!</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								
<div>   • Active: 3/24/2019 MLS ID: 170175601 </div>								
50 Paxton St	Residential	3/3	1,632 sq ft	6,098	2004	3/24/2019	\$295,000	\$181
<p>Immaculate California Ranch, located in the desirable and easily accessible section of Oakville. Main level features a family room with half bath, space for your own in-home gym and two car garage with garage door openers. 3 bedrooms located upstairs with master bath and walk in closet. BRAND NEW KITCHEN! Featuring granite counters, beautiful white cabinets, stainless steel appliances, new fixtures and sliders to the deck! Formal dining room with gleaming wood floors. The exterior provides a 17 x 8 refinished deck overlooking a manageable backyard. A great location with bright and airy flair are just an example of the charm of this home. Hurry this one won't last.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								

New Listings: 50 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   • New, Active: 8/8/2019 MLS ID: 170224240 </div>								
34 Pine St	Residential	4/3	2,861 sq ft	18,730	1937	8/8/2019	\$314,900	\$110
LARGE 4 BEDROOM COLONIAL LOCATED IN WATERTOWN. Hardwood floors throughout. Natural gas for heat and cooking. Fireplace, 1 car garage, and a gorgeous sunroom. Open Floor plan. Laundry located in separate room on main level The bedrooms are large and one bedroom has a sitting room. Large back porch ideal for hosting outdoor barbecues. Level lot with invisible fence. Short walk to Taft School PRICED TO SELL!								
Listing Courtesy of West View Properties, LLC								
<div>   • New, Active: 7/16/2019 MLS ID: 170214250 </div>								
165 Plungis Rd	Residential	3/3	1,492 sq ft	81,892	1985	7/16/2019	\$249,900	\$167
Picture yourself owning property where there's room to grow your own fresh vegetables, a yard where the kids can play outside safe from any oncoming traffic and an outdoor space to entertain family and friends. This country home with almost 2 acres (1.88 acres) of land offers a spacious LR with HW floors and a pellet wood stove to keep toasty on winter nights. The LR is open to Kitchen with a separate dining space and a slider right out to the deck and pool. The outdoor space comes with a spacious deck, an automatic retractable awning and wood pergola perfect for entertaining. Kitchen is appointed with SS appliances and home has a newer roof and driveway. Country living at its finest.								
Listing Courtesy of Showcase Realty, Inc.								
<div>   • Active: 7/11/2019 MLS ID: 170215362 </div>								
82 Cummings Ave	Residential	3/2	1,152 sq ft	17,859	1971	7/11/2019	\$189,900	\$165
PRIME LOCATION, End of Cul-De-Sac 3 Bedroom fully updated & well cared for Ranch in the heart of Oakville. This open concept home offers many updates including: Roof 2011, & Split System AC Unit in 2015! Kitchen features Stainless Steel Appliances, Granite Countertops & Custom Cabinetry. A generous plot of land offers seclusion & privacy. CAVERNOUS DECK including PERGOLA is wonderful for summer evening retreats. Quality crafted Kloter Farms storage shed offers plenty of space for lawn equipment. The owners of this home have taken pride in ownership & maintenance of this home for many years, and it shows. Professionally installed PELLET STOVE & blown in attic insulation are two more features which improve this homes heating efficiency. Since 2015 Tesla solar panels have significantly contributed to reducing this home's annual energy costs. Do not miss your opportunity to turn this beautiful house into your HOME.								
Listing Courtesy of Regency Real Estate, LLC								
<div>   • Active: 4/15/2019 MLS ID: 170183007 </div>								
240 Old Colony Rd	Residential	4/3	3,480 sq ft	40,510	1978	4/15/2019	\$359,900	\$103
Owners Motivated!!! Looking for the perfect in-law?? This well maintained 3000+ sq ft Brick Raised Ranch has it! The main level offers 3 bdms, LR, DR and kitchen. The kitchen has quartz countertops and new appliances just purchased this year! The MBR features a remodeled full bath and 2 closets. Each bdm has sliders. The main bathroom was recently remodeled with double sinks, a beautiful tile floor and tile shower. The In-Law offers a kitchen/LR combination with brand new cabinets and new countertops. It also has a refrigerator, stove and dishwasher. There is a bdm and a full bath. The family room in the lower level is carpeted! Lower level laundry room w/sink. There is plenty of storage in this home. Central air. New hot water heater. Newer driveway and roof. 2 car garage w/storage loft. This home is set on almost one acre of level land w/apple and pear trees, blackberries, raspberries and grapes! There are 2 sheds and a hot tub. 24 Hour Notice To Show!								
Listing Courtesy of Showcase Realty, Inc.								
<div>   • Active: 6/17/2019 MLS ID: 170205407 </div>								
104 Adams Rd	Residential	4/3	2,218 sq ft	11,325	1993	6/17/2019	\$309,900	\$140
Spacious Open floor plan Raised Ranch with 4 Bedrooms and 3 full baths. In-law set up in lower level with walkout. Meticulously maintained grounds with in-ground lawn irrigation system.								
Listing Courtesy of Showcase Realty, Inc.								

New Listings: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   • New, Active: 7/26/2019 MLS ID: 170219384 </div>								
37 Booth Ave, Unit 7	Condominium	2/2	1,642 sq ft	—	2005	7/26/2019	\$279,900	\$170
Watertown Crossing move in condition end unit with 2 bedrooms and 2 full baths. End unit townhouse with modern kitchen and dining area. Hardwood flrs, fireplace, and private deck offering secluded view. Loft area on the second floor with full bathroom is flexible space serving as guest bedroom, 1 car garage, full basement and attic storage space. 55+ community. <i>Listing Courtesy of Botti Realty</i>								
<div>   • Active: 7/1/2019 MLS ID: 170212446 </div>								
70 Central Ave	Residential	3/1	828 sq ft	8,712	1947	7/1/2019	\$150,000	\$181
Adorable ranch in quiet neighborhood, close to schools and busline, good condo alternative, great potential for starting out or downsizing, hard wood floors, living room/dining area with vaulted ceiling, level corner lot, very clean, well cared for home. <i>Listing Courtesy of West View Properties, LLC</i>								
<div>   • Active: 5/22/2019 MLS ID: 170198606 </div>								
95 Woodpark Dr	Residential	4/2	2,032 sq ft	19,602	1963	5/22/2019	\$299,900	\$148
Classic 4 bedroom , 1 and 1/2 bath colonial. updated kitchen with island and granite. The spacious living room is enhanced by a wood burning fireplace. There are lovely hardwood floors throughout. The enclosed porch provides space for 3 season entertaining or just leisurely enjoyment. There is a newer septic system and well pump system. The roof was replaced in 2012. An attached ample 2 car garage provides space for the family vehicles with a breezeway/mudroom access to the kitchen. The basement has a walkout with a large finished family/rec room. The furnace is a combination oil/wood unit. Such a great family home in a great neighborhood and priced to sell. <i>Listing Courtesy of West View Properties, LLC</i>								
<div>   • Active: 6/14/2019 MLS ID: 170206775 </div>								
93 Northwest Dr	Residential	3/4	2,080 sq ft	23,086	1986	6/14/2019	\$347,500	\$167
This meticulous 7 rooms, 3 bedroom Colonial is in move in condition. Large eat in kitchen, all appliances stay, Formal Dining room with hardwood floors and Formal Living room with fireplace. Family room on the main level. Large master bedroom with sitting area and private full bath. Laundry room on the upper level. Oil heat, city utilities, lovely park like yard, with electricity ready for a pool..... oversized deck for your family barbecues, and a hot tub for some outdoor relaxation. Gorgeous home inside and out. Don't miss this one, close to town and major highways. Many more amenities. <i>Listing Courtesy of Westbury Realty CT</i>								
<div>   • New, Active: 8/2/2019 MLS ID: 170221506 </div>								
23 Colonial St	Residential	3/2	2,058 sq ft	6,098	1968	8/2/2019	\$199,900	\$97
Adorable move in ready ranch. Newer siding, windows, roof, garage door. Updated eat in kitchen with granite counters, open floor plan for entertaining. This home has plenty of room with three bedrooms and two full baths. Enjoy the bright basement rec room with bar area and ample storage. Good sized garage. Private backyard with patio. Convenient location to highways. A must see! Subject to probate approval. <i>Listing Courtesy of Showcase Realty, Inc.</i>								







New Listings: 50 (cont.)

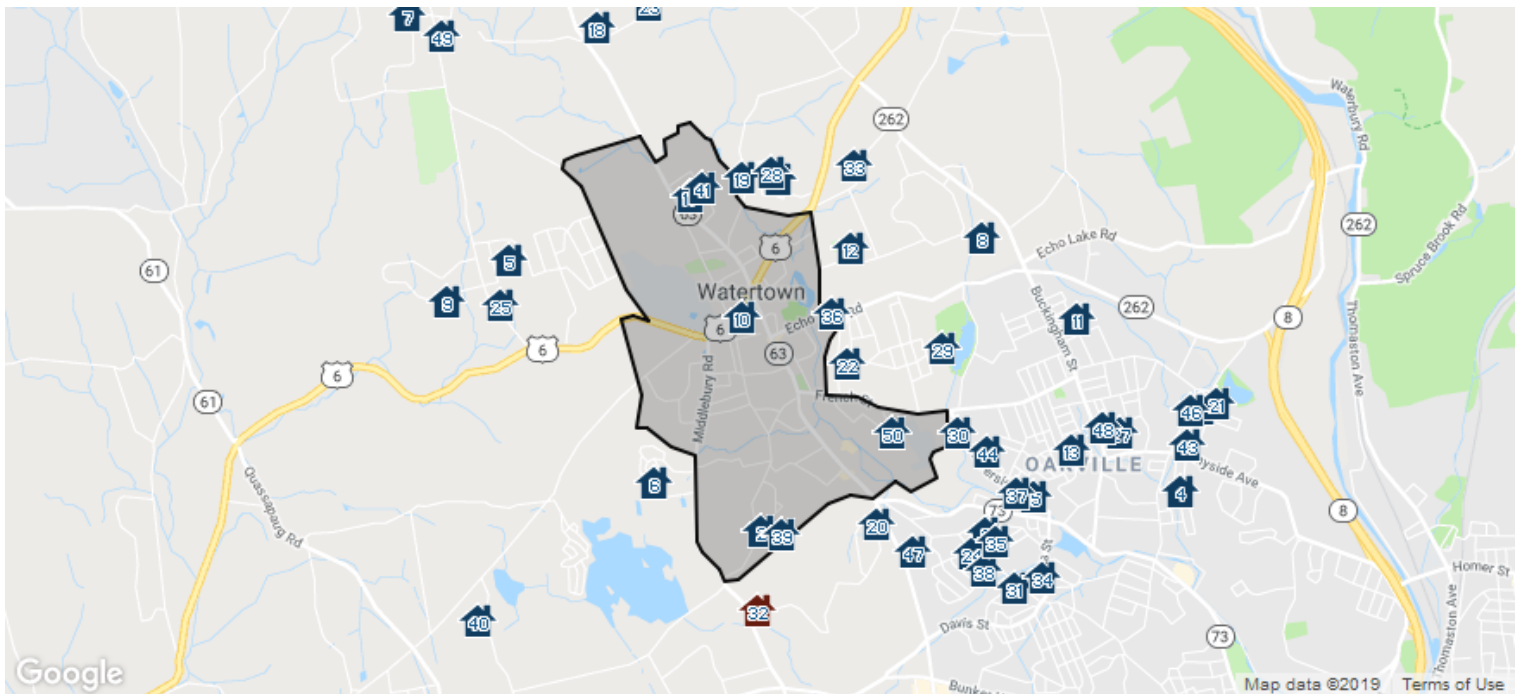
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   FOR SALE * Active: 6/27/2019 MLS ID: 170210579 </div>								
62 Warwick Rd	Residential	4/3	2,054 sq ft	20,037	1963	6/27/2019	\$369,900	\$180
Beautifully Remodeled 4 Bedroom Split Level Ranch with 3 Full Baths and 2 Car Garage. Lower Level Features Living Room and Family Room Both with LED Recessed Lighting, Fireplace and Hardwood Flooring. Family Room accesses the First of Two Rear Decks through Sliding Glass Doors. The Main Level Boasts a Newly Remodeled Kitchen with Porcelain Tile Flooring, Granite Countertops, Marble Back Splash and Stainless Steel Appliances. The Dining Room Leads out to the Second Rear Deck through Sliding Glass Doors. The Main Level Full Bath has Ceramic Tile Shower/Tub with Custom Made Glass Doors. Master Bedroom is also located on the Main Level and the Full Bath has Porcelain Tile Throughout. The Upper Level has 3 Bedrooms and a Full Bath with Porcelain Tile, Stand Up Shower With Custom Glass Doors and Laundry Room. Brand New Plumbing, Electrical Wiring, Propane Forced Hot Air Furnace, Central Air, Duct Work, Windows, Paved Driveway, Propane Hot Water Heater and Solid Pine Doors Throughout the whole Home. The Garage is Heated and Cooled. Back yard is completely fenced in with chain linked fencing. Perfect for pets! All Offers Will Be Considered!								
Listing Courtesy of Showcase Realty, Inc.								
<div>   FOR SALE * Active: 3/4/2019 MLS ID: 170168984 </div>								
443 Concord Dr	Residential	4/3	3,637 sq ft	64,468	2007	3/4/2019	\$539,000	\$148
Meticulously Cared for Expanded Cape! This fabulous, must-see, custom home is meant for entertaining! A chef's dream kitchen with custom tile backsplash, granite countertops, custom 1" thick aco soft close door cabinets, and high-end appliances opens up to the first-floor family room, centered around the real masonry fireplace with a gas insert. Through the French doors, a luxurious, oversized Trex deck, with a jacuzzi, and ample space for outdoor entertainment with country views! The beautiful craftsmanship carries through the home to the office with coffered ceilings, and the formal dining room, both full of natural light from the front of the house, that brightens the foyer. The second floor offers a master bedroom, with a custom bathroom, with granite countertops, and a large walk-in closet; as well as three bedrooms, and a recently finished 540 Sq. Ft. bonus space over the garage, fit for whatever your needs may be; whether it be an additional bedroom, home-gym, or entertainment room. The three-car garage, is perfect for the car enthusiast, filled with cabinetry and countertops for storage of tools, etc. Large walkout basement with sliders, can be easily finished as an in-law apartment. Solar panels and equipment are purchased, electric bill is \$9 per month!! With hardwood and tile floors, quality moldings, and custom trim throughout, in a private, quiet neighborhood with quick access to shopping and main highways, this Litchfield County home will take your breath away!								
Listing Courtesy of Drakeley Real Estate, Inc.								
<div>   FOR SALE * New, Active: 7/17/2019 MLS ID: 170217064 </div>								
31 Jason Ave	Residential	3/1	1,506 sq ft	13,068	1966	7/17/2019	\$165,000	\$110
The backyard is completely outlined by trees providing complete privacy to the backyard with a 2-tier deck, partial fenced in yard and above-ground pool. A great space to host your next barbecue. Inside you will see a spacious LR and kitchen with SS appliances. Some TLC and updating is needed but the potential and opportunity to make this a cozy home for you and your family is there. Hardwood floors are hidden under the carpet and the lower-level remodeling effort has already begun with a FR and 4th bedroom. This home is a hidden gem to uncover with a little bit of "elbow grease" you can make this home your own.								
Listing Courtesy of Showcase Realty, Inc.								
<div>   FOR SALE * Active: 7/11/2019 MLS ID: 170207759 </div>								
168 Beach Ave	Residential	2/1	970 sq ft	33,976	1946	7/11/2019	\$219,900	\$227
Location Location, This Home was Built in 1946 and is being Sold by it's Only Owner, Whether your a first time Home Buyer or looking to downsize This 5 Room Ranch Style Home Features 2 Bed Rooms, 1 Full Bath, Living Room with Hardwood Floors and Wood burning Fireplace, Eat In Kitchen, Sun Room and a Walk up Attic that offers plenty of storage space, Full walk out Basement, 2 Car Detached Garage with Carport, Garden Shed, Patio and Barn, Newer Roof, Windows, Furnace and Well pump, Generator Hook-up, This is a must see Home!!!! Call Today...								
Listing Courtesy of West View Properties, LLC								

New Listings: 50 (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: 4/25/2019 MLS ID: 170187593 </div>								
305 Beach Ave	Residential	4/2	2,438 sq ft	101,930	1976	4/25/2019	\$269,000	\$110
<p>PRICE REDUCED - ONE GREAT BUY THIS HOME IS READY FOR YOUR DECORATING TOUCH. HARD TO FIND - 4 BEDROOM HOME CUSTOM SOLID BUILT - Brick Raised Ranch located privately at the end of a Cul-De-Sac on 2.34 Acres. Home features 2 full baths (one with a bidet), 2 fireplaces, and 2 Full Eat-In Kitchens (one on each level). All 4 Bedrooms have hardwood floors. Kitchen and Dining Room has tile floors. 2 Car Garage is on the Lower Level. Note: Lower Level finished square feet is approximate. Small Frog Pond and Large garden (think tomatoes by the hundreds) area in level backyard. Main level Eat-In Kitchen includes Oven/range, Refrigerator, and Dishwasher. Deck off this Kitchen and Dining Room. Lower Level Kitchen inc. Oven/range. Public water and sewer lines to property, assessment is paid for both. Owners looking for offers. Can close quickly. Owners may consider a short term lease w/ contract to purchase. Possible In-Law layout with Full Bath and Kitchens on each level. Last picture is the 'Wine Cellar' under the back deck</p> <p><i>Listing Courtesy of Re/Max Right Choice</i></p>								
<div>  New, Active: 7/30/2019 MLS ID: 170221321 </div>								
993 Hamilton Ave	Residential	3/3	3,649 sq ft	99,752	1999	7/30/2019	\$675,000	\$185
<p>Beautiful Litchfield County! Meander up a lighted circular drive w belgium block curbing to this private custom ranch. Enjoy your seclusion w the 20x40 heated inground pool, expansive sun/play patio area & covered back porch for el fresco dining or cover from the sun! Master bedroom luxury suite on one wing of the house with a 15x13 bath for a peaceful respite, vaulted ceiling, double sink, jacuzzi & shower. Huge Kitchen (originally featured in Dream Kitchens Book w red birch Cabico cabinetry) has a 12' granite center isle open to the family room fireplace and the spacious eat in area. Fomal dining room w tray ceiling can seat all your large holiday gatherings and the formal living room provides a quiet retreat. The office with chery built ins can easily be used as the 4th BR and the additional bedrooms and baths are on the other wing of the home - ultimate privacy. If you want more..full walk up attic built with the original intent to finish and double the living space. Generator hook up. The basement has cold storage/wine room with sink, and long enough to accommodate a future regulation size bowling alley! Oversized three car garage is extra deep for toys or projects. Beautiful specimen trees (weeping cedar willow) and 10+- fruit bearing trees. Plenty of flat yard for gardens or lawn games. Property is on the Woodbury town line, 1.9 miles to prestigious Taft School & only minutes to Middlebury. Best of three small towns with fabulous restaurants, arts and shopping</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  New, Active: 7/31/2019 MLS ID: 170221837 </div>								
48 Jason Ave	Residential	3/2	1,040 sq ft	11,761	1962	7/31/2019	\$199,000	\$191
<p>MOVE-IN READY Charming Ranch awaiting personal touches! Not to miss! This immaculate home hosts 3 bedrooms, 1 full bath, 1 1/2 bath and a newly updated kitchen! The basement area includes a laundry area/1/2 bath and is ready to be finished at your convenience! Find your own personal oasis out in the backyard, beautifully landscaped and well maintained with picture perfect views of Watertown's landmarks, including Heminway School! Not a single thing to do! Don't let this opportunity pass you by! Schedule a showing today!</p> <p><i>Listing Courtesy of Right Way Home Real Estate, LLC</i></p>								
<div>  Active: 6/17/2019 MLS ID: 170208152 </div>								
435 Guernseytown Rd	Residential	2/2	1,408 sq ft	44,431	1948	6/17/2019	\$265,000	\$188
<p>You will love this renovated Cape tucked away on a nicely landscaped acre lot across from the Watertown Golf Course. Features include a beautiful kitchen with Stainless Steel appliances, Granite countertops, white Marble backsplash, center island, crown molding, and Hardwood floors. The Hardwood floors continue to the living room also with crown molding. Two newly renovated full bathrooms, the second floor bathroom has a Granite double sink vanity and a jetted tub. Both bedrooms have Hardwood floors. Washer and Dryer are located on the main floor. This house also boasts a newly partially finished walk-out basement with a full wet bar with Granite countertops, entertainment room, propane insert fireplace and a Porcelain tile floor with electric heat. To round out this lovely and comfortable house is a two-car garage, newer roof, security system, siding, mechanicals, electrical, windows, a new well water pump, central-air, propane gas heat, a front porch, backyard terrace and much more! This house is move-in ready! A MUST SEE!!.....24 Hr NOTICE REQUIRED.....Per Owner.</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								

New Listings: 50 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>New, Active: 7/30/2019</i> </div> <div> <i>MLS ID: 170221377</i> </div>								
632 Litchfield Rd	Residential	3/2	1,370 sq ft	61,419	1947	7/30/2019	\$209,900	\$153
<p>Cape Cod located on pristine 1.41 acres. Featuring hardwood floors throughout, first floor bedroom, living room with fireplace, dining room with built in. Two upper level oversized bedrooms with much storage. Enclosed porch, two car garage. Close to Watertown's quaint downtown area.....Major highways</p> <p><i>Listing Courtesy of Westbury Realty CT</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 2/22/2019</i> </div> <div> <i>MLS ID: 170166410</i> </div>								
104 Main St	2 Family Residential	4/3	2,450 sq ft	26,136	1890	2/22/2019	\$209,900	\$86
<p>Multi family home with so many possibilities. would make a great income property or charming spacious single family home. Located near historic district with 11 rooms, 2 detached garages, 2 kitchens, 3 full baths, hardwood floors, original tin ceiling in kitchen, fireplace, walk up attic and lots of storage. Roof and siding approx 10-15 years old. Bring this home back to its former glory with some TLC. Home is currently set up as a 2 family but is legal 3 family per town records</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/27/2019</i> </div> <div> <i>MLS ID: 170210914</i> </div>								
159 Sand Bank Rd	Residential	3/3	3,070 sq ft	313,196	2008	6/27/2019	\$540,000	\$176
<p>PICTURE PERFECT FIRE BRICK RED COLONIAL STANDING BOLD AND BRIGHT ON 7.19 PRIVATE ACRES! PLENTY OF OUTDOOR SPACE WITH ENDLESS POSSIBILITIES! COME ON IN and enjoy the warm and inviting atmosphere as you embrace the well lit open floor plan with plenty of windows and natural sunlight while entertaining your guests in the master family room with gleaming hardwood floors or close by in the custom eat in kitchen with "2" sinks that features a granite island and granite counter tops with porcelain tile floors. 7rms, 3 over sized bedrooms with tons of closet space. Pamper yourself in one of the 3 full bathrooms! This home has a surprise at every turn! 3 car attached garage and an additional (4th) garage underneath that can easily hold 3 additional cars or you can utilize this space for your mechanical work area. The attic also has a master room and a storage area! Upstairs unfinished floors are a blank canvas for the choice of the new owner. 2 fireplaces 1 wood, 1 gas. New variable heat pump, new well pump, new paved walkway and upper driveway area, new install for the chandelier, fiberglass windows and much much more. This home is full of many unique details that you must see! Ideal For Contractors! Very private, secluded and tucked in in a desirable area in Watertown.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 5/21/2019</i> </div> <div> <i>MLS ID: 170197031</i> </div>								
383 Davis St	3 Family	2/1	2,288 sq ft	10,890	1900	5/21/2019	\$245,900	\$107
<p>3 family house in good condition, ready for rent on all units or owner occupied, currently all units used by owner. Since they own the property updates are done in different areas, like kitchen on 1st floor, window replacements, 2 new hot water heaters, roof is about 4 years old, baths updated. All units have 2 beds, 1 full bath, hookup washer and dryer, very convenient location, corner lot, nice backyard all fenced in; off the street parking (5 spots). Live in one apartment and rent the other two and pay no mortgage. Seller motivated, easy to show even with short notice, call today!!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								







Pending Listings: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div> </div> • Show as of 8/14/2019 MLS ID: 170222228								
319 Thomaston Rd, Unit 51	Condominium	2/3	1,224 sq ft	—	7/31/2019	\$149,900	8/14/2019	\$122
Two bedroom, 2 1/2 bath Townhouse in sought after complex. Close to Town. Wood burning fireplace, deck with retractable awning, city gas. Lower level desirable for finishing, no walkout but there are windows. Affordable unit with lots of potential. <i>Listing Courtesy of West View Properties, LLC</i>								
<div> </div> • Deposit as of 8/13/2019 MLS ID: 170221709								
411 Cherry Ave	Residential	3/2	1,447 sq ft	24,393	8/1/2019	\$189,900	8/13/2019	\$131
Great opportunity with this recently updated and move in ready 3bed 2bath home. New kitchen with granite counters and stainless steel appliances. Vaulted ceilings, hardwood floors and fireplace. Plenty of natural light throughout. Quite and private backyard. Don't let this one pass you by! Sold As-Is. <i>Listing Courtesy of Statewide Premier Prop. LLC</i>								
<div> </div> • Show as of 8/12/2019 MLS ID: 170216868								
29 Bessie St	Residential	3/2	1,651 sq ft	14,810	7/23/2019	\$189,900	8/12/2019	\$115
You'll love this charming colonial with curb appeal, located in a quiet Oakville neighborhood. This well-built home features a beautifully updated kitchen with attractive maple cabinetry, granite countertops, stainless steel appliances and a vaulted ceiling open to the dining room and living room with a sliding door leading to the outside 2 level deck. The Master bedroom with a walk-in closet and a half bath/laundry is on the main level along with a full bath. Upstairs has an additional 2 bedrooms. A bedroom and full bath on the main level creates the opportunity for one level living. A mud room with access to the backyard separates the kitchen from the oversized two-car garage with new overhead doors and openers. New oil fueled forced hot air furnace replaced November 2018 and Bock water heater replaced approx. 10 years ago. The .34 acres lot is private with an inviting backyard, great for lots of outdoor entertaining and plenty of room for a garden. The arborvitaes along the side and back of the property line provide full privacy. There is also a very spacious shed for all your garden tools or toys! Extra wide paved driveway bordered by a solid granite retaining wall from the road to the walkway provides ample parking space and is ready to welcome you. Close to schools and numerous shopping & dining options. A Must See! <i>Listing Courtesy of Showcase Realty, Inc.</i>								


Pending Listings: 50 (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 8/12/2019 MLS ID: 170203869								
98 Lilac Ave	Residential	3/1	1,265 sq ft	11,325	6/7/2019	\$179,900	8/12/2019	\$142
Newly remodeled home featuring stunning kitchen with stainless appliances, granite counter tops! Large front to back living room Three nice sized bedrooms upstairs. Large deck overlooking a beautiful yard! Call listing agent for details. <i>Listing Courtesy of Classic Real Estate LLC</i>								
 PENDING • Deposit as of 8/11/2019 MLS ID: 170221772								
49 Stonehenge Pl	Residential	4/3	2,360 sq ft	36,154	7/31/2019	\$299,900	8/11/2019	\$127
Don't miss the opportunity to own this beautiful, well maintained, oversized Raised Ranch! 49 Stonehenge is located in the Taft neighborhood on the end of a cul-de-sac. This home offers 4bed rooms and 3full baths. The master shower was just replaced and updated. Once inside you will be amazed by the spacious open floor plan. The updated kitchen offers a large island with seating for four, stainless steel appliances and granite counter tops. The gas fire place is surrounded by stone with a granite hearth. Once outside, you have access to a large deck, lower patio and fire pit area. There is plenty of flat backyard space and storage. The home comes freshly painted, gorgeously landscaped and with a generator! Schedule your showing today! <i>Listing Courtesy of Better Living Realty, LLC</i>								
 PENDING • Show as of 8/9/2019 MLS ID: 170200508								
93 Cannon Ridge Dr	Condominium	2/2	1,180 sq ft	—	5/30/2019	\$156,900	8/9/2019	\$133
PRICED REDUCED / OWNER MOTIVATED!! Affordably priced unit in Artillery Hill, Watertown CT. Small complex with pool and tennis court. Very comfortable 4 rm unit w 1 1/2 bath. 2 very generous bedrooms, a det garage w parking in front of garage for the extra car. This unit is bright and cheery, has a wood burning fireplace, private rear deck, nice lawn space and a wooded backdrop. The baths are nicely updated and the kitchen has a breakfast area overlooking the gardens outside. Easy commute location. unit has a heat pump to keep you comfy all year long. Condo came back on market because the buyer got cold feet. Great unit ready for you to move in!! <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
 PENDING • Show as of 8/8/2019 MLS ID: 170200885								
273 Charter Oak Dr	Residential	3/2	1,476 sq ft	32,670	6/1/2019	\$219,900	8/8/2019	\$149
Bring your ideas and make this your own! This 3 bedroom, 2 full bath, raised ranch has recently been freshly painted throughout. Brand new kitchen countertops and backsplash just installed June 2019. Hardwood floors on main level. Roof is newer. Baseboard oil heat. Full bath on main level with private access from the master bedroom. There is a second full bath in lower level off of the spacious family room. Family room has new carpet and new ceiling tiles. Both bathrooms have new vanities. New garage door. <i>Listing Courtesy of Coldwell Banker Res Brokerage</i>								
 PENDING • Show as of 8/4/2019 MLS ID: 170203388								
166 Ice House Rd, Unit 28	Condominium	2/2	2,016 sq ft	—	6/5/2019	\$330,000	8/4/2019	\$164
This sought-after free standing home in Reflections is only one of six in this 55+ community of 40 units. Minutes from Litchfield center and easy access to NYC. Great weekend get-away. You will enjoy sitting on the deck in the sun or use the awning for a shady place to read or relax. Many upgrades including spacious master bedroom with two walk-in closets, ceiling fan and master bath with stunning walk in shower. Laundry room on main floor. Oversize windows in living room provide an abundance of natural light. The fireplace is cozy for those chilly nights. Granite counters in the kitchen with additional oven nestled below even more cabinets and counter space. And the full basement provides add'l 2016 sq ft of storage space with lots of shelving, a workshop and gift-wrapping station! Freshly painted and meticulous...nothing to do but move in. A lovely home. <i>Listing Courtesy of Executive Real Estate Inc.</i>								

Pending Listings: 50 (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 8/8/2019 MLS ID: 170206881								
105 Winding Brook Farm Rd	Residential	4/3	3,360 sq ft	70,567	6/25/2019	\$439,000	8/8/2019	\$131
<p>Just when you thought a gorgeous colonial in a beautiful subdivision was not available in wonderful Watertown, it appears! New roof, new paint, new air condensers, new hot water heater! You can tell that these owners are meticulous. The four bedroom colonial has a cozy office on the first floor looking out of the expansive window to the professional landscaping. Hardwood floors and great interior colors adds to the charm. There are two attics one of which includes about 800 sqft for expansion with its separate staircase and public sewer. A stonewall surrounds the level backyard with plenty of privacy. The attached garage and walkout basement add to easy access all around. Located minutes to the Taft School, shopping, library, golf clubs, country clubs and minutes to major routes. Easy access to train to NYC for theater and museums. This home is easy to show and remember the neighborhood is beautiful!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
 PENDING • Show as of 8/7/2019 MLS ID: 170144882								
79 Deforest St	Residential	4/2	2,948 sq ft	18,730	11/17/2018	\$199,900	8/7/2019	\$68
<p>The ANER BRADLEY House, Silversmith, Circa 1778! Historical home in the Taft School area of Watertown. This Colonial Revival style was restored in 1946. Wide plank wood floors throughout, many built ins and beautiful moldings and History throughout! First floor boasts Formal dining room with built ins, Formal living room with fire place, Family room with fireplace and French doors leading to Library/Office. Second floor hosts the Master Bedroom with 8X8 dressing room/walk in closet. Three additional bedrooms on upper level, 8X4 Seasonal Closet, Nursery, and possible 4th bedroom. Front staircase has a gorgeous sitting area with decorative windows in front of house. Rear staircase leads to eat in kitchen which overlooks the generous rear yard. 2 car Detached garage. Walk to town, a few steps to busline and The Taft School only steps away! Call today to take a peek back in time!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 PENDING • Deposit as of 8/7/2019 MLS ID: 170212283								
156 Eaton St	Residential	3/2	1,253 sq ft	16,117	7/2/2019	\$209,900	8/7/2019	\$168
<p>Get ready to fall in love! Absolutely beautiful Cape Cod now awaits it's new owners. From the moment you pull up to this home you will see the pride of ownership displayed throughout the property. Some of the highlights include: 1) REMODELED BATHROOMS 2016, 2017 WITH RADIANT HEATING 2) UPDATED KITCHEN WITH ARMSTRONG ALLURE FLOORING 3) NEW WINDOWS 2014, 2016 4) NEW ENTRY & STORM DOORS 2018 5) NEW BLUE STONE ENTRY STEPS 2017 6) NEW "BARN YARD" GARAGE WITH ELECTRICITY AND GARAGE DOOR OPENER 2018 7) BRAND NEW 75 YEAR ROOF!! Other interior features include digital thermostats, pocket doors, gorgeous lighting, soft room colors, tons of natural sunlight and so much more. From the Sun Room step out to the rear deck which overlooks a beautiful and expansive backyard, complemented by professional landscaping with low voltage lighting. The front entry is stunning with its new blue stone steps and railings. The additional rear shed awaits your garden tools and lawn equipment. Don't wait long on this one, it is a rare find. Come fall in love.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
 PENDING • Deposit as of 6/12/2019 MLS ID: 170187897								
51 Bruce St	Residential	3/2	1,313 sq ft	25,700	4/25/2019	\$232,000	6/12/2019	\$177
<p>You will love this one level home that features a beautiful open floor plan with lots of natural light. The kitchen has newer Stainless Steel appliances, granite counters & an island w/plenty of cabinets. Great Living Room Dining Room combination w/Fireplace & sliders to newer deck overlooking private 1/2 acre lot. Master Bedroom w/full bath & walk in closet along with two additional bedrooms all situated on the main level.</p> <p><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								

Pending Listings: 50 (cont.)




 PENDING

• Deposit as of 8/6/2019 MLS ID: 170212671

55 Pleasantview St	Residential	4/1	1,656 sq ft	13,068	7/3/2019	\$199,900	8/6/2019	\$121
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First time on the market since 1984. Lovely 1940's Capecod with newer rear addition boasting an open floor plan . You will find wood flooring throughout the first floor, a family room filled with an abundance of windows and skylights allowing for tons of natural light & a pellet stove to keep the chill out in the winter, a tiled breakfast bar in the kitchen, and a bonus room with tiled floor, skylights, and a sliding glass door leading to the large deck. A formal living room with bookshelves and a wood burning fireplace, 2 bedrooms, and a full bath complete the first floor. Upstairs you will find 2 more bedrooms with newer paint and carpeting. The rear yard is flat - great for a playscape & is very private with mature hedges. There is also a large shed for storage. Sit on the front porch after work and enjoy the view - very quiet street. Don't miss this one! It's one of a kind. Agent related to owner.

Listing Courtesy of William Raveis Real Estate


 PENDING

• Show as of 8/5/2019 MLS ID: 170157019

35 Apple Hill Dr	Residential	3/4	3,993 sq ft	83,199	1/22/2019	\$399,900	8/5/2019	\$100
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Come to the country. This spacious 3 BR home sits on 1.91 level lot in cul de sac location. This stucco home designed with hip roof is unique and appealing to the buyer looking for that special home. This home offers a perfect flow for entertaining or large gatherings. Plenty of storage. CAIR, Wood floors, FP, 2 car attached garage plus one car under. Must see.

Listing Courtesy of West View Properties, LLC


 PENDING

• Deposit as of 8/5/2019 MLS ID: 170197434

15 Henry St	Residential	3/1	1,218 sq ft	7,405	5/21/2019	\$159,900	8/5/2019	\$131
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Starting out....slowing down? A little TLC with make this adorable 3 bdrm Cape a great place to call home. Main floor offers one bedroom. HW floors in living room, dining room and bdms. Enclosed sunporch in the back of the home. 2 car garage....needs new doors! Sold "asis"

Listing Courtesy of Showcase Realty, Inc.


 PENDING

• Show as of 8/5/2019 MLS ID: 170219218

5 Howland St	Residential	4/2	1,357 sq ft	16,117	7/23/2019	\$169,900	8/5/2019	\$125
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You have to come see this! 4 bedrooms 1.5 baths. Wood floors have all been refinished, brand new, high quality kitchen flooring installed, new kitchen back-splash, oversized mudroom. Entire interior repainted, rustic stone fireplace in living room, heated enclosed porch, central air (1st floor), combination hot air (1st floor) and electric heat (2nd floor), replacement windows. 1 car garage under. City water, city sewer. Storage shed in back yard, extra large lot. Walk to Sylvan Lake, fishing, swimming, playground and basketball.

Listing Courtesy of Dave Jones Realty, LLC


 PENDING

• Show as of 8/4/2019 MLS ID: 170219979

35 Wilder St	Residential	3/2	1,792 sq ft	15,246	7/24/2019	\$259,900	8/4/2019	\$145
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Pride of ownership is abundant in this immaculate 8 room, vinyl sided Colonial! Features include spacious living room to formal dining room, eat-in kitchen with Cherry cabinets, tile floor & all appliances, sunken family room with fireplace leads to 3 seasoned enclosed porch; 3 bedrooms, 1.5 baths and a 1 car detached garage, all on a beautiful .35 of an acre corner lot with city water & city sewer. Fire District.

Listing Courtesy of Fercodini Properties, Inc.

 PENDING





• Show as of 8/2/2019 MLS ID: 170205182

33 Linkfield Rd	Residential	3/2	1,467 sq ft	97,138	6/12/2019	\$249,900	8/2/2019	\$170
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Must see, Cozy Cape, with a contemporary feel, tucked away on 2.23 private acres, with seasonal views from the oversized, two-tiered wraparound deck meant for entertaining! Open floor concept, light and bright throughout, with knotty pine cathedral ceilings, exposed beams, hardwood floors, a wood burning stove, and a large eat-in kitchen with new stainless steel appliances. Three bedrooms on the second level, including the master bedroom with skylights and floor to ceiling windows, perfect for watching the sunrise. Basement is partially finished with rough plumbing and framing. Oversized two car garage, with a workbench. Donât miss this home! Conveniently located near charming boutiques, restaurants, local highways, Hawk Ridge Winery, and so much more!

Listing Courtesy of Drakeley Real Estate, Inc.






Pending Listings: 50 (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 8/1/2019 MLS ID: 170209043								
79 Northfield Rd	Residential	3/2	2,150 sq ft	23,958	6/22/2019	\$229,900	8/1/2019	\$107
<p>Welcome to this immaculate, well maintained, 3/4 bedroom ranch in a quiet, desirable neighborhood. This home features all new appliances, recently refinished custom cherry cabinets, crown molding and a working brick fireplace in the kitchen. It is freshly painted throughout and has a fully finished lower level with the possibility of converting one of the rooms to a fourth bedroom. The landscaping is spectacular yet easy to maintain. Enjoy the above ground pool or just relax on the wrap around deck. It's close to shopping, restaurants, recreation facilities and highways. We would love to show you this property and assist you in making it your own.</p> <p><i>Listing Courtesy of AT&T Realty</i></p>								
 PENDING • Deposit as of 8/1/2019 MLS ID: 170181303								
52 Pond View Dr	Residential	4/3	2,296 sq ft	15,246	4/8/2019	\$325,000	8/1/2019	\$142
<p>***Pool is open*** Welcome to 52 Pond View Drive in Watertown, a 4 bedroom colonial home with a heated pool located in one of Watertown's most desirable subdivisions. So close to town and all amenities, shopping and commuting roads. This is a turn key, move in ready home. Open concept eat in kitchen boasts lots of cabinetry, custom tile flooring, granite counters, stainless sink and appliances, wide open to the family room with gas fireplace and sliders to new composite deck with vinyl and metal railings overlooking the back yard. Absolutely perfect for entertaining. FR opens into formal dining room with crown molding and chair rail. Across the foyer is a private formal living room/parlor. Main level has wide baseboard trim and Windsor casing. Upstairs is home to a generously sized master bedroom w/ walk in closet and full bath. 2nd bedroom has been opened to the master to use a MBR Suite or nursery. 4th BR is over-sized and can be used as media / bonus room. Master bed, bath, family room, kitchen and deck wired for sound system. Hard wired security system. Entire home has just been painted inside every room and new carpeting in the bedrooms. Out back is a 2 years young heated pool with composite deck, aluminum (wrought iron looking) safety fence with safety gate. Pool heater connected to natural gas so you never have to fill a tank. Large, dry basement with walkout perfect for finishing. Central air, city water/sewer. Listing agent/broker associates own home.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 PENDING • Show as of 7/31/2019 MLS ID: 170210371								
148 Franklin Ave	Residential	3/2	1,253 sq ft	13,939	7/1/2019	\$179,900	7/31/2019	\$144
<p>Well maintained cape style home nestled just steps away from Sylvan Lake. Entering through the front sitting room or the back porch, find this home features spacious first level rooms with good natural light and easy flow. The kitchen features a breakfast bar, gas range and ample dining area space. The first floor master bedroom is just off the kitchen and is the larger of the three bedrooms. Both bedrooms upstairs have hardwood floors and plenty of closet space. The detached two car garage is well insulated and holds a wood stove. The level yard offers vegetable garden, storage shed, fenced area for dogs and space for play and relaxation! Priced to sell and perfect for those looking to downsize with little maintenance (new roof and gutters in 2018) or for those just starting out!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
 PENDING • Show as of 7/30/2019 MLS ID: 170215418								
61 Collins St	Residential	5/2	1,683 sq ft	11,325	7/11/2019	\$159,900	7/30/2019	\$95
<p>Located just minutes from the town center and lovingly cared for by one family for decades, this home is perfect for a handy-man or someone looking for instant equity. Priced at \$95/sqft, the home itself is bright and open with 5 bedrooms two full bathrooms and beautiful hardwood floors. Recent updates include a new roof, fresh paint throughout and refinished floors. Both the bathrooms and kitchen need updating, but are large and laid out well. Bring your tool belt and imagination!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								






Pending Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING * Show as of 7/30/2019 MLS ID: 170184951								
180 Linkfield Rd	Residential	3/3	2,800 sq ft	30,056	7/5/2019	\$368,000	7/30/2019	\$131
<p>ONE OWNER CUSTOM BUILT HOME! Beautifully maintained home with in-ground pool and LARGE, PRIVATE backyard. Formal living area with new hardwood flooring with french doors leading heated sun room perfect for all 4 seasons. Formal dining room with wainscoting and LARGE family room with charming brick mantel with gas-burning fireplace, built-ins and crown molding throughout. Sliding glass door off this area leads out to deck overlooking PRIVATE backyard. Kitchen recently updated with granite counter tops, cherry cabinets with LOTS OF CABINET SPACE and built-in work desk with access to sun room. Central air throughout main level, condenser for 2nd level already installed. Master bedroom is highly desired with double walk-in closets, 2 vanities, and whirlpool tub with skylights above. 2 additional bedrooms and full bathroom with double sinks. 3 YEAR OLD ROOF, partially finished walk-out lower level with access to backyard amenities, and too much more to mention. WELCOME HOME!</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 PENDING * Deposit as of 7/30/2019 MLS ID: 170165945								
6 Park Ln	Residential	4/2	1,905 sq ft	10,890	2/21/2019	\$190,000	7/30/2019	\$100
<p>This expanded ranch on a corner lot in Oakville has so much to offer. Large eat in kitchen which opens to family room with a pellet stove to keep the family nice and warm, a formal living room with fireplace for a more cozy feel, 4 bedrooms and 2 full baths, the fourth bedroom can be used as a in-law it has its own entrance laundry is on the main level so no need to go up and downstairs at all. home as two driveways and one car garage along with a sun filled in ground heated pool. home may need a little updating but at this price and all these amenities it won't last long.. be lounging in your new pool by this summer. NOT A DRIVE BY !! home is worth taking a look inside you will be surprised by how spacious it is</p> <p><i>Listing Courtesy of D'Anico Agency</i></p>								
 PENDING * Deposit as of 7/30/2019 MLS ID: 170186390								
152 Platt Rd	Residential	3/4	2,989 sq ft	120,661	4/22/2019	\$549,900	7/30/2019	\$184
<p>The Moore House - circa 1780 has been painstakingly restored by owners, a local custom craftsman and a master gardener. The handsome kitchen, previously the dining room has been newly configured, a marriage of modern convenience and historic charm. Heated Vermont Slate floors, custom made natural cherry cabinets and soapstone counters all open to the blue stone patio. The appliances include sub zero fridge and gas 6 burner range. The current dining is perfect for spacious yet intimate dining with beamed ceilings, inviting fireplace and original wide board flooring. The office, once the birthing room still boasts wide board floors, exposed beams and built in cabinets. A first floor guest suite with wonderfully updated bath will delight you! A private stair case leads to a stunning master suite, a true retreat with all the modern conveniences. The "Oak Room" features a gas fireplace, a wet bar and unique oak paneling. The spacious living room with wide hearth fireplace has a second staircase that leads to a private guest suite and bath. A heated 42 x 34 foot barn offers parking, workshop and an office. The finished barn loft is the place for parties! With a wood stove, bar and plenty of room for a pool table this space has so many options. Additional outbuildings include an oversized garage with full loft, and a garden shed with garage. have been a A favorite of the Watertown House and Garden tour. City water and sewer available. Truly, nothing left to do but enjoy...</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
 PENDING * Deposit as of 7/30/2019 MLS ID: 170202155								
91 Windy Ridge Ln	Residential	4/3	3,402 sq ft	146,797	6/3/2019	\$489,900	7/30/2019	\$144
<p>Well under owner cost, this 2010 Colonial offers a beautiful open floor plan, distant views and a gorgeous backyard. Handsome millwork enhances the formal dining room and two story foyer. Expansive kitchen features large center island, built in wall ovens, granite counters, walk in pantry and loads of cabinets. Family room with vaulted ceiling, built in book cases and gas fireplace is a space perfect for friends to gather. Private first floor library or office makes working from home a pleasure. Second floor features a huge master suite with a 20x8 walk in closet and a spa like bath. Three additional bedrooms and a laundry room complete the second floor. Enjoy hardwood floors on the first and second floor. Large stamped concrete patio in backyard, great for outdoor entertaining and enjoying the views. Paved driveway, three car garage, huge basement ready for finishing. Perfect alternative to new construction. Excellent condition, fabulous floor plan!</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								






Pending Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Show as of 7/29/2019 MLS ID: 170179422								
49 Orient St	Residential	4/2	1,452 sq ft	38,332	4/2/2019	\$179,900	7/29/2019	\$124
Looking for a starter home or one level living with an additional bedroom and storage area on 2nd level? Look no further. You will be pleasantly surprised entering this cute Cape with fenced in yard. Enclosed porch greets you as you enter into the Living room. Master Bedroom with spacious full bath on main level. Kitchen opens up to Dining Room w/hardwood floor & large Family Room w/Fireplace and sliders to large deck. Additional full bath on main level too. Backyard has horseshoe pits and over 3/4 acre of land lightly treed with lots of privacy. Potential for lot to be subdivided for add'l building lot & room for a garage if that's on your wish list. CAIR is piped in per owner.								
Listing Courtesy of Coldwell Banker Realty 2000								
 PENDING • Deposit as of 7/26/2019 MLS ID: 170181167								
68 Ellen Kay Dr	Residential	2/1	1,120 sq ft	19,166	4/7/2019	\$209,000	7/26/2019	\$187
Drive into this quaint and quiet neighborhood and step right into the pride and workmanship the current owner invested into this home. Just minutes away from Crestbrook Golf Course, find this charming two bedroom, one bath, ranch style home. Beautifully updated from floor to ceiling. Your eyes are immediately drawn down to the new Pergo flooring, moving then to the freshly painted walls, and up to the gorgeous light fixtures. A wonderfully re-done kitchen with white subway tiled back splash, stainless steel appliances, lovely light gray countertops - with perfectly placed windows to provide views of your stone wall lined property. The back door off the kitchen takes you outside to the flat backyard and covered deck, which is perfect for entertaining! The dining room features a bright bow window and built-ins. Master bedroom boasts two closets with sliding doors. The second bedroom has custom shelving, along with an oversized closet. In between your bedrooms is a newly redone bathroom with new vanity and tile. Huge Pantry and Linen Closets are located in the hallway. Head downstairs to the basement for additional storage space and the one car garage. Other updates include: Roof, Vinyl Siding, Windows, and doors have all been replaced. Very desirable neighborhood!								
Listing Courtesy of William Raveis Real Estate								
 PENDING • Show as of 7/26/2019 MLS ID: 170193255								
195 Lake Rd	Residential	3/3	1,668 sq ft	80,150	5/9/2019	\$239,000	7/26/2019	\$143
Owner relocating !!!! Come see this lovely home located on a quiet cul de sac. NEW paint and NEW carpet throughout. Formal Living Room with propane burning stove. Dining Room with sliders to private deck, perfect for family barbecues and some R&R. Kitchen with skylight, 3 bedrooms, 2.5 bathrooms, lower level family room with fireplace. The dead end home road is perfect for a basketball hoop.... the fence in the front yard, the flower pots all give a warm "homey" feeling.....Seller is still upgrading home!!! Additional features, city utilities, two car garage and large private yard. Close to major highways, stores, schools, restaurants, etc.								
Listing Courtesy of Westbury Realty CT								
 PENDING • Deposit as of 6/24/2019 MLS ID: 170138207								
389 Riverside St	Residential	2/1	912 sq ft	13,939	10/23/2018	\$114,900	6/24/2019	\$126
All repairs requested from previous inspection have been completed . Flood insurance is required. Plenty of room for expansion in this Ranch style home that features Kitchen with newer vinyl floor and sliders to deck , 2 bedrooms with wood floors , Formal living room and Dining room with wood floors . Dining room was once a 3rd bedroom and can be switched back if needed . One full bath with newer vinyl floor . Main floor laundry . Lower level is partially finished and has walk out with sliders and a good sized storage area . Nice sized yard with an above ground pool that was replaced in 2016 and a 14 X 26 deck that will be great for entertaining . This home also has city water and sewer connected .								
Listing Courtesy of Ravenwood Real Estate, LLC								
 PENDING • Show as of 7/25/2019 MLS ID: 170218538								
15 Clermont St	Residential	3/2	1,304 sq ft	10,018	7/22/2019	\$229,900	7/25/2019	\$176
Move right in to this beautiful maintained home. Hardwood floors throughout the main living space. Large eat in kitchen with dining area and walk out to large deck. Welcome you to the recently installed above ground pool. Generous size bedrooms with closet organizers, ceiling fans. Master bedroom offers half bath and walk in closet. Lower level family room has a built in desk and seat. One car garage and storage shed too. Donât wait to too long this one is listed to sell.								
Listing Courtesy of Coldwell Banker Realty 2000								







Pending Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Foreclosure, Notice of Lis Pendens, Deposit as of 7/25/2019 MLS ID: 170210447								
795 Middlebury Rd	Residential	3/3	2,023 sq ft	111,949	6/26/2019	\$219,900	7/25/2019	\$109
WATERTOWN - BANK OWNED! A LOT OF HOUSE FOR THE MONEY....SPRAWLING 2023 S.F. RANCH WITH 2 CAR ATTACHED GARAGE. 10 ROOMS, 3 BEDROOMS AND 2.1 BATHS! DECK AND FIREPLACED LIVING ROOM. MAIN LEVEL FAMILY ROOM. SITUATED ON A GORGEOUS 2.57 ACRE LOT WSHED. NEEDS UPDATING AS REFLECTED IN LIST PRICE, BUT WELL WORTH IT! <i>Listing Courtesy of Advantage Realty Group, Inc.</i>								
 PENDING • Show as of 7/25/2019 MLS ID: 170215833								
195 Nova Scotia Hill Rd	Residential	3/3	1,798 sq ft	56,192	7/18/2019	\$325,000	7/25/2019	\$181
1798sqft Adorable Ranch with in-ground pool on 1.29 acre lot! Large Family Room with Cathedral ceiling, Fireplace, Skylights, and Hardwood floors. Eat-in-Kitchen with Stainless Steel appliances and Hardwood floors. Master Bedroom with Hardwood floors, Crown molding, Walkin Closet, and attached full bath with double sinks and tile surround shower. 2nd and 3rd Bedrooms with Hardwood floors. Unfinished lower level Walkout with potential for much more finished space! 2 car garage. Central Air. Pool has brand new liner. This home will not last! <i>Listing Courtesy of Showcase Realty, Inc.</i>								
 PENDING • Show as of 7/24/2019 MLS ID: 170217840								
156 Davis St	2 Family Residential	6/2	1,958 sq ft	5,662	7/19/2019	\$189,900	7/24/2019	\$97
Great 2 family investment! Multis are hard to find in the area, at such an affordable price! 1st floor has living room, 2 bedrooms, full bath and large eat-in kitchen with ceiling fan and plenty of cabinet space. 2nd unit has living room, spacious kitchen with pantry, and remodeled bath. 2 bedrooms on main floor (master with walkin closet), and 2 additional bedrooms in full walkup attic. Front and rear porches, new gas furnace and boiler, and central air on the 1st floor. 2 car detached garage with 1 elec. opener, shed, and nice level corner lot with off-street parking. Don't miss out on this one! <i>Listing Courtesy of West View Properties, LLC</i>								
 PENDING • Show as of 7/24/2019 MLS ID: 170172468								
82 Manila St	Residential	3/1	1,644 sq ft	7,405	3/13/2019	\$159,900	7/24/2019	\$97
Priced to Sell! Come view and make an offer on this cozy corner lot home that is perfect for a first time homebuyer. New pergo flooring added throughout the second floor and in the spacious bedrooms. Enclosed heated porch entryway that is perfect for those breezy nights to unwind and relax on the hammock. Plenty of room in the large open newly painted living room with custom shelving and plenty of space for a dining room to entertain for the holidays. Updated kitchen with granite countertops that has a side entrance that leads to the newly painted deck area. Convenient first floor laundry that is tucked away in its own storage closet that is located in main bathroom which has updated features such as tile flooring, bathroom vanity, light fixtures. The master bedroom has a large walk in closet and built in cabinetry for extra storage. Your family during the hot summer days will keep cool with the central air and all of you will be able to enjoy your weekend gatherings with your relatives and friends on the private deck that is fenced and surrounded by a beautiful landscaped yard. Property to be conveyed in "AS IS" condition. <i>Listing Courtesy of Your Home Realty</i>								
 PENDING • Show as of 6/29/2019 MLS ID: 170200504								
169 Echo Lake Rd	3 Family	5/3	1,850 sq ft	42,253	5/29/2019	\$189,000	6/29/2019	\$102
GREAT INVESTMENT OPPORTUNITY!! CAPRATE potential 13.5%. The Hard work has been done for you, just buy it and enjoy the cash flow. This is a recently updated 3 family home conveniently located within a few blocks of downtown. Plenty of private off-street parking for all units. There are (2) 2 Bedroom units in a desirable up-down style and (1) 1 Bedroom unit in the lower level with plenty of light, newer windows and added insulation. Vinyl Siding, newer roof, some newer windows and R30 insulation in attic make this a easy investment and efficient apartment. The units are all move in ready condition. Buy the home, live in one unit and have positive cash flow potential. <i>Listing Courtesy of Realty ONE Group Connect</i>								




Pending Listings: 50 (cont.)

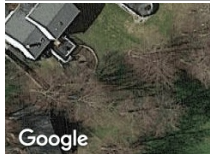
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Deposit as of 7/23/2019 MLS ID: 170216473								
159 Riverside St	Residential	3/1	1,448 sq ft	23,958	7/15/2019	\$68,000	7/23/2019	\$47
This home is a Fixer Upper and will only go Cash or FHA 203K. No Utilities will be turned on and Purchase "As-Is". This is a 3 bedroom home with Shopping and Schools near by and a Private backyard and an oversized Garage.. Seller is Secretary of Veterans Affairs (contracts in dark black ink only and VA contract on the MLS (Sample Contract) and Proof of funds nothing else is needed to submit a contact) Property was built prior to 1978 and lead-based paint could exist. This property may qualify for Seller Financing (Vendee). Disclosures (Flood Zone C).								
Listing Courtesy of Buyer's Advantage Realty LLC								
 PENDING • Show as of 7/22/2019 MLS ID: 170197637								
189 Williamson Cir	Residential	3/1	1,008 sq ft	12,632	5/21/2019	\$204,000	7/22/2019	\$202
Move right into this immaculate 3 bedroom Ranch w/ fully finished lower level. Central Air, HW floors, fully applianced kitchen, garage, patio, and beautiful yard with shed. Square Footage does not include finished LL. Seller Motivated and Some furniture negotiable for purchase.								
Listing Courtesy of Showcase Realty, Inc.								
 PENDING • Deposit as of 7/20/2019 MLS ID: 170211167								
245 Cherry Ave, Unit G18	Condominium	2/2	1,296 sq ft	—	7/3/2019	\$134,900	7/20/2019	\$104
Welcome to Highgate!! Come See This Nice Spacious Townhouse End -Unit !! Just under 1,300 Sq/ft. Living Room and Dining Area with Hardwood Floors. Recently Remodeled Kitchen, All Good Size Rooms and Bedrooms also Have Hardwood Floors! Large Deck Off Living Room, Extra Large Walk-Out Basement For Tons Of Storage. Heat and Hot Water Included In Condo Fees. No Other Units In Watertown Available In This Price Range!! Nothing To Do But Move In!!								
Listing Courtesy of Showcase Realty, Inc.								
 PENDING • Show as of 7/11/2019 MLS ID: 170210611								
116 Farmdale Rd	Residential	3/2	1,248 sq ft	60,548	6/24/2019	\$249,900	7/11/2019	\$200
Location!!! Brand new septic system being installed, also has brand new hot water heater and roof. Awesome 8 Room Raised Ranch in a beautiful area of Watertown. This home is situated on 1.39 acres, set back from the road with a lightly treed large front yard, lots of cleared yard in the rear plus lightly treed backyard beyond that as well. From the front door you enter into a large living room with Wood burning stove and big picture window that allows beautiful natural sunlight. The very open floor plan leads right into the formal dining room, which has sliders leading to nicely sized deck that overlooks the serene backyard. Next is the updated kitchen with double sink and tiled floor. There are 3 generously sized bedrooms, and the master has a half bathroom. The full bathroom completes the upper level. The lower level has 2 finished rooms, the larger room can be utilized as a family room and boasts a brick fireplace, plus there's an additional room that can be used as a 4th bedroom or office. The laundry room also houses the mechanicals. There is a spacious 2 car garage as well. Just installed a brand new Roof! This home also offers central air, private well, and septic, so no water/sewer charges either! This is a nice home, on a nice lot, in a nice area, come take a look!								
Listing Courtesy of Showcase Realty, Inc.								
 PENDING • Show as of 7/18/2019 MLS ID: 170205899								
78 Claxton Ave	Residential	4/2	1,558 sq ft	14,810	6/14/2019	\$289,900	7/18/2019	\$186
Great Location Nothing to do Here but Move In Everything has been Updated in this Charming Cape Style Home, Features Include Large Eat In Kitchen with wonderful Natural Lighting, Tile and Hardwood flooring, Granite, Stainless Steel Appliances and a Slider that leads to a 20 x 13 Deck Overlooking Level lightly treed Backyard, Living Room also has Hardwood Flooring and one of two Wood burning Fireplaces, The Main Level also has 2 Bed Rooms and a Full Bath so this Home can also be used as a Ranch if Needed, The second Floor has 2 Bed Rooms and a Brand New Half Bath, The full Basement has high ceilings and a Fireplace it can be finished into additional living space, Over-sized 2 Car Detached Garage with Loft for additional storage, Garden Shed for all your outdoor tools, Easy To Show call Today!!!!								
Listing Courtesy of West View Properties, LLC								

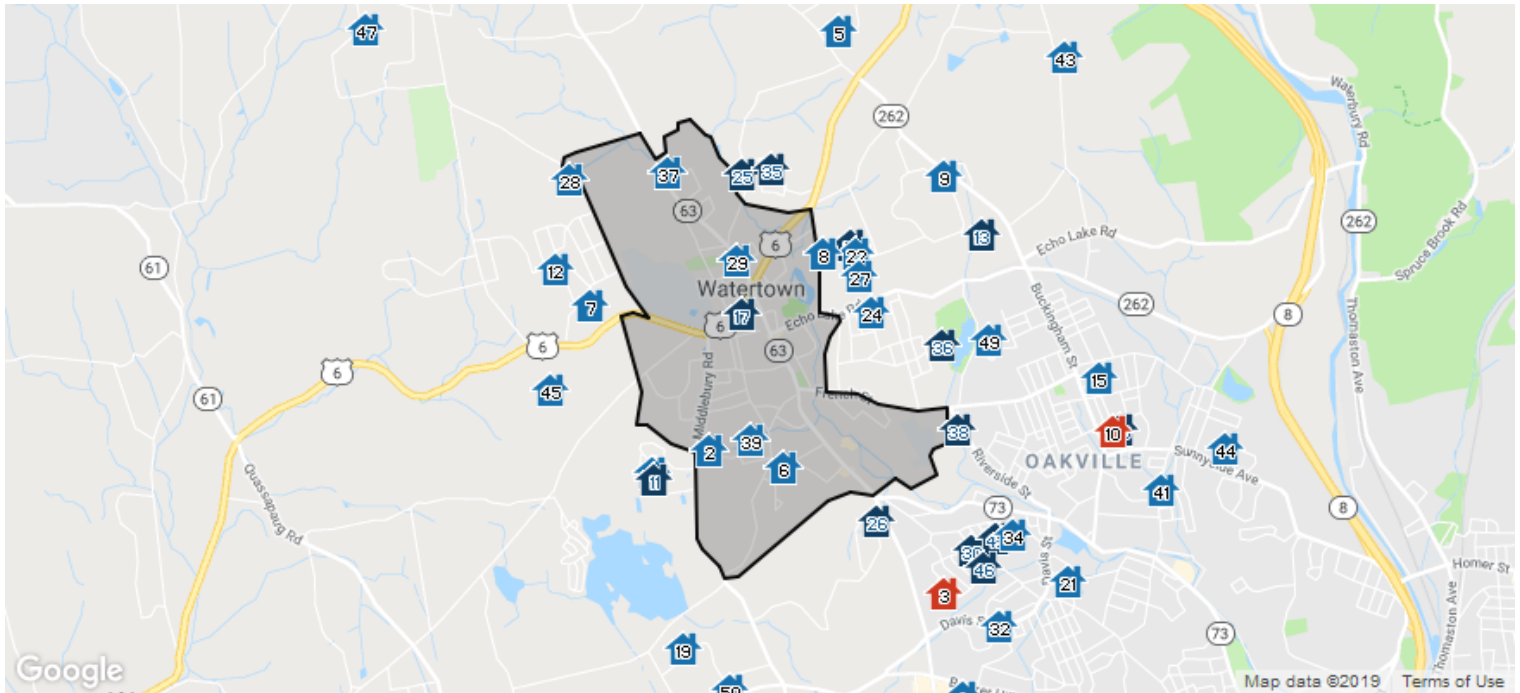
Pending Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div>  PENDING </div> * Deposit as of 7/18/2019 MLS ID: 170189782								
153 Wheeler Farm Rd	Residential	4/4	3,520 sq ft	92,782	4/30/2019	\$427,000	7/18/2019	\$121
Pride of Ownership abounds in this 3500+ square foot colonial nestled on picturesque lot with incredible views! Main level features eating space kitchen with center island, granite counter tops and sliding glass doors to 24 x 20 composite deck, open flow to family room appointed with fireplace and recessed lighting, formal dining room with crown moldings, office with French doors, powder room with laundry, hardwood flooring and 9' ceiling heights thru out! Upper level offers master bedroom with full bath including soaking tub and walk in closet with custom shelving. Two additional bedrooms, full guest bath and balcony overlooking the two story foyer complete this level. This home also boasts 28 x 27 game room with half bath and 20' exercise room! Additional amenities include full covered front porch, 2 car garage, built in shed, central air conditioning, vinyl siding and thermopane windows. This beautiful home is tucked away in lovely subdivision walking distance to the acclaimed Hawks Winery and minutes to shopping, restaurants, and parks!								
Listing Courtesy of Coldwell Banker Residential Brokerage								
<div>  PENDING </div> * Deposit as of 7/16/2019 MLS ID: 170207986								
24 Bushnell Ave	Residential	2/2	1,284 sq ft	14,810	6/6/2019	\$59,900	7/16/2019	\$47
Yes this is the correct Price!! This is a fix and flip that needs work! Being Sold As Is Where Is								
Listing Courtesy of William Raveis Real Estate								
<div>  PENDING </div> * Show as of 7/16/2019 MLS ID: 170166594								
3 Chestnut Ave	Condominium	3/3	1,420 sq ft	—	2/23/2019	\$224,900	7/16/2019	\$158
New Construction town house located in desirable neighborhood. Three units in the complex. Quality built with time to choose your colors and options. Spacious EIK with complete stainless steel appliance package opens to family room with Fireplace and slider to patio. 3 spacious bedrooms including MBR with walk in closet and full bath. Washer and dryer hook ups on second floor. CAIR, City utilities, Covered front porch, one car garage and low maintenance fees.								
Listing Courtesy of West View Properties, LLC								
<div>  PENDING </div> * Deposit as of 7/15/2019 MLS ID: 170158755								
89 Deer Run Rd	Residential	4/4	3,188 sq ft	80,150	1/27/2019	\$299,900	7/15/2019	\$94
MOTIVATED SELLER. PLEASE BRING AN OFFER. You can be swimming in your in-ground pool this summer. And entertaining family and friends on the private patio! This home features 2 fireplaces, huge closets and lots of storage. There are 2 walk ins in the master alone!! 2 attics and partially finished basement. So much house for the money! Spacious rooms with great layout! First floor great room features built ins, wet bar and FP, private office with built in book cases. Hardwood floors throughout, French Doors, Crown molding, CAIR, 9' Ceilings on first floor. Attic fan and central vac as well!!! Newer roof. Patio and wrought-iron fenced 40x20 heated in-ground pool with new liner awaits you! This 4 bedroom home offers privacy in a tranquil setting in Deer Run subdivision								
Listing Courtesy of West View Properties, LLC								
<div>  PENDING </div> * Show as of 7/15/2019 MLS ID: 170173843								
388 Falls Ave	Residential	3/2	1,200 sq ft	10,454	3/18/2019	\$89,900	7/15/2019	\$75
Tons of Potential for an Investor. 3 Bedroom 1 and a half bath colonial with natural gas heat and hot water. 2 car detached garage and outbuilding. Two separate driveways. Longer driveway with 2 car garage at the bottom of Howland. Shorter driveway to house and 1 car attached garage further up Howland.								
Listing Courtesy of Showcase Realty, Inc.								
<div>  PENDING </div> * Show as of 7/14/2019 MLS ID: 170173383								
100 Mc Donnell Rd	Residential	2/2	1,299 sq ft	26,136	3/16/2019	\$199,900	7/14/2019	\$154
Beautiful updated ranch with granite counters in the kitchen and bathrooms, hardwood floors, stainless steel appliances, cast iron baseboards and solid wood doors through this home. This home has been upgraded with quality craftsmanship. The property offers a level private fenced in yard perfect for children and pets, walk out basement with plenty of storage so much potential for this space. This home is turn key ready to move in!!!								
Listing Courtesy of West View Properties, LLC								

Pending Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 Show as of 7/14/2019 MLS ID: 170213850								
5 Ripley St	Residential	3/2	1,516 sq ft	5,662	7/8/2019	\$174,900	7/14/2019	\$115
<p>MULTIPLE OFFER SITUATION - HIGHEST AND BEST BY FRIDAY, JULY 12, 2019 AT 6 PM. This spacious 7 room Cape has a great floor plan. Main level consists of huge living room, dining room, large eat in kitchen, den, and full bath, while the upper level boasts 3 large bedrooms and another full bath. The home also has gas heat, central air, a newer roof, and built ins! This is a corner lot, level, tree lined for privacy and it includes a separate lot, .14 of an acre, separately taxed at \$86.29/per year. This house is in good condition, just needs updating!!!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 Show as of 7/12/2019 MLS ID: 170213320								
1020 Guernseytown Rd	Residential	3/2	1,648 sq ft	30,056	7/12/2019	\$309,000	7/12/2019	\$188
<p>THE ONE YOU'VE BEEN WAITING FOR! One level living at it's finest. FULLY UPDATED with the high-end finishes throughout. Enter into this STUNNING open concept kitchen and living room combo with high ceilings and loads of natural light pouring in. A chefs DREAM KITCHEN with MASSIVE center island to eat at and entertain. Custom cabinets, glass tile backsplash, granite counter-tops and recessed lighting make this space the highlight of the home. An attractive dining area off the kitchen offers an ideal separation of space. Kick your feet up in front of the wood-burning fireplace with grand mantle. Hardwood flooring throughout the entire main level. Main level bathroom with separate laundry room area. 3 spacious bedrooms, one of which with half bathroom and all with lots of closet space. Off the garage is a spacious office/pool house area with french doors leading to the backyard. Vacation at home with an above ground pool with private deck and another large deck off the rear of the home on this large, private lot. TRULY A FOREVER HOME!</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 Show as of 7/12/2019 MLS ID: 170211561								
90 Charles St	Residential	4/3	2,100 sq ft	24,393	7/1/2019	\$319,900	7/12/2019	\$152
<p>Meticulous inside and out! This 4 BR colonial sits on level half acre lot with city utilities. Step inside and you will fall in love. So many updates and unique features throughout this 2100 sq ft home. Formal living room and dining room connect through french doors and boast wood floors, crown molding and custom trim work. The eat in country kitchen is the central focal point of this home offering white cabinetry, granite counters, tiled backsplash and cleverly designed coffered ceiling with tin inserts. Step down into the first floor great room with vaulted ceilings with skylights, wood stove, wood floors and french doors to large back deck overlooking professionally landscaped yard, lush lawn, vibrant flowers and a fire pit/ patio area for those fun outdoor nights. Four spacious bedrooms including a master with full bath. City utilities, Central AC and two car attached garage. Hurry, this home will not last!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								





Price Changes: 50



1 **FOR SALE** • New, Active: 7/19/2019 MLS ID: 170217401

33 Birch Meadow Dr Residential 4/2 1,872 sq ft 7/19/2019 \$250,000 \$247,000 8/14/2019 -1.2%

Enjoy this wonderfully updated home in a great neighborhood location. This 4 bed/1.5 bath home is bright, immaculate, freshly painted with many updates: Kitchen completely remodeled 2018 with Stainless Steel Appliances, flooring throughout is new Bolivian Rosewood Hardwood, doors, lighting, hardware are updated. The spacious lower level is newly refinished offering an additional 600+sf with several areas spread out- family room, bedroom, exercise room & laundry room Outside has new siding & newer windows giving the home a modern, trendy appeal. The rear yard is level with deck to entertain and enjoy playing. Conveniently located near highways & Rt 8, easy commuting, affordable living!

Listing Courtesy of Keller Williams Realty Ptnrs.

2 **FOR SALE** • New, Active: 7/18/2019 MLS ID: 170217608

51 Deerfield Ln Residential 3/2 1,514 sq ft 7/18/2019 \$279,900 \$274,900 8/9/2019 -1.79%

Well loved, one owner R/R in Taft school location. Bright and cheery home with many customizations. Featuring updated kitchen, baths, hardwood floors, new vinyl siding in 2013. Decking has azex decking and trek railings installed in 2016. Updated trim 3in light stained, and 6 panel hardwood doors. Home shows as a 2 Br home with large MBR, with added bay window. Home is zoned and permitted at a 3 BR, owners took down wall, closets and doors remain to revert back to 3 br's. Gorgeous level lot, private with shade. Family rm fully finished with beautiful custom bookshelves, desk and more, with sliders to patio. Upstairs there is a slider out of the DR to the updated deck. A delight to see, and a dream to own, great for entertaining.

Listing Courtesy of The Greene Realty Group






8 **FOR SALE** • Preforeclosure, Notice of Lis Pendens, Active: 6/25/2019 MLS ID: 170210224

55 Sills Dr Residential 3/2 1,248 sq ft 6/25/2019 \$199,900 \$205,000 7/26/2019 2.55%

Adorable ranch style home, with large country eat in kitchen/sliders to deck for some summer fun.... oversized living room with bay window, large master bedroom. two car garage, oil heat, city utilities. Close to schools, stores, etc. subject to third party approval.

Listing Courtesy of Westbury Realty CT











Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> <i>Active: 5/8/2019</i> <i>MLS ID: 170192169</i> </div>								
125 Cannon Ridge Dr	Condominium	3/2	1,533 sq ft	5/8/2019	\$219,900	\$209,900	8/13/2019	-4.55%
<p>Absolute gorgeous condo. Completely remodeled with top of the line materials. Eat in kitchen features granite countertops, slate appliances, farm sink, and tile. Property also features beautiful stained hardwood in living room and bedrooms, stone fireplace, remodeled bathrooms with tiled floors and walls, and central air. Amenities include in ground pool and tennis court!!! This one will not last!!!</p> <p><i>Listing Courtesy of Better Living Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 5/8/2019</i> <i>MLS ID: 170190414</i> </div>								
43 Highmeadow Rd	Residential	4/3	2,852 sq ft	5/8/2019	\$414,900	\$399,900	6/26/2019	-3.62%
<p>Exceptional updated Tudor Colonial in a quiet and desirable Watertown subdivision, beautifully situated on a nicely landscaped, and level 1.57 acre lot. Enter into the elegant two story foyer with chandelier, leading into the formal living and dining rooms with hardwood floors and large windows for plenty of natural lighting. The modern kitchen features granite counter tops, tile backsplash, stainless steel appliances, double ovens, and lighted built in hutch. There is a center island with seating, and an eat in space with sliders to the large deck. The kitchen is open to the huge family room with hardwood floors, and custom built-in bookcases surrounding a grand, brick fireplace. This level also boasts a half bath, with a separate laundry room and garage access. The second level has a Master Bedroom Suite with a full bath, granite counter tops, and a walk in closet, while three other bedrooms share an additional full, updated bathroom with double vanities. There is a loft overlooking the second level that can be an ideal office or bonus space. The full basement can also be finished as a rec room or additional living space, and the backyard private, level lot with approximately 20' X 30' deck is perfect for entertaining and/or gardening. This spacious and superb home is move in ready, don't wait!</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>New, Active: 8/3/2019</i> <i>MLS ID: 170221264</i> </div>								
225 Belden St	Residential	3/2	1,456 sq ft	8/3/2019	\$215,000	\$199,900	8/12/2019	-7.02%
<p>Raised ranch in beautiful Watertown location. Home features 3 bedrooms, bath and a half, hardwood floors throughout, 3 season bonus room, huge covered back patio for all your entertaining needs! Double wide garage door replaced one year ago. Come visit your new home today!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 4/4/2019</i> <i>MLS ID: 170179867</i> </div>								
40 Kent Ter	Residential	3/3	2,100 sq ft	4/4/2019	\$308,000	\$289,900	6/10/2019	-5.88%
<p>Well maintained home with many updates and features. Newer windows and roof. Hardwood floors throughout living and bedroom areas, vinyl in kitchen and tile throughout the finished lower level. Composite deck with little to no maintenance, enclosed porch on deck, Sunsetter awning for open deck area. Central Air and a whole house propane generator. Two large storage sheds in addition to 2 car garage. Gas log fireplace warms the lower level family room. Located in a desirable neighborhood at the end of a cul-de-sac. "COME AND TAKE A LOOK"</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/8/2019</i> <i>MLS ID: 170204623</i> </div>								
135 Porter St	Residential	3/2	1,706 sq ft	6/8/2019	\$255,000	\$245,000	7/19/2019	-3.92%
<p>Space abounds this well kept 7 room split level home within walking distance to town. Main level eat-in kitchen and living will help make entertaining effortless. Kitchen sliders lead you an enjoyable large deck and patio area. Only a few stairs to the upper level brings you to a dining or sitting area and a full bath. Down a short hallway you'll find 2 generous size bedrooms. Completing the upper level is a massive master bedroom with plenty of closet space and natural light. Headed down to the lower level is a laundry room with half bath. To finish the space there is an additional sitting area currently being used as a game/rec room. Off of the sitting area you'll find the basement with workbench! Saving the best for last is the 3 car heated garage(s), 200 AMP electrical, and newer mechanical's! This very spacious turn-key, loved home is waiting for it's new owners!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								













Google






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   FOR SALE </div> <div> * Active: 4/18/2019 MLS ID: 170182264 </div>								
12 Vista Dr	Residential	3/3	2,232 sq ft	4/18/2019	\$314,900	\$299,900	6/20/2019	-4.76%
<p>"Mount Fair Farm"-A Distinguished Subdivision-Over 2,200 Sq/Ft. Come See This Beautiful Colonial Spread Out on a Super Level Landscaped Corner Lot .53 acre. All spacious Rooms Thru-out Both Levels! Large Formal Living Room with Wood stove, Eat-In Kitchen w/Stainless Steel Appliances with SGD'S that Lead Out to a Large Deck for Entertaining. Formal Dining Room w/Hardwood Floors. Large Room with C.T. Flooring off an Over-sized 2 Car Garage that would be perfect for an Office/Den/Crafts/Entertainment Room. 2nd Floor with 2 Full Baths one with a Large Jacuzzi Tub and Separate Shower. Efficient Gas Heat and Cent.A/C. Tons of Storage in the Attic above main house and Garage!! This Home Is a Pleasure to Show and Is In move-In Condition!! City Water and Sewer. Super Close To All Highways, Restaurants, Shopping and Banking!!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   FOR SALE </div> <div> * Foreclosure, Notice of Lis Pendens, Active: 6/11/2019 MLS ID: 170205354 </div>								
27 Stanley Ave	Residential	2/2	1,824 sq ft	6/11/2019	\$99,900	\$89,900	8/10/2019	-10.01%
<p>spacious single family with vinyl siding, replaced roof, formal dining room and full basement. 2 possible driveway areas for easy access. two full baths, one on each floor create lots of possibilities!</p> <p><i>Listing Courtesy of Perrella Realty</i></p>								
<div>   PENDING </div> <div> * Show as of 8/9/2019 MLS ID: 170200508 </div>								
93 Cannon Ridge Dr	Condominium	2/2	1,180 sq ft	5/30/2019	\$162,500	\$156,900	7/29/2019	-3.45%
<p>PRICED REDUCED / OWNER MOTIVATED!! Affordably priced unit in Artillery Hill, Watertown CT. Small complex with pool and tennis court. Very comfortable 4 rm unit w 1 1/2 bath. 2 very generous bedrooms, a det garage w parking in front of garage for the extra car. This unit is bright and cheery, has a wood burning fireplace, private rear deck nice lawn space and a wooded backdrop. The baths are nicely updated and the kitchen has a breakfast area overlooking the gardens outside. Easy commute location. unit has a heat pump to keep you comfy all year long. Condo came back on market because the buyer got cold feet. Great unit ready for you to move in!!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   FOR SALE </div> <div> * Active: 5/17/2019 MLS ID: 170192257 </div>								
223 Neill Dr	Residential	4/5	3,692 sq ft	5/17/2019	\$399,900	\$389,900	8/9/2019	-2.5%
<p>BEST In Law Set Up around!!! This 3692 Square foot home with 3 car garage sits on a meticulous & professionally landscaped corner lot in desired neighborhood with city utilities. Main house features 8 rooms including 3 BRS, Eat In Kitchen with granite counters, tiled back splash, under cabinet lighting and newer stainless appliances, private Formal Living Room, banquet size Formal Dining Room, first floor Great Room with vaulted ceilings, built ins, Fireplace and Atrium door leading to gorgeous pool area. The sitting room and Florida room with Full bath and Hot Tub are perfect for those days that you just need a break. Main level 1BR In law with separate entry, large Eat in Kitchen with loads of cabinet/counter space, Living Room, full bath/laundry room, screened in porch and own Garage! The meticulous grounds will take your breath away! Beautiful decks, and patio with maintenance free vinyl fencing, in-ground pool surrounded by beautiful perennial gardens. This home has a full basement with dual 330 gallon oil tanks, 5 zone heating, Newer roof, and much more!! Don't miss this one.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>   PENDING </div> <div> * Show as of 8/4/2019 MLS ID: 170203388 </div>								
166 Ice House Rd, Unit 28	Condominium	2/2	2,016 sq ft	6/5/2019	\$349,900	\$330,000	7/9/2019	-5.69%
<p>This sought-after free standing home in Reflections is only one of six in this 55+ community of 40 units. Minutes from Litchfield center and easy access to NYC. Great weekend get-away. You will enjoy sitting on the deck in the sun or use the awning for a shady place to read or relax. Many upgrades including spacious master bedroom with two walk in closets, ceiling fan and master bath with stunning walk in shower. Laundry room on main floor. Oversize windows in living room provide an abundance of natural light. The fireplace is cozy for those chilly nights. Granite counters in the kitchen with additional oven nestled below even more cabinets and counter space. And the full basement provides add'l 2016 sq ft of storage space with lots of shelving, a workshop and gift-wrapping station! Freshly painted and meticulous...nothing to do but move in. A lovely home.</p> <p><i>Listing Courtesy of Executive Real Estate Inc.</i></p>								









Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   FOR SALE </div> <div> * Active: 3/11/2019 MLS ID: 170170501 </div>								
42 Killorin Rd	Residential	4/2	2,828 sq ft	3/11/2019	\$369,000	\$359,000	3/31/2019	-2.71%
This property is not to be missed! Welcome home to this 1800s farmhouse known as the Atwood-Gustafson House. A little piece of history right in Watertown, featuring modern updates while keeping its old-world charm. This 4-bedroom, 2 bath home has just under 3,000 square feet of living space and is situated on 2 acres of land. The home includes a remodeled gourmet kitchen boasting a large double-sided fireplace, original wood floors and a 2 car garage. Step outside and enjoy the outdoor fire pit, terrace, backyard basketball court and antique barn complete with electricity! The property is wonderfully located next to corn fields and the new Hawk Ridge Winery. Schedule your private showing today!								
Listing Courtesy of Century 21 AllPoints Rty								
<div>   FOR SALE </div> <div> * Active: 3/24/2019 MLS ID: 170175601 </div>								
50 Paxton St	Residential	3/3	1,632 sq ft	3/24/2019	\$299,900	\$295,000	5/8/2019	-1.63%
Immaculate California Ranch, located in the desirable and easily accessible section of Oakville. Main level features a family room with half bath, space for your own in-home gym and two car garage with garage door openers. 3 bedrooms located upstairs with master bath and walk in closet. BRAND NEW KITCHEN! Featuring granite counters, beautiful white cabinets, stainless steel appliances, new fixtures and sliders to the deck! Formal dining room with gleaming wood floors. The exterior provides a 17 x 8 refinished deck overlooking a manageable backyard. A great location with bright and airy flair are just an example of the charm of this home. Hurry this one won't last.								
Listing Courtesy of West View Properties, LLC								
<div>   FOR SALE </div> <div> * New, Active: 7/16/2019 MLS ID: 170214250 </div>								
165 Plungis Rd	Residential	3/3	1,492 sq ft	7/16/2019	\$259,900	\$249,900	7/25/2019	-3.85%
Picture yourself owning property where there's room to grow your own fresh vegetables, a yard where the kids can play outside safe from any oncoming traffic and an outdoor space to entertain family and friends. This country home with almost 2 acres, (1.88 acres) of land offers a spacious LR with HW floors and a pellet wood stove to keep toasty on winter nights. The LR is open to Kitchen with a separate dining space and a slider right out to the deck and pool. The outdoor space comes with a spacious deck, an automatic retractable awning and wood pergola perfect for entertaining. Kitchen is appointed with SS appliances and home has a newer roof and driveway. Country living at its finest.								
Listing Courtesy of Showcase Realty, Inc.								
<div>   PENDING </div> <div> * Show as of 8/7/2019 MLS ID: 170144882 </div>								
79 Deforest St	Residential	4/2	2,948 sq ft	11/17/2018	\$245,000	\$199,900	5/24/2019	-18.41%
The ANER BRADLEY House, Silversmith, Circa 1778! Historical home in the Taft School area of Watertown. This Colonial Revival style was restored in 1946. Wide plank wood floors throughout, many built ins and beautiful moldings and History throughout! First floor boasts Formal dining room with built ins, Formal living room with fire place, Family room with fireplace and French doors leading to Library/Office. Second floor hosts the Master Bedroom with 8X8 dressing room/walk in closet. Three additional bedrooms on upper level, 8X4 Seasonal Closet, Nursery, and possible 4th bedroom. Front staircase has a gorgeous sitting area with decorative windows in front of house. Rear staircase leads to eat in kitchen which overlooks the generous rear yard. 2 car Detached garage. Walk to town, a few steps to busline and The Taft School only steps away! Call today to take a peek back in time!								
Listing Courtesy of Showcase Realty, Inc.								
<div>   PENDING </div> <div> * Deposit as of 6/12/2019 MLS ID: 170187897 </div>								
51 Bruce St	Residential	3/2	1,313 sq ft	4/25/2019	\$229,900	\$232,000	5/15/2019	0.91%
You will love this one level home that features a beautiful open floor plan with lots of natural light. The kitchen has newer Stainless Steel appliances, granite counters & an island w/ plenty of cabinets. Great Living Room Dining Room combination w/ fireplace & sliders to newer deck overlooking private 1/2 acre lot. Master Bedroom w/ full bath & walk in closet along with two additional bedrooms all situated on the main level.								
Listing Courtesy of Coldwell Banker Realty 2000								











Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> * Active: 4/15/2019 MLS ID: 170183007 </div>								
240 Old Colony Rd	Residential	4/3	3,480 sq ft	4/15/2019	\$389,750	\$359,900	8/6/2019	-7.66%
<p>Owners Motivated!!!! Looking for the perfect in-law?? This well maintained 3000+ sq ft Brick Raised Ranch has it! The main level offers 3 bdms, LR, DR and kitchen. The kitchen has quartz countertops and new appliances just purchased this year! The MBR features a remodeled full bath and 2 closets. Each bdm has sliders. The main bathroom was recently remodeled with double sinks, a beautiful tile floor and tile shower. The In-Law offers a kitchen/LR combination with brand new cabinets and new countertops. It also has a refrigerator, stove and dishwasher. There is a bdm and a full bath. The family room in the lower level is carpeted! Lower level laundry room w/sink. There is plenty of storage in this home. Central air. New hot water heater. New driveway and roof. 2 car garage w/storage loft. This home is set on almost one acre of level land w/apple and pear trees, blackberries, raspberries and grapes! There are 2 sheds and a hot tub. 24 Hour Notice To Show!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  PENDING </div> <div> * Show as of 8/5/2019 MLS ID: 170157019 </div>								
35 Apple Hill Dr	Residential	3/4	3,993 sq ft	1/22/2019	\$439,900	\$399,900	6/29/2019	-9.09%
<p>Come to the country. This spacious 3 BR home sits on 1.91 level lot in cul de sac location. This stucco home designed with hip roof is unique and appealing to the buyer looking for that special home. This home offers a perfect flow for entertaining or large gatherings. Plenty of storage. CAIR, Wood floors, FP, 2 car attached garage plus one car under. Must see.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  FOR SALE </div> <div> * Active: 7/1/2019 MLS ID: 170212446 </div>								
70 Central Ave	Residential	3/1	828 sq ft	7/1/2019	\$155,000	\$150,000	8/5/2019	-3.23%
<p>Adorable ranch in quiet neighborhood, close to schools and bus line, good condo alternative, great potential for starting out or downsizing, hard wood floors, living room/dining area with vaulted ceiling, level corner lot, very clean, well cared for home.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  FOR SALE </div> <div> * Active: 6/14/2019 MLS ID: 170206775 </div>								
93 Northwest Dr	Residential	3/4	2,080 sq ft	6/14/2019	\$354,900	\$347,500	7/11/2019	-2.09%
<p>This meticulous 7 rooms, 3 bedroom Colonial is in move in condition. Large eat in kitchen, all appliances stay, Formal Dining room with hardwood floors and Formal Living room with fireplace. Family room on the main level. Large master bedroom with sitting area and private full bath. Laundry room on the upper level. Oil heat, city utilities, lovely parklike yard, with electricity ready for a pool..... oversized deck for your family barbecues, and a hot tub for some outdoor relaxation. Gorgeous home inside and out. Don't miss this one, close to town and major highways. Many more amenities.</p> <p><i>Listing Courtesy of Westbury Realty CT</i></p>								
<div>  FOR SALE </div> <div> * Active: 3/4/2019 MLS ID: 170168984 </div>								
443 Concord Dr	Residential	4/3	3,637 sq ft	3/4/2019	\$544,900	\$539,000	3/29/2019	-1.08%
<p>Meticulously Cared for Expanded Cape! This fabulous, must-see, custom home is meant for entertaining! A chef's dream kitchen with custom tile backsplash, granite countertops, custom 1" thick aco soft close door cabinets, and high-end appliances opens up to the first-floor family room, centered around the real masonry fireplace with a gas insert. Through the French doors, a luxurious, oversized Trex deck, with a jacuzzi, and ample space for outdoor entertainment with country views! The beautiful craftsmanship carries through the home to the office with coffered ceilings, and the formal dining room, both full of natural light from the front of the house, that brightens the foyer. The second floor offers a master bedroom, with a custom bathroom, with granite countertops, and a large walk-in closet; as well as three bedrooms, and a recently finished 540 Sq. Ft. bonus space over the garage, fit for whatever your needs may be; whether it be an additional bedroom, home-gym, or entertainment room. The three-car garage, is perfect for the car enthusiast, filled with cabinetry and countertops for storage of tools, etc. Large walkout basement with sliders, can be easily finished as an in-law apartment. Solar panels and equipment are purchased, electric bill is \$9 per month!! With hardwood and tile floors, quality moldings, and custom trim throughout, in a private, quiet neighborhood with quick access to shopping and main highways, this Litchfield County home will take your breath away!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  * New, Active: 7/17/2019 MLS ID: 170217064								
31 Jason Ave	Residential	3/1	1,506 sq ft	7/17/2019	\$185,000	\$165,000	8/1/2019	-10.81%
The backyard is completely outlined by trees providing complete privacy to the backyard with a 2-tier deck, partial fenced in yard and above-ground pool. A great space to host your next barbecue. Inside you will see a spacious LR and kitchen with SS appliances. Some TLC and updating is needed but the potential and opportunity to make this a cozy home for you and your family is there. Hardwood floors are hidden under the carpet and the lower-level remodeling effort has already begun with a FR and 4th bedroom. This home is a hidden gem to uncover with a little bit of "elbow grease" you can make this home your own. <i>Listing Courtesy of Showcase Realty, Inc.</i>								
  * Deposit as of 8/1/2019 MLS ID: 170209043								
79 Northfield Rd	Residential	3/2	2,150 sq ft	6/22/2019	\$239,900	\$229,900	7/5/2019	-4.17%
Welcome to this immaculate, well maintained, 3/4 bedroom ranch in a quiet, desirable neighborhood. This home features all new appliances, recently refinished custom cherry cabinets, crown molding and a working brick fireplace in the kitchen. It is freshly painted throughout and has a fully finished lower level with the possibility of converting one of the rooms to a fourth bedroom. The landscaping is spectacular yet easy to maintain. Enjoy the above ground pool or just relax on the wrap around deck. It's close to shopping, restaurants, recreation facilities and highways. We would love to show you this property and assist you in making it your own. <i>Listing Courtesy of AT&T Realty</i>								
  * Deposit as of 8/1/2019 MLS ID: 170181303								
52 Pond View Dr	Residential	4/3	2,296 sq ft	4/8/2019	\$350,000	\$325,000	5/31/2019	-7.14%
Pool is open Welcome to 52 Pond View Drive in Watertown, a 4 bedroom colonial home with a heated pool located in one of Watertown's most desirable subdivisions. So close to town and all amenities, shopping and commuting roads. This is a turn key, move in ready home. Open concept eat in kitchen boasts lots of cabinetry, custom tile flooring, granite counters, stainless sink and appliances, wide open to the family room with gas fireplace and sliders to new composite deck with vinyl and metal railings overlooking the back yard. Absolutely perfect for entertaining. FR opens into formal dining room with crown molding and chair rail. Across the foyer is a private formal living room/parlor. Main level has wide baseboard trim and Windsor casing. Upstairs is home to a generously sized master bedroom w/ walk in closet and full bath. 2nd bedroom has been opened to the master to use as a MBR Suite or nursery. 4th BR is over-sized and can be used as media / bonus room. Master bed, bath, family room, kitchen and deck wired for sound system. Hard wired security system. Entire home has just been painted inside every room and new carpeting in the bedrooms. Out back is a 2 years young heated pool with composite deck, aluminum (wrought iron looking) safety fence with safety gate. Pool heater connected to natural gas so you never have to fill a tank. Large, dry basement with walkout perfect for finishing. Central air, city water/sewer. Listing agent/broker associates own home. <i>Listing Courtesy of William Raveis Real Estate</i>								
  * Active: 4/25/2019 MLS ID: 170187593								
305 Beach Ave	Residential	4/2	2,438 sq ft	4/25/2019	\$309,900	\$269,000	7/31/2019	-13.2%
PRICE REDUCED - ONE GREAT BUY THIS HOME IS READY FOR YOUR DECORATING TOUCH. HARD TO FIND - 4 BEDROOM HOME CUSTOM SOLID BUILT - Brick Raised Ranch located privately at the end of a Cul-De-Sac on 2.34 Acres. Home features 2 full baths (one with a bidet), 2 fireplaces, and 2 Full Eat-In Kitchens (one on each level). All 4 Bedrooms have hardwood floors. Kitchen and Dining Room has tile floors. 2 Car Garage is on the Lower Level. Note: Lower Level finished square feet is approximate. Small Frog Pond and Large garden (think tomatoes by the hundreds) area in level backyard. Main level Eat-In Kitchen includes Oven/range, Refrigerator, and Dishwasher. Deck off this Kitchen and Dining Room. Lower Level Kitchen inc. Oven/range. Public water and sewer lines to property, assessment is paid for both. Owners looking for offers. Can close quickly. Owners may consider a short term lease w/ contract to purchase. Possible In-Law layout with Full Bath and Kitchens on each level. Last picture is the 'Wine Cellar' under the back deck. <i>Listing Courtesy of Re/Max Right Choice</i>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   * Active: 6/17/2019 MLS ID: 170208152 </div>								
435 Guernseytown Rd	Residential	2/2	1,408 sq ft	6/17/2019	\$285,000	\$265,000	7/30/2019	-7.02%
<p>You will love this renovated Cape tucked away on a nicely landscaped acre lot across from the Watertown Golf Course. Features include a beautiful kitchen with Stainless Steel appliances, Granite countertops, white Marble backsplash, center island, crown molding, and Hardwood floors. The Hardwood floors continue to the living room also with crown molding. Two newly renovated full bathrooms, the second floor bathroom has a Granite double sink vanity and a jetted tub. Both bedrooms have Hardwood floors. Washer and Dryer are located on the main floor. This house also boasts a newly partially finished walk-out basement with a full wet bar with Granite countertops, entertainment room, propane insert fireplace and a Porcelain tile floor with electric heat. To round out this lovely and comfortable house is a two-car garage, newer roof, security system, siding, mechanicals, electrical, windows, a new well water pump, central-air, propane gas heat, a front porch, backyard terrace and much more! This house is move-in ready! A MUST SEE!!.....24 Hr NOTICE REQUIRED.....Per Owner.</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								
<div>   * Active: 2/22/2019 MLS ID: 170166410 </div>								
104 Main St	2 Family Residential	4/3	2,450 sq ft	2/22/2019	\$239,900	\$209,900	7/30/2019	-12.51%
<p>Multi family home with so many possibilities. would make a great income property or charming spacious single family home. Located near historic district with 11 rooms, 2 detached garages, 2 kitchens, 3 full baths, hardwood floors, original tin ceiling in kitchen, fireplace, walk up attic and lots of storage. Roof and siding approx 10-15 years old. Bring this home back to its former glory with some TLC. Home is currently set up as a 2 family but is legal 3 family per town records.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>   * Deposit as of 7/30/2019 MLS ID: 170165945 </div>								
6 Park Ln	Residential	4/2	1,905 sq ft	2/21/2019	\$224,000	\$190,000	6/23/2019	-15.18%
<p>This expanded ranch on a corner lot in Oakville has so much to offer. Large eat in kitchen which opens to family room with a pellet stove to keep the family nice and warm, a formal living room with fireplace for a more cozy feel, 4 bedrooms and 2 full baths, the fourth bedroom can be used as a in-law it has its own entrance laundry is on the main level so no need to go up and downstairs at all. home as two driveways and one car garage along with a sun filled in ground heated pool. home may need a little updating but at this price and all these amenities it won't last long.. be lounging in your new pool by this summer. NOT A DRIVE BY !! home is worth taking a look inside you will be surprised by how spacious it is</p> <p><i>Listing Courtesy of D'Amico Agency</i></p>								
<div>   * Deposit as of 7/30/2019 MLS ID: 170202155 </div>								
91 Windy Ridge Ln	Residential	4/3	3,402 sq ft	6/3/2019	\$494,900	\$489,900	6/24/2019	-1.01%
<p>Well under owner cost, this 2010 Colonial offers a beautiful open floor plan, distant views and a gorgeous back yard. Handsome millwork enhances the formal dining room and two story foyer. Expansive kitchen features large center island, built in wall ovens, granite counters, walk in pantry and loads of cabinets. Family room with vaulted ceiling, built in book cases and gas fireplace is a space perfect for friends to gather. Private first floor library or office makes working from home a pleasure. Second floor features a huge master suite with a 20x8 walk in closet and a spa like bath. Three additional bedrooms and a laundry room complete the second floor. Enjoy hardwood floors on the first and second floor. Large stamped concrete patio in backyard, great for outdoor entertaining and enjoying the views. Paved driveway, three car garage, huge basement ready for finishing. Perfect alternative to new construction. Excellent condition, fabulous floor plan!</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
<div>   * Active: 5/21/2019 MLS ID: 170197031 </div>								
383 Davis St	3 Family	2/1	2,288 sq ft	5/21/2019	\$249,000	\$245,900	7/13/2019	-1.24%
<p>3 family house in good condition, ready for rent on all units or owner occupied, currently all units used by owner. Since they own the property updates are done in different areas, like kitchen on 1st floor, window replacements, 2 new hot water heaters, roof is about 4 years old, baths updated. All units have 2 beds, 1 full bath, hookup washer and dryer, very convenient location, corner lot, nice backyard all fenced in; off the street parking (5 spots). Live in one apartment and rent the other two and pay no mortgage. Seller motivated, easy to show even with short notice, call today!!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> <div> <i>Show as of 7/29/2019</i> </div> <div> <i>MLS ID: 170179422</i> </div>								
49 Orient St	Residential	4/2	1,452 sq ft	4/2/2019	\$189,900	\$179,900	7/15/2019	-5.27%
<p>Looking for a starter home or one level living with an additional bedroom and storage area on 2nd level? Look no further. You will be pleasantly surprised entering this cute Cape with fenced in yard. Enclosed porch greets you as you enter into the Living room. Master Bedroom with spacious full bath on main level. Kitchen opens up to Dining Room w/hardwood floor & large Family Room w/Fireplace and sliders to large deck. Additional full bath on main level too. Backyard has horseshoe pits and over 3/4 acre of land lightly treed with lots of privacy. Potential for lot to be subdivided for add'l building lot & room for a garage if that's on your wish list. CAIR is piped in per owner.</p> <p><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 7/7/2019</i> </div> <div> <i>MLS ID: 170214048</i> </div>								
39 Manila St	Residential	4/2	1,566 sq ft	7/7/2019	\$210,000	\$199,900	7/28/2019	-4.81%
<p>Lovely 4 bedroom colonial with two full baths, remodeled kitchen includes brand new stove. Two year old roof, updated electrical with additional outlets put throughout the home. new driveway, newly insulated home. Completely fenced in the back yard with shed.. New \$15,000 state of the art gas furnace and hot water heater. Washer/dryer are included which are located in kitchen. Fire rated sheetrock in garage. Gas fireplace/stove located in main bedroom. Additional room off bedroom can be used for computer or huge closet. Downstairs bedroom could also be used as a family room. This home is freshly painted with neutral colors. Floors are hardwood. Nothing to do but move your family in. Owner will respect all offers.</p> <p><i>Listing Courtesy of Ferraro Real Estate</i></p>								
<div>  PENDING </div> <div> <i>Deposit as of 7/26/2019</i> </div> <div> <i>MLS ID: 170181167</i> </div>								
68 Ellen Kay Dr	Residential	2/1	1,120 sq ft	4/7/2019	\$224,000	\$209,000	6/26/2019	-6.7%
<p>Drive into this quaint and quiet neighborhood and step right into the pride and workmanship the current owner invested into this home. Just minutes away from Crestbrook Golf Course, find this charming two bedroom, one bath, ranch style home. Beautifully updated from floor to ceiling. Your eyes are immediately drawn down to the new Pergo flooring, moving then to the freshly painted walls, and up to the gorgeous light fixtures. A wonderfully re-done kitchen with white subway tiled backsplash, stainless steel appliances, lovely light gray countertops - with perfectly placed windows to provide views of your stone wall lined property. The back door off the kitchen takes you outside to the flat backyard and covered deck, which is perfect for entertaining! The dining room features a bright bow window and built-ins. Master bedroom boasts two closets with sliding doors. The second bedroom has custom shelving, along with an oversized closet. In between your bedrooms is a newly redone bathroom with new vanity and tile. Huge Pantry and Linen Closets are located in the hallway. Head downstairs to the basement for additional storage space and the one car garage. Other updates include: Roof, Vinyl Siding, Windows, and doors have all been replaced. Very desirable neighborhood!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  PENDING </div> <div> <i>Show as of 7/26/2019</i> </div> <div> <i>MLS ID: 170193255</i> </div>								
195 Lake Rd	Residential	3/3	1,668 sq ft	5/9/2019	\$259,900	\$239,000	6/17/2019	-8.04%
<p>Owner relocating !!!! Come see this lovely home located on a quiet cul de sac. NEW paint and NEW carpet throughout. Formal Living Room with propane burning stove. Dining Room with sliders to private deck, perfect for family barbecues and some R&R. Kitchen with skylight, 3 bedrooms, 2.5 bathrooms, lower level family room with fireplace. The dead end home road is perfect for a basketball hoop..... the fence in the front yard, the flower pots all give a warm "homey" feeling..... Seller is still upgrading home!!! Additional features, city utilities, two car garage and large private yard. Close to major highways, stores, schools, restaurants, etc.</p> <p><i>Listing Courtesy of Westbury Realty CT</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 11/23/2018</i> </div> <div> <i>MLS ID: 170145628</i> </div>								
250 Litchfield Rd	Residential	5/3	3,488 sq ft	11/23/2018	\$309,900	\$264,900	7/19/2019	-14.52%
<p>Huge colonial with 5 beds and 3 full baths. 2 car oversized detached garage. Freshly painted exterior and interior. Updated kitchen and bathrooms. All beautifully refinished Hardwood flooring. Crown molding and wainscoting. New carpets in upstairs bedrooms. New furnace. Metal roof. If you are looking for some old charm and space this is the one for you.</p> <p><i>Listing Courtesy of Weichert Realtors ZubretskyGrp</i></p>								

Price Changes: 50 (cont.)

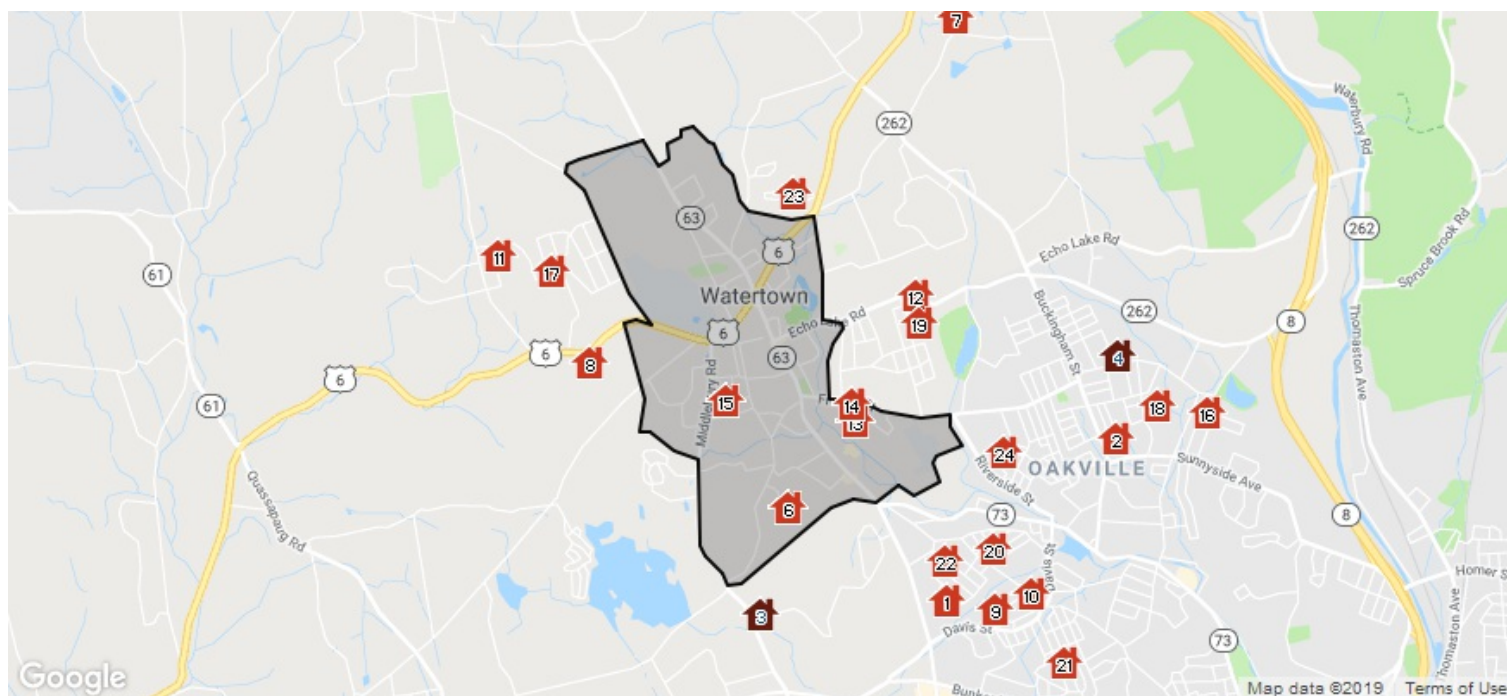
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> * Deposit as of 6/24/2019 MLS ID: 170138207								
389 Riverside St	Residential	2/1	912 sq ft	10/23/2018	\$129,900	\$114,900	6/10/2019	-11.55%
All repairs requested from previous inspection have been completed . Flood insurance is required. Plenty of room for expansion in this Ranch style home that features Kitchen with newer vinyl floor and sliders to deck , 2 bedrooms with wood floors , Formal living room and Dining room with wood floors . Dining room was once a 3rd bedroom and can be switched back if needed . One full bath with newer vinyl floor . Main floor laundry . Lower level is partially finished and has walkout with sliders and a good sized storage area . Nice sized yard with an above ground pool that was replaced in 2016 and a 14 X 26 deck that will be great for entertaining . This home also has city water and sewer connected .								
Listing Courtesy of Ravenwood Real Estate, LLC								
<div>  FOR SALE </div> * Active: 6/19/2019 MLS ID: 170208266								
48 Shannon Ave	Residential	3/4	1,560 sq ft	6/19/2019	\$315,000	\$305,000	7/23/2019	-3.17%
MOTIVATED SELLER, JUST REDUCED FOR IMMEDIATE SALE! This newer 3 bedroom, 3 1/2 bathroom Colonial offers an attractive cul-de-sac location with professionally landscaped grounds and stonework. Stunning main level provides open concept living, 1/2 bathroom, and hardwood flooring throughout. Granite counter tops, stainless steel appliances and cherry cabinets bring out the best of this eat-in kitchen and BEAUTIFUL accent wall with gas fireplace in living room. Master with GORGEOUS grey and white on-suite with walk-in shower with stone wall and rainfall shower head. Two additional bedrooms and full bathroom round out the 2nd floor. Fully finished basement with full bathroom and separate entrance overlooking small brook in backyard. WELCOME HOME!								
Listing Courtesy of Regency Real Estate, LLC								
<div>  FOR SALE </div> * Active: 6/21/2019 MLS ID: 170208815								
58 Bayview Cir	Residential	4/4	3,300 sq ft	6/21/2019	\$489,900	\$589,900	7/20/2019	20.41%
This 4,300 Sq. Ft. being framed ready in 150 days' home is a dream come true. Great opportunity, listed at \$589,900 in a nice neighborhood. This home will be secluded on a private lot with a long, paved driveway. The builder of this home received the 2018 'HOBI Award' for the "Best New Construction home under \$500,000." Buyers have the luxury of customizing many features to this home. The inside will be equipped with top quality craftsmanship, and appliances (including a dishwasher, refrigerator and propane stove.) Timeline for the home to be built is between 120-150 days. LARGE FIRST FLOOR MASTER SUITE and large second floor master suite. Fantastic home for extended family or out of town Guests. this is a one of a kind CUSTOM HIGH end construction house								
Listing Courtesy of William Raveis Real Estate								
<div>  FOR SALE </div> * Active: 6/14/2019 MLS ID: 170206604								
142 Falls Ave	Residential	2/1	1,327 sq ft	6/14/2019	\$150,000	\$145,000	7/25/2019	-3.33%
Great Cape with beautiful hardwood floor on main level. tiled entry. Kitchen with breakfast nook. Large dining room and living room. (Living room had wood stove which has been removed, but can easily be put back). House totally redone in 2011, new plumbing, electrical updated, new sheetrock and converted from radiators to elec baseboards. All windows are energy efficient and all screens and the front storm door will be replaced before closing. Front entry with new Blue stone pavers. Detached 1 car garage. Home was just power washed. Nice level yard. A Must See!								
Listing Courtesy of Weichert REALTORS Briotti Group								
<div>  PENDING </div> * Show as of 7/24/2019 MLS ID: 170172468								
82 Manila St	Residential	3/1	1,644 sq ft	3/13/2019	\$199,900	\$159,900	7/16/2019	-20.01%
Priced to Sell! Come view and make an offer on this cozy corner lot home that is perfect for a first time homebuyer. New pergo flooring added throughout the second floor and in the spacious bedrooms. Enclosed heated porch entryway that is perfect for those breezy nights to unwind and relax on the hammock. Plenty of room in the large open newly painted living room with custom shelving and plenty of space for a dining room to entertain for the holidays. Updated kitchen with granite countertops that has a side entrance that leads to the newly painted deck area. Convenient first floor laundry that is tucked away in its own storage closet that is located in main bathroom which has updated features such as tile flooring, bathroom vanity, light fixtures. The master bedroom has a large walk in closet and built in cabinetry for extra storage. Your family during the hot summer days will keep cool with the central air and all of you will be able to enjoy your weekend gatherings with your relatives and friends on the private deck that is fenced and surrounded by a beautiful landscaped yard. Property to be conveyed in "AS IS" condition.								
Listing Courtesy of Your Home Realty								

Price Changes: 50 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
43 FOR SALE • Active: 7/1/2019 MLS ID: 170211830								
480 Park Rd	Residential	3/4	4,668 sq ft	7/1/2019	\$589,900	\$565,000	7/24/2019	-4.22%
As you drive up to this extraordinary property you will right away experience the beauty of a well-built English Tudor style home on a professionally landscaped and manicured park like setting! It's circular driveway leads to a generous tile foyer boasting a fieldstone fireplace as you enter. As you continue inside, you'll be greeted by a living room with a 30 plus foot tall fieldstone fireplace, wet bar, and walk around 2nd floor balcony! Then onto a commercial eat in kitchen and large island for your holiday gatherings, formal dining room, a solarium room, a first floor den/office, and a cedar lined hot tub room with full bath! 2nd level features a beautiful study at top of the staircase with lots of natural lighting, three large bedrooms and two more full bathrooms. Outdoors you will enjoy an inground pool with gazebo and plenty of pt deck area for guests. For the RV, Boat, and ATV enthusiasts there is a 32' x 36' newer barn AND a third garage under the back of this great home, plus a huge open full basement! You will have total privacy and yet Easy access to major interstates and routes for easy commutes! call for a private showing!								
Listing Courtesy of Showcase Realty, Inc.								
44 FOR SALE • Active: 6/12/2019 MLS ID: 170202030								
45 Borowy Rd	Residential	4/3	3,189 sq ft	6/12/2019	\$382,901	\$374,901	7/8/2019	-2.09%
Welcome home! This move-in ready center hall colonial is meticulously maintained. It is located in a picture perfect neighborhood and waiting for your family to make lasting memories. Enter this home through an inviting foyer and head straight back to the kitchen that is flooded with natural light and beautiful views. There is a large dining room, office, and cozy family room located on this main level along with a full bath and laundry area. Upstairs boasts the over sized master with ensuite and walk-in closet. Three Bedrooms with gleaming hardwood floors and an additional full bath complete the second story. In the basement you will find a massive living area with plenty of storage along with a bedroom and half bath.								
Listing Courtesy of Dave Jones Realty, LLC								
45 FOR SALE • Active: 6/14/2019 MLS ID: 170206309								
90 Grandview Ave	Residential	4/3	1,820 sq ft	6/14/2019	\$329,900	\$319,900	7/23/2019	-3.03%
Welcome to your New Home! Every Room Totally Remodeled in 2013! All Mechanical's replaced 2013! Nothing to do but move into this Beautiful Raised Ranch all decked out. Enjoy the gorgeous sunsets from your private deck. Gleaming Hardwood Floors, Kitchen offering stainless steel appliances & breakfast bar. Dining Room with sliders to deck. 4 Bedrooms, 2 1/2 Baths. Roomy Master Bedroom with full bath. Family Room with sliders to patio & fenced in yard. CAIR & Above Ground Pool with Deck for Summer Fun!! Don't Miss This One!								
Listing Courtesy of Showcase Realty, Inc.								
46 PENDING • Show as of 7/22/2019 MLS ID: 170197637								
189 Williamson Cir	Residential	3/1	1,008 sq ft	5/21/2019	\$229,900	\$204,000	7/2/2019	-11.27%
Move right into this immaculate 3 bedroom Ranch w/ fully finished lower level. Central Air, HW floors, fully applianced kitchen, garage, patio, and beautiful yard with shed. Square Footage does not include finished LL. Seller Motivated and Some furniture negotiable for purchase.								
Listing Courtesy of Showcase Realty, Inc.								
47 FOR SALE • Active: 6/1/2019 MLS ID: 170201623								
510 Hinman Rd	Residential	4/3	1,760 sq ft	6/1/2019	\$269,900	\$259,900	7/11/2019	-3.71%
Spacious 4 bedroom split level on 1.4 acres in country setting with over 1700 square feet which does not include finished lower level with family room & half bath. Features include master bedroom suite with full bath & walk in closet, large living room with fireplace, eat in kitchen formal dining room & 2 car garage. Carpet and hardwood laminate floors only 1 year old, furnace 6 years old. Whole house fan, in wall air conditioner, 200 amp electrical and underground utilities. Enjoy the privacy of your private backyard from deck.								
Listing Courtesy of Showcase Realty, Inc.								

Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div> <div>48</div> <div>PENDING</div> <div>• Deposit as of 7/18/2019</div> <div>MLS ID: 170189782</div> </div>								
153 Wheeler Farm Rd	Residential	4/4	3,520 sq ft	4/30/2019	\$449,000	\$427,000	7/1/2019	-4.9%
<p>Pride of Ownership abounds in this 3500+ square foot colonial nestled on picturesque lot with incredible views! Main level features eating space kitchen with center island, granite counter tops and sliding glass doors to 24 x 20 composite deck, open flow to family room appointed with fireplace and recessed lighting, formal dining room with crown moldings, office with French doors, powder room with laundry, hardwood flooring and 9' ceiling heights thru out! Upper level offers master bedroom with full bath including soaking tub and walkin closet with custom shelving. Two additional bedrooms, full guest bath and balcony overlooking the two story foyer complete this level. This home also boasts 28 x 27 game room with half bath and 20' exercise room! Additional amenities include full covered front porch, 2 car garage, built in shed, central air conditioning, vinyl siding and thermopane windows. This beautiful home is tucked away in lovely subdivision walking distance to the acclaimed Hawks Winery and minutes to shopping, restaurants, and parks!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div> <div>49</div> <div>FOR SALE</div> <div>• Active: 8/27/2018</div> <div>MLS ID: 170119763</div> </div>								
29 Lisbon St	Residential	4/3	1,961 sq ft	8/27/2018	\$359,900	\$339,900	4/26/2019	-5.56%
<p>Spectacular seasonal views of Echo Lake !! Don't miss out on this 4 bedroom, vinyl sided Colonial built in 2003; large eat-in kitchen w/center island, dishwasher, range, refrigerator & pantry, formal dining room, living room or office, main floor family room with fireplace (propane), refurbished hardwood floors on main level, master bedroom w/trey ceiling, walk-in closet & full bath. Amenities include 2.5 baths, central air, 2 car attached garage, on cul-de-sac; city water, city sewer.</p> <p><i>Listing Courtesy of Ferocodini Properties, Inc.</i></p>								
<div> <div>50</div> <div>FOR SALE</div> <div>• Active: 3/19/2019</div> <div>MLS ID: 170174161</div> </div>								
12 Old Colony Rd	Residential	4/3	2,950 sq ft	3/19/2019	\$389,900	\$359,900	7/15/2019	-7.69%
<p>So many possibilities in this brick 4 Bedroom, 3 Bath, 5 car garage raised ranch on almost an acre! Garage is perfect for the enthusiast with a lift that will convey! Lower level has a remodeled full kitchen and can easily be an in-law! Large, level yard with a great garden area! Full bath in upper level features an American-Standard, Walkin bathtub and handicap height toilets! Lower level has propane heater to keep heating costs down!</p> <p><i>Listing Courtesy of Coldwell Banker Premiere Realtors</i></p>								





















Distressed Activity: 24

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<div>   FOR SALE </div> <div> <i>* Preforeclosure, Notice of Lis Pendens, Active: 6/25/2019</i> </div> <div> <i>MLS ID: 170210224</i> </div>								
55 Sills Dr	Residential	3/2	1,248 sq ft	12,196	\$205,000	6/25/2019	4/18/2019	Preforeclosure
Adorable ranch style home, with large country eat in kitchen/sliders to deck for some summer fun.... oversized living room with bay window, large master bedroom. two car garage, oil heat, city utilities. Close to schools, stores, etc. subject to third party approval. <i>Listing Courtesy of Westbury Realty CT</i>								
<div>   FOR SALE </div> <div> <i>* Foreclosure, Notice of Lis Pendens, Active: 6/11/2019</i> </div> <div> <i>MLS ID: 170205354</i> </div>								
27 Stanley Ave	Residential	2/2	1,824 sq ft	16,552	\$89,900	6/11/2019	6/11/2019	Foreclosure
spacious single family with vinyl siding, replaced roof, formal dining room and full basement. 2 possible driveway areas for easy access. two full baths, one on each floor create lots of possibilities! <i>Listing Courtesy of Perrella Realty</i>								
<div>   PENDING </div> <div> <i>* Foreclosure, Notice of Lis Pendens, Deposit as of 7/25/2019</i> </div> <div> <i>MLS ID: 170210447</i> </div>								
795 Middlebury Rd	Residential	3/3	2,023 sq ft	111,949	\$219,900	6/26/2019	6/26/2019	Foreclosure
WATERTOWN - BANK OWNED! A LOT OF HOUSE FOR THE MONEY....SPRAWLING 2023 S.F. RANCH WITH 2 CAR ATTACHED GARAGE. 10 ROOMS, 3 BEDROOMS AND 2.1 BATHS! DECK AND FIREPLACED LIVING ROOM. MAIN LEVEL FAMILY ROOM. SITUATED ON A GORGEOUS 2.57 ACRE LOT W/SHED. NEEDS UPDATING AS REFLECTED IN LIST PRICE, BUT WELL WORTH IT! <i>Listing Courtesy of Advantage Realty Group, Inc.</i>								









Distressed Activity: 24 (cont.)

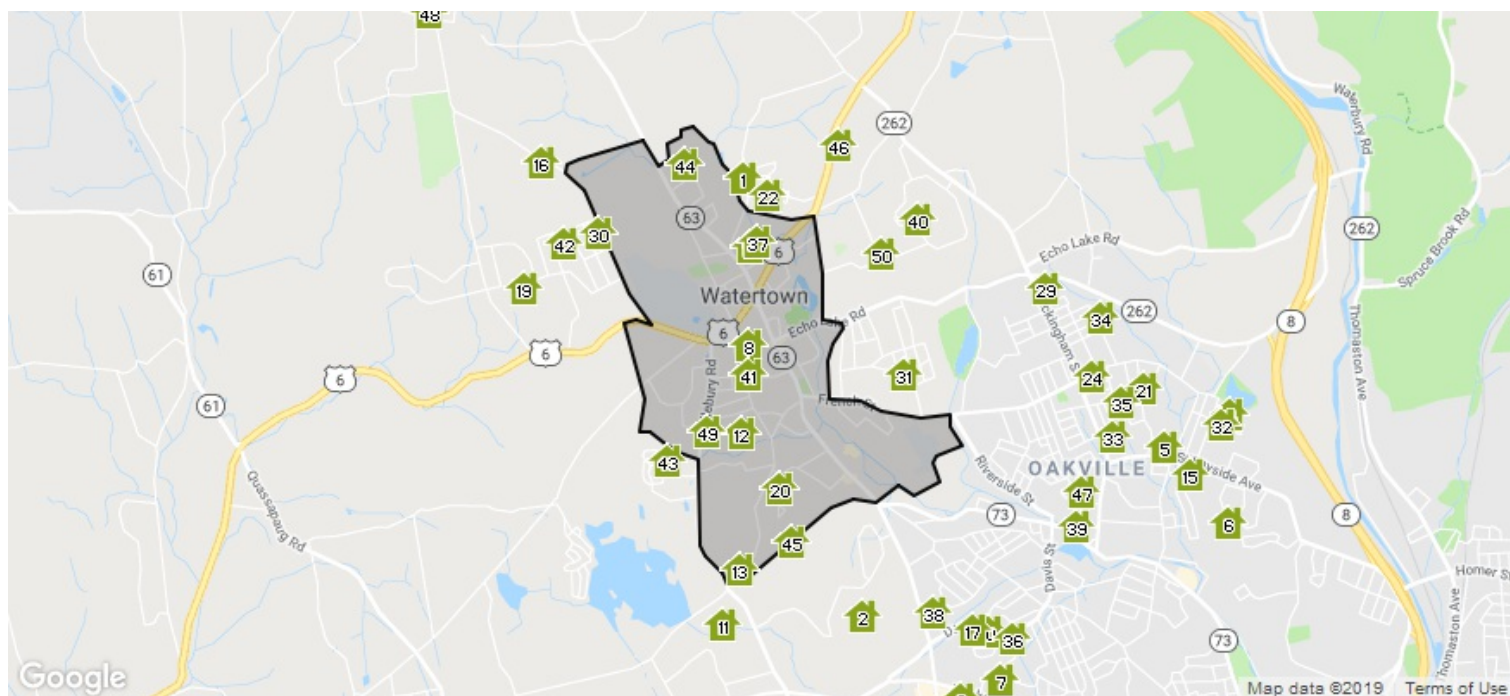
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<div> <div>4</div> <div>PENDING</div> <div>Foreclosure, Notice of Lis Pendens, Deposit as of 7/11/2019</div> <div>MLS ID: 170181320</div> </div>								
20 Cobb St	Residential	4/2	1,083 sq ft	16,988	\$194,900	4/8/2019	4/8/2019	Foreclosure
<p>Wow look no more! This totally renovated house sits in a residential neighborhood on a good sized lot. The property offers a completely redone eat in kitchen with brand new cabinets, granite counter-tops, and stainless steel appliances. A three season porch is located right off of the main floor kitchen. The living room even has a wood stove to keep you warm. The house has a full bathroom with a brand new vanity, sink, and tiles. Two good size bedrooms are also located on the main floor. All of the hardwood floors were just redone. New windows. On the upper level you will find two additional bedrooms with brand new carpeting and a remodeled half bath. Fresh paint throughout. The full basement will give you extra storage if needed. The property also features a single car garage There is nothing to do here, it is ready for you to unpack</p> <p>Listing Courtesy of Weichert Realtors ZubretskyGrp</p>								
<div> <div>5</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
139 Bryant Rd	Single Family	3/2	1,186 sq ft	34,848	-	-	6/12/2019	Preforeclosure
<div> <div>6</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
245 Cherry Ave, Unit L11	Condominium Unit (Residential)	2/2	1,190 sq ft	-	-	-	3/1/2019	Preforeclosure
<div> <div>7</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
45 Chimney Rd	Single Family	5/1	1,281 sq ft	25,265	-	-	3/6/2019	Preforeclosure
<div> <div>8</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
7 Circuit Ave	Single Family	3/2	1,338 sq ft	136,343	-	-	2/21/2019	Preforeclosure
<div> <div>9</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
99 Clermont St	Single Family	3/1	1,200 sq ft	10,890	-	-	5/3/2019	Preforeclosure
<div> <div>10</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
182 Colonial St	Single Family	3/3	1,236 sq ft	10,454	-	-	3/7/2019	Preforeclosure
<div> <div>11</div> <div>OFF MARKET</div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: -</div> </div>								
86 Dunrobin Ln	Single Family	3/2	1,290 sq ft	20,038	-	-	4/23/2019	Preforeclosure

Distressed Activity: 24 (cont.)

Distressed Activity: 24 (cont.)		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status	
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	415 Echo Lake Rd	Single Family	3/1	1,400 sq ft	44,867	–	–	5/2/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: –</i>	79 Edward Ave	Single Family	3/1	936 sq ft	11,761	–	–	4/26/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	122 French St	Duplex	4/2	1,492 sq ft	8,712	–	–	6/7/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	76 Highland Ave	Single Family	2/1	1,373 sq ft	21,780	–	–	2/19/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	17 Howland St	Single Family	3/1	1,055 sq ft	8,276	–	–	6/21/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	8 Inverary Dr	Single Family	3/3	2,145 sq ft	20,473	–	–	5/29/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Order of Dismissal/ Cancellation/ Release of Lis Pendens <i>MLS ID: –</i>	45 Laurel Rdg	Single Family	3/2	1,365 sq ft	16,117	–	–	4/25/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	25 Mallory Rd	Single Family	2/2	1,456 sq ft	10,019	–	–	4/9/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: –</i>	100 Manila St	Single Family	3/1	960 sq ft	8,712	–	–	2/25/2019	Preforeclosure

Distressed Activity: 24 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
		* Preforeclosure, Notice of Lis Pendens MLS ID: -							
	148 Pullen Ave	Single Family	3/3	1,132 sq ft	7,841	-	-	4/16/2019	Preforeclosure
		* Preforeclosure, Notice of Lis Pendens MLS ID: -							
	6 Radnor Ln	Single Family	3/2	1,668 sq ft	10,019	-	-	6/4/2019	Preforeclosure
		* Preforeclosure, Notice of Lis Pendens MLS ID: -							
	319 Thomaston Rd, Unit 28	Condominium Unit (Residential)	2/3	1,224 sq ft	-	-	-	3/1/2019	Preforeclosure
		* Preforeclosure, Notice of Lis Pendens MLS ID: -							
	55 Warner Ave	Single Family	3/1	1,140 sq ft	9,583	-	-	3/25/2019	Preforeclosure








Recently Sold: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
1 RECENTLY SOLD • Sold Date: 8/12/2019, MLS Listing 170201543: 5/31/2019 MLS ID: 170201543								
95 Northfield Rd	Residential	3/2	1,100 sq ft	23,522	1959	8/12/2019	\$240,000	\$218
Beautifully remodeled 3 BR 2 bath Ranch. Downsizing or just starting out, this home offers an Open floor plan with hardwood floors throughout. The kitchen has granite counters an island, new cabinets w/ self closing drawers plus SS appliances. MBR has a bath w/shower. New septic tank, new well pump and new 100 amp service, newer roof, windows, furnace and oil tank. This home has a walk out basement that could be finished and a 2 car garage, plus a large back yard. Close to shopping and schools. Yard has been seeded and driveway will be paved.								
<i>Courtesy of Weichert Realtors-Gateway Properties</i>								
2 RECENTLY SOLD • Sold Date: 8/12/2019, MLS Listing 170204252: 6/7/2019 MLS ID: 170204252								
348 Lovley Dr	Residential	4/4	2,644 sq ft	43,995	2005	8/12/2019	\$380,999	\$144
Colonial style Home. Newer Sub division. Located on Cul De Sac. 7 Rooms-4 Bedrooms-3.1 Bathrooms-Living Room with Fireplace-Kitchen features Slider Doors to Rear Deck-Formal Dining Room-Office Room all located on Main Level. Master Bedroom with Full Bathroom and 3 Additional Bedrooms with Laundry Area, Upper Level. Lower Level is Finished with Kitchen, Living Room, Bedroom and Full Bathrooms. *In Law set up. 2 car Garage-In ground pool. EZ to show.								
<i>Courtesy of Reo Real Estate Connection</i>								
3 RECENTLY SOLD • Sold Date: 8/5/2019, MLS Listing 170181756: 4/8/2019 MLS ID: 170181756								
319 Thomaston Rd, Unit 76	Condominium	2/3	1,408 sq ft	—	1992	8/5/2019	\$165,000	\$117
Beautiful Townhouse located near the end of the complex. Enjoy the highest point of the complex overlooking the city-scape of Watertown. Beautiful and peaceful scenery awaits. Great kitchen and an immaculate unit. It won't last long.								
<i>Courtesy of Mark Tavares Realty, LLC</i>								




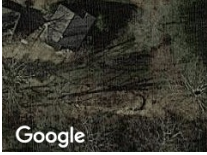

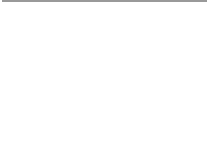
Recently Sold: 50 (cont.)

	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: 8/8/2019, MLS Listing 170200278: 6/1/2019 MLS ID: 170200278</div>								
44 Town Line Hwy NORTH	Residential	3/2	2,128 sq ft	87,120	1960	8/8/2019	\$280,000	\$132
<p>Litchfield County, country living at its best, just minutes from both Watertown and Bethlehem town centers. (Bethlehem street address, but home is in Watertown!) This well-cared for Colonial, situated on two, lightly-wooded acres, is located on a quiet, peaceful cul de sac just off Rt 132. With hardwood floors throughout the home, the light-filled living room is complete with a large bay window with backyard views, floor to ceiling brick fireplace, exposed beams, and cathedral ceilings. The flow of the first floor continues to the dining room, with a breakfast bar to the kitchen, a breezeway with sliders to the back patio, and a large, first floor master bedroom, with a changing room, a full bathroom, and plenty of closet space. Upstairs includes two bedrooms, an office, a second updated bathroom and a loft space. Three car garage, with one bay attached to an insulated, heated 800 square foot workshop, with 10 1/2' foot ceilings, perfect for housing several cars, or boats and toys, as well as extra storage up above! Many recent upgrades in this home include new Andersen windows, new exterior doors, new leaf guard gutters, new boiler, new oil tank, and new hot water tank, giving you ease in the upkeep of this home!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>5</div> <div>RECENTLY SOLD</div> <div>Sold Date: 8/6/2019, MLS Listing 170179685: 5/10/2019 MLS ID: 170179685</div>								
25 Edgewood Rd	Residential	3/2	1,288 sq ft	16,552	1973	8/6/2019	\$227,000	\$176
<p>Meticulously maintained raised ranch in great Watertown neighborhood. Rebuilt from the foundation up in 2010! Pride of ownership shines through out this 3 bedroom 2 bath home. Living room and dining room have hardwood flooring. Dining area has sliders leading to large rear deck overlooking rear yard. Kitchen is updated with stainless steel appliances. Three generous sized bedrooms with wall to wall carpet. Full finished basement with carpet and laundry room. Nothing to do but move right in! Call for your private showing today!</p> <p><i>Courtesy of Dave Jones Realty, LLC</i></p>								
<div>6</div> <div>RECENTLY SOLD</div> <div>Sold Date: 8/1/2019, MLS Listing 170184985: 4/22/2019 MLS ID: 170184985</div>								
130 Shaw Farm Rd	Residential	3/3	1,744 sq ft	20,037	1990	8/1/2019	\$237,500	\$136
<p>The only owners and current residents of this house have taken meticulous care of this beautiful raised ranch on a cul-de-sac in a lovely neighborhood. 7 spacious rooms in all. Enter into a bright foyer with parquet flooring. The Eat-in-kitchen has back door that leads to a newer Trex deck. FDR has tray ceiling and window seat. FLR has Cathedral Ceiling with ceiling fan and a large thermal pane picture window. 3 ample size bedrooms all with ceiling fans. 2 full baths on main level. Master bedroom has two closets and a glass shower enclosure in the full bath. A spacious finished lower level family room includes a large laundry room with a half bath that could be easily converted to a full. FR also has sliding glass doors that lead to a brick patio. This home has 2 car attached garage, shed, attractive landscaping and newer architectural roof, furnace, hot water heater, windows and garage doors that make it a must see! Don't miss this beauty. It won't last long.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
<div>7</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/31/2019, MLS Listing 170191442: 5/6/2019 MLS ID: 170191442</div>								
99 Westview Dr	Residential	3/2	2,274 sq ft	9,583	1968	7/31/2019	\$205,000	\$90
<p>8+ ROOMS, QUIET yet CONVENIENT LOCATION. ENERGY EFFICIENT natural gas heat. FIREPLACE IN FAMILY ROOM PLUS PELLET STOVE IN LIVING ROOM, WHICH HEATS MAIN FLOOR. Sparkling HARDWOOD FLOORS in LR, DR, 3 bedrooms, stairwell. Sunny Living Room, pellet stove. DR open to living room and kitchen breakfast bar, Shaker-style oak cabinets. 12x17 DEN addition with French doors leading to patio. The full bath is of retro design. 22x21 FAMILY ROOM in Lower Level with plenty sunlight, as well as wood-burning brick fireplace and half bath (Heat in LL both Natural Gas and electric). Between Family room and garage is 14x23 unfinished space with laundry, workbench, storage (Shown on listing as "Other", not counted as a room on Town records). Shed in back yard with deck, plus patio. REASONABLE UTILITIES: CAREFREE CITY WATER/SEWER Average \$111/Qtr. Electricity Average \$100/month, Natural Gas low of \$43 Sept. 2018, and high of \$212 Dec. 2018. 2008 IRON GAS-FIRED BOILER. SELLERS CAN ACCOMMODATE QUICK SALE. Furniture negotiable.</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 8/5/2019, MLS Listing 170161363: 2/6/2019 MLS ID: 170161363								
67 Academy Hl	Residential	6/6	3,692 sq ft	10,018	1914	8/5/2019	\$370,000	\$100
Fall in love with this inviting Stately Colonial with 6 BEDROOMS AND 6 BATHROOMS!! This home offers a perfect combination of timeless tradition and character, mixed with modern amenities. Newer roof, newer mechanicals, Butlers pantry off of kitchen, with large rooms throughout. Gleaming hardwood floors, open living space perfect for entertaining. Over-sized Living room with gorgeous custom fireplace that leads to a covered porch, and lots of natural light. Attractive back and side yard area with detached 3-car garage. Walking distance to Taft school and all local Amenities set on a dead end street. Surrounded by many historic homes brings the history to life in this area of town. WELCOME HOME!								
<i>Courtesy of Regency Real Estate, LLC</i>								
 RECENTLY SOLD • Sold Date: 8/2/2019, MLS Listing 170167065: 5/22/2019 MLS ID: 170167065								
20 Birch Meadow Dr	Residential	3/2	1,644 sq ft	10,890	1973	8/2/2019	\$244,000	\$148
REDUCED AND PRICED FOR IMMEDIATE SALE! ATTRACTIVE LOCATION on a desirable cul-de-sac street! Close to all interstate highways and shopping areas. This ATTRACTIVE Raised ranch with two finished levels will check all your boxes! LARGE LEVEL LOT with stunning masonry stone walls and stairs, newer siding, roof and vinyl replacement windows. Spacious entry welcomes you to the main level with open concept living room, kitchen and dining area. Cast iron stove/fireplace in the living room WILL HEAT THE ENTIRE HOME! 3 large bedrooms with plenty of storage, master with attached half bathroom and main guest bathroom with large vanity with granite counter-top. Enjoy the fully finished lower level to kick your feet up. 2-car attached garage off this area offer ease and convenience. Partially fenced-in backyard offers a large deck and plenty of green space. YOUR GEM AWAITS!								
<i>Courtesy of Regency Real Estate, LLC</i>								
 RECENTLY SOLD • Sold Date: 8/2/2019, MLS Listing 170182517: 4/12/2019 MLS ID: 170182517								
11 Evelyn St	Residential	3/2	1,532 sq ft	8,712	1947	8/2/2019	\$224,000	\$146
House is Immaculate and Ready for its New Owners!!! 7 Room Cape in quite residential neighborhood. 3 bedrooms, 2 full baths, 1 with walk-in shower. Finished lower level may be used as in-law setup with private entrance. Large updated kitchen with granite countertops, stainless steel appliances, leading to trex deck overlooking private fenced in yard. Custom window treatments and hardwood floors. Central Air, new vinyl siding/gutters, newer roof and mechanicals. Must be seen to appreciate. Nothing to do but Move In !!!								
<i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY SOLD • Sold Date: 8/1/2019, MLS Listing 170205776: 6/13/2019 MLS ID: 170205776								
59 Raspberry Ln	Residential	3/3	2,166 sq ft	54,450	1986	8/1/2019	\$305,000	\$141
LOOK NO MORE! WATER VIEWS! Contemporary style ranch with all the high-end finishes you'd love. Completely updated with about \$75k in upgrades. Almost 1,700 square feet on the main level and an additional 550 sq ft in the finished lower level. The welcoming foyer carries you into the open concept kitchen and living room area. The vaulted ceilings in this space give you the grand feel to want to entertain everyday. A MASSIVE CENTER ISLAND with plenty of seating provides an eat-in area you will fall in love with. Custom cabinets with granite counter-top and marble backsplash. Living room with floor to ceiling brick wood-burning fireplace. Alongside this area is a bonus room/space with door to rear deck overlooking the backyard. Hardwood flooring throughout the entire main level. All three bedrooms offer plenty of space and storage and Master bedroom with full bathroom. This home also boasts a fully finished lower level with walk-out and half bathroom. WELCOME HOME!								
<i>Courtesy of Regency Real Estate, LLC</i>								
 RECENTLY SOLD • Sold Date: 8/1/2019, MLS Listing 170187408: 4/24/2019 MLS ID: 170187408								
53 Center St	Residential	4/4	3,154 sq ft	11,761	1996	8/1/2019	\$301,000	\$95
WELCOME HOME to this beautiful well maintained 4-bedroom, 3.5 bath, raised ranch set on a level fenced in private lot. Inside you will find 2,236 Sq. ft. of living space w/ an additional 918 Sq. ft. in a finished lower level. The lower level is a town approved walkout apartment, featuring a separate entry w/ kitchen, full bath, living room and a spacious bedroom. The updated main floor kitchen offers, granite counters, maple wood cabinets, and SS refrigerator. Enjoy entertaining in the spacious living room w/ a fire place. A formal dining room, master bedroom suite w/ a full bath, a second full bath and 2 bedrooms complete the main level. A large finished room in the lower level is the perfect place for a playroom, extra guest suite, or a fitness center. Outdoor features include garden, multiple sitting areas and a 2 tier deck. CALL FOR YOUR APPOINTMENT TODAY!								
<i>Courtesy of West View Properties, LLC</i>								









Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 Google	13 RECENTLY SOLD • Sold Date: 8/2/2019, MLS Listing 170168487: 3/1/2019 MLS ID: 170168487							
	530 Cherry Ave	Residential	2/1	1,440 sq ft	20,473	1949	8/2/2019	\$88,000 \$61
Charming ranch style single family residence features two bedrooms and one bath with unfinished basement. Hardwood flooring throughout. Kitchen with plenty of cabinet space. Separate dining room. Rear concrete patio. Courtesy of Realhome Service & Solutions								
 Google	14 RECENTLY SOLD • Sold Date: 7/29/2019, MLS Listing 170185900: 4/19/2019 MLS ID: 170185900							
	45 North St	Residential	2/1	1,162 sq ft	9,583	1952	7/29/2019	\$85,000 \$73
Cash offers needed for this property All offers must be submitted using the online offer management system. A technology fee will apply to the buyers agent upon consummation of a sale... Courtesy of Coldwell Banker Res Brokerage								
 Google	15 RECENTLY SOLD • Sold Date: 7/31/2019, MLS Listing 170197126: 5/20/2019 MLS ID: 170197126							
	53 Lilac Ave	Residential	3/2	1,192 sq ft	10,018	1963	7/31/2019	\$190,000 \$159
Turn key 3 Bedroom/1 & a Half Bath Colonial in the desirable Oakville neighborhood of Watertown. Stylish & tasteful updates to this home since current homeowners purchase include New Granite Counters, Stainless Steel Appliances, New Kitchen Faucet, Refurbished Kitchen Cabinets, Redone Hardwood floors, All New Lighting Fixtures, New Laminate Flooring in both the Full & Half Bathrooms, along with painting the entire interior of this appealing Colonial, they even put a new gorgeous fence that surrounds the entire backyard for pets or play time!! Nice sized Shed for your gardening needs & homemade fire pit for those nights when you want to hang out with friends & family. Plenty of parking in the driveway, there's also a 1 Car Attached Garage w/direct access to the Kitchen, so you don't have to be out in the elements when coming home from shopping! Perfect starter home or downsizing with distinction. Nothing to do but move in and be settled for the summer season! Schedule your showing today!! Courtesy of Showcase Realty, Inc.								
 Google	16 RECENTLY SOLD • Sold Date: 7/29/2019, MLS Listing 170182816: 4/11/2019 MLS ID: 170182816							
	549 Guernseytown Rd	Residential	3/1	1,479 sq ft	33,105	1950	7/29/2019	\$124,500 \$84
SHORT SALE MUST HAVE LIEN HOLDER APPROVAL Courtesy of Bessette Realty								
 Google	17 RECENTLY SOLD • Sold Date: 7/23/2019, MLS Listing 170204043: 6/6/2019 MLS ID: 170204043							
	465 Davis St	Residential	3/2	1,140 sq ft	10,018	1978	7/23/2019	\$180,000 \$158
Great Starter Home! 3 Bedroom, 1.5 Bathroom ranch with a finished lower level has a lot to offer! Just off the kitchen is a newly finished back deck that leads to a spacious, level, slightly sloping backyard. A NEW ROOF done 3 years ago! A spacious 2 car garage leads to the lower level of the home with room for storage. Bedrooms are good size. A Must See! Courtesy of Showcase Realty, Inc.								
 Google	18 RECENTLY SOLD • Sold Date: 7/26/2019, MLS Listing 170200400: 5/28/2019 MLS ID: 170200400							
	47 Roberts Ave	Residential	4/2	1,727 sq ft	9,147	1924	7/26/2019	\$236,900 \$137
This house has a lot! Sq Ft 1,850. Four BRs, HW floors completely renovated. All new gas heat and C/A. New kitchen w. ss appliances. Master BR on first floor w/ full bath. FP, great sunroom, office/den, 1 car garage. Nice private location. Level lot and more!! Courtesy of Showcase Realty, Inc.								






Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>19</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/29/2019, MLS Listing 170192285: 5/6/2019 MLS ID: 170192285</div>								
305 Whispering Hill Rd	Residential	3/3	3,289 sq ft	28,314	1999	7/29/2019	\$407,500	\$124
<p>Immaculate and tastefully decorated 3BR/2.5 colonial in desirable Taft School area shows tremendous pride of ownership! Large kitchen with tile, granite, stainless steel appliances and center island. Dining room with raised panels and crown molding. Living room with hardwood floors and masonry fireplace with newer gas insert. Main level office with built-ins. Spacious foyer brings in lots of natural light. Spacious master bedroom with tray-ceiling, huge walk-in closet and full bath. The possibilities are endless for the lower level which is partially finished with \$50,000 in renovations - can be a man cave, play area, teen space or game room with mini fridge, sink and full bathroom. French doors lead to 2-tiered patio area overlooking level backyard with shed. Home offers triple pane windows, lawn irrigation system, c-air, central vac and generator hookup. This is what you have been waiting for!!!</p> <p><i>Courtesy of Weichert REALTORS Briotti Group</i></p>								
<div>20</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/25/2019, MLS Listing 170206068: 6/12/2019 MLS ID: 170206068</div>								
245 Cherry Ave, Unit P11	Condominium	1/1	704 sq ft	—	1968	7/25/2019	\$105,000	\$149
<p>Stunning first floor ranch style condo, end unit. Nothing to do, immaculate hardwood floors, beautiful ceramic tile in the fully appl. kitchen, Living Room/ Dining combo. Master bedroom with large closet. Sliders to private trek deck for some relaxation. Wonderful in ground pool with breath taking view. Why pay rent when you can own your own!!! Immediate occupancy.</p> <p><i>Courtesy of Westbury Realty CT</i></p>								
<div>21</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/12/2019, MLS Listing 170190177: 5/1/2019 MLS ID: 170190177</div>								
102 Norway St	Residential	3/1	960 sq ft	8,276	1971	7/12/2019	\$172,500	\$180
<p>Adorable move in ready 3 bedroom/1 bathroom ranch located in the Oakville section of Watertown. Property has been well maintained and includes hardwood and tile flooring, a 12x12 deck off the kitchen with retractable awning, storage shed, central air, PLUS a Harmon Pellet Stove that can heat the entire house for pennies! Lower level offers a rec room, workshop and laundry room. Attached one car garage. This is perfect for the first time homebuyer or someone looking to downsize. Location is close to schools, parks, shopping etc. Be in for the summer!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
<div>22</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/24/2019, MLS Listing 170176294: 3/26/2019 MLS ID: 170176294</div>								
319 Thomaston Rd, Unit 74	Condominium	2/3	1,700 sq ft	—	1992	7/24/2019	\$180,000	\$106
<p>Pretty townhouse with a nice location in the complex. Enjoy the view while sipping coffee on the deck or the patio. Sit and enjoy a movie in your cozy living room with fireplace and hardwood floors. There is a nice size kitchen with wood cabinets and tile floor, dining area and living room with hardwood and half bath on the main level. The upper level boasts two good sized bedrooms, both with ensuite baths and generous closets. The lower is completely finished and has a nice size laundry room with built-ins too. Economical natural gas heat. This is a must see unit.</p> <p><i>Courtesy of BHGRE Bannon & Hebert</i></p>								
<div>23</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/19/2019, MLS Listing 170190635: 5/3/2019 MLS ID: 170190635</div>								
71 Apple Hill Dr	Residential	3/4	3,298 sq ft	85,377	1992	7/19/2019	\$395,000	\$120
<p>What a lovely setting! This well maintained one owner home set in a quiet corner of Watertown, yet is close to town and Rt 8, has so much to offer. From the newer roof to Pella windows, updated baths, newly paved driveway, hardwood and tile floors through-out the 2 main levels, central air, central vac, and much more...even a one year home warranty. The kitchen offers cherry cabinetry, quartz counters and large prep island. Both the breakfast nook and cathedral family room with fireplace and skylights walk out to an upper trek deck. There is a front to back formal living room and formal dining room for entertaining. The upstairs offer 3 spacious bedrooms. The master bedroom has an updated bath with a jetted tub, shower and makeup vanity and walk-in & reach-in closets. The family bath has been updated too. In the lower level you'll find a bright and sunny family room with a full bath and roughed-in plumbing for a summer kitchen or in-law. From there you can walk out to the back patio with a hot tub for relaxing from those long days. The yard is just beautiful with perennial gardens and has great room for games and lots of fun. Also the near by Crestwood Park with a swimming pool and the Sunset Grill if you don't feel like cooking. Don't miss this wonderful home!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								






Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>   • Sold Date: 5/31/2019, MLS Listing 170178664: 4/5/2019 MLS ID: 170178664 </div>								
15 Nicollis St	Residential	1/1	805 sq ft	11,325	1945	5/31/2019	\$128,000	\$159
<p>Why rent when you can own this adorable ranch on a quiet dead end street. This is the perfect property for those looking to experience all that one floor living has to offer. This will make a wonderful starter home, with the price of a condo, and the benefit of a beautiful private, spacious yard with beautiful trees and flowers, and no HOA fees! Enjoy gorgeous sunrises outside the kitchen and bedroom window. Light and bright inside, this home also features a 2 car garage that features a workshop and room to park your car, city water and sewer, has fresh paint throughout, and plenty of room for storage. The possibility for expansion is endless-you can do an addition and/or convert the heated attic plus there is a finished space in the basement that's perfect for an office or work out space. This location can't be beat being so close to restaurants, schools and highway. Working well still on property, currently used for outdoor faucet. Don't let this one pass you by, come see it today!</p> <p>Courtesy of Keller Williams Realty</p>								
<div>   • Sold Date: 7/15/2019, MLS Listing 170132967: 10/10/2018 MLS ID: 170132967 </div>								
1701 Guernseytown Rd	Residential	3/2	2,217 sq ft	70,131	1957	7/15/2019	\$224,900	\$101
<p>Oversized Cape on over 1.5 acres! Main level offers living room with fireplace, formal dining room with beautiful french doors, family room addition with wood stove, and a large kitchen with breakfast nook. You will also find on the main level a den and master bedroom with nearby full bath. Two other bedrooms, small office and full bath complete the 2nd floor. This home has a full unfinished basement and an attached 2 car garage with a large driveway with ample parking. Home needs cosmetics. Home being sold as is by POA. Home inspections welcomed for informational purposes.</p> <p>Courtesy of ICON Realty, LLC</p>								
<div>   • Sold Date: 7/19/2019, MLS Listing 170177140: 4/1/2019 MLS ID: 170177140 </div>								
1005 Bassett Rd	Residential	4/3	2,274 sq ft	87,120	1979	7/19/2019	\$239,000	\$105
<p>Large 4 Bedroom Colonial with 2.5 Baths, 3 Car Attached Garage sitting on a Level 2 Acre Lot! The lower level features a Spacious Family Room with Wood Burning Fireplace and Gas Fireplace, Eat-In Kitchen with Granite Counter Tops and Hardwood Floors throughout the Dining and Living Rooms. The upper level has 4 Bedrooms with a Full Bath in the Master Bedroom as well as Hardwood Floors throughout. Sellers are Motivated so bring your ideas and personal touches and make this your forever home!</p> <p>Courtesy of Showcase Realty, Inc.</p>								
<div>   • Sold Date: 7/18/2019, MLS Listing 170174388: 3/21/2019 MLS ID: 170174388 </div>								
1250 Bunker Hill Rd	Residential	4/3	2,496 sq ft	81,892	2013	7/18/2019	\$385,000	\$154
<p>Why build when you can move right into this well taken care of, 2013 home! A sprawling yard for playing catch or entertaining, plenty of room for a pool, plus gorgeous fields that seem to go on forever providing peaceful views. Located right next to a farm giving access to fresh, seasonal fruits and veggies, a Chip and Joanna Gaines dream! Step into a home that feels warm and bright any time of the year. A chef's custom kitchen featuring bright white cabinets, sleek black granite counter tops, stainless steel appliances and topped off with a farmhouse sink overlooking the views of your level backyard. The kitchen is connected to a great room with plenty of space for different options, add a larger dining room table for entertaining or a grand piano for playing. Propane fueled fireplace to easily add warmth to a chilly winter day. The office is tucked away with doors that close for privacy or turn this room into a dining room. A mudroom, with sleek built ins, for catching everything as soon as you walk through the garage door. The second floor master features a walk in closet and a private bath to give you plenty of personal space to unwind at the end of a long day. Three additional bedrooms are located upstairs, one is currently being used as a den. Quiet neighborhood with a great commuter location, just minutes from I84 and route 8. Book your showing today!</p> <p>Courtesy of BHGRE Bannon & Hebert</p>								







Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  RECENTLY SOLD </div> • Sold Date: 7/20/2019, MLS Listing 170201735: 6/2/2019 MLS ID: 170201735								
562 Linkfield Rd	Residential	4/4	2,736 sq ft	125,017	1986	7/20/2019	\$380,000	\$139
<p>ENTER INTO A PIECE OF PARADISE! This magnificent home is set on the most beautiful promontory of 2.87 acres bordered by Smith Pond. This outstanding private retreat is an unbelievable rare find. Features of this peaceful home includes crown molding, two sets of french doors, the first leading to an inviting enclosed porch and the second set located in the family room leading onto a well maintained large deck with a tranquil setting. This home also includes a remodeled kitchen with quartz countertops, new stainless steel appliances along with newer windows, newer siding, and a wired generator. The upper level of the home has 4 bedrooms and 3 full bathrooms and is comprised of a roomy romantic master suite with vaulted ceiling and unimaginable views. This well maintained house with an amazing setting of property is a perfect place to call your home!</p> <p><i>Courtesy of Westbury Realty CT</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 7/15/2019, MLS Listing 170189438: 5/2/2019 MLS ID: 170189438								
37 Booth Ave, Unit 25	Condominium	2/2	1,782 sq ft	—	2005	7/15/2019	\$255,000	\$143
<p>Beautiful, updated townhome in the desirable 55+ community of Watertown Crossing. This corner unit townhome features a one car attached garage, two bedrooms, two bathrooms, and a beautiful kitchen. The two story foyer leads up a staircase complete with stair-lifts (which can be removed if not needed) and up to a great loft area, second bedroom, full bathroom, and an attic storage space. *\$275/mo HOA fee* Just move right in!</p> <p><i>Courtesy of West View Properties, LLC</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 7/13/2019, MLS Listing 170199359: 5/25/2019 MLS ID: 170199359								
281 Guernseytown Rd	Residential	6/3	2,300 sq ft	23,522	1965	7/13/2019	\$196,900	\$86
<p>Raised ranch located in desirable Taft School area across from the Watertown Golf Club. In need of updating this home is spacious with so much potential. Hardwood under carpet, generator, Finished lower level with 4 rooms. Three bedrooms and 2 baths on the main level.</p> <p><i>Courtesy of West View Properties, LLC</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 7/12/2019, MLS Listing 170189763: 5/1/2019 MLS ID: 170189763								
88 Lake Rd	Residential	4/2	1,710 sq ft	12,632	1963	7/12/2019	\$259,900	\$152
<p>Welcome to this beautiful oversized updated Cape Cod home with 4 bedrooms and 2 full baths. Features include eat in kitchen with granite counters, tile floor, atrium doors leading to the outside deck, family room that boasts stunning gas fireplace with built ins and hardwood floor. Huge Master bedroom with walk in closet, second bedroom with full bath all on the main floor. Upstairs has an additional 2 bedrooms with full bath and built in drawers. Also is a partially finished basement for anything you can imagine! The backyard has 2 patio areas for outside entertaining and a fenced in yard, a peach tree as well as room for a garden! There is also a very spacious shed for all of your toys! The garage is oversized and this property comes with an automatic whole house generator! Nothing to do but move in! Pictures do not do justice come see this beautiful home!</p> <p><i>Courtesy of West View Properties, LLC</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 7/11/2019, MLS Listing 170181265: 4/22/2019 MLS ID: 170181265								
27 Ridgeway Ave	Residential	3/2	1,437 sq ft	6,098	1950	7/11/2019	\$162,000	\$113
<p>COMPLETELY REMODELED AND UPDATED. NEW ROOF, GUTTERS, FLOORING, THERMOPAYNE WINDOWS, PAINT INTERIOR AND EXTERIOR, NEW KITCHEN, BATH AND HALF BATH. BONUS ROOM IN LOWER LEVEL COULD BE BEDROOM OR REC. ROOM. ADDITIONAL LARGE HALF BATH IN LOWER LEVEL ALONG WITH WASHER DRYER ROOM. CITY WATER AND SEWER LOCATED IN GREAT AREA WITHIN WALKING DISTANCE TO SYLVAN LAKE RECREATIONAL AREA. 2 ZONE HEAT: MAIN LEVEL AND LOWER LEVEL. NEW STAINLESS STEEL APPLIANCES. GREAT YARD FEATURING OVERSIZE DECK AND DETACHED OVERSIZED STORAGE SHED 16X10. BRING OFFERS.</p> <p><i>Courtesy of West View Properties, LLC</i></p>								






Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 7/11/2019, MLS Listing 170166420: 2/22/2019 MLS ID: 170166420								
26 Ripley St	Residential	3/2	1,824 sq ft	16,552	1920	7/11/2019	\$195,000	\$107
Nothing to do but move into this recently remodeled home with over 1800 square feet. New kitchen with stainless steel appliances, granite counter tops, new hardwood floors on main level, new carpet in upper level, & new sheetrock all freshly painted. Spacious master bedroom suite with full bath, 2 closets including a walk in closet, all bedrooms have double closets for all your storage needs, 2 attics, laundry room that could also be your mudroom or converted to home office. Wired for generator, large 2 car garage. Hot air heat so adding central air would be a breeze. Previous owners added garage and master bedroom suite- estimated to be 10-12 years old. Nice size yard with concrete patio and driveway with plenty of parking. <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY SOLD • Sold Date: 7/11/2019, MLS Listing 170194835: 5/13/2019 MLS ID: 170194835								
136 Cobb St	Residential	3/3	2,116 sq ft	16,117	2004	7/11/2019	\$311,000	\$147
This Beautiful 3 BR Raised Ranch offers an open floor plan with numerous upgrades. Large Kitchen w/ center island ,granite counters, wood floors, vaulted ceiling, beautiful cabinets and open dining area. The living Rm has a vaulted ceiling and hardwood floor. Master bedroom with full bath. The lower level offers additional living space with coffered ceilings, large windows, half bath and sliders to the deck and yard. (Sellers has drawn plans for in law, they are willing to share.)This home also offers inground sprinkler system and invisible pet fence. Central air, 2 car garage, above ground pool, and shed, on professionally landscaped corner lot. City utilities. Plus a whole house humidifier Very Beautiful home!! <i>Courtesy of Weichert Realtors-Gateway Properties</i>								
 RECENTLY SOLD • Sold Date: 7/10/2019, MLS Listing 170151208: 12/24/2018 MLS ID: 170151208								
90 Winthrop St, #B	Condominium	3/3	1,493 sq ft	—	2019	7/10/2019	\$255,000	\$171
NEW CONSTRUCTION! Half Duplex on a quiet street. This home offers a 2 car attached garage with easy access into the main level, 3 spacious bedrooms, 2.5 bathrooms, valuated ceilings in the great room/dining room and kitchen. The main level features an open floor plan, great room/dining room, kitchen, master bedroom, 1.5 bathrooms, and a laundry room. Upper level features 2 bedrooms and a full bathroom. Full walkout basement with plenty of storage. City Sewer and Water. Low Condo Fees, CAIR, Gas Fireplace, Hardwood/Tile/Wall to Wall Carpeting. Property Tax and Condo Fees TBD <i>Courtesy of Westbury Realty CT</i>								
 RECENTLY SOLD • Sold Date: 7/8/2019, MLS Listing 170156166: 1/16/2019 MLS ID: 170156166								
14 Williams Ave	2 Family Residential	4/4	1,936 sq ft	17,859	1910	7/8/2019	\$209,000	\$108
Well Maintained 2 Family House with Detached 2 Car Garage, All Separate Utility's, Washer & Dryer Hook ups in Both Apartments, Both Floors Feature 5 Rooms, Hardwood Floors, 2 Bed Rooms 1 1/2 Baths, Eat In Kitchens, Dining Rooms and Living Rooms, Enclosed Rear Porches, Month to Month Rents, This property works for Owner Occupant or Investor. <i>Courtesy of West View Properties, LLC</i>								
 RECENTLY SOLD • Sold Date: 7/8/2019, MLS Listing 170166760: 3/1/2019 MLS ID: 170166760								
34 Lee St	Residential	3/2	1,303 sq ft	70,131	1932	7/8/2019	\$152,000	\$117
Situated on 1.61 level acres this solid home offers 3 Bedrooms with Hardwood Floors, 2 Full Baths - one on the main level off of the light and bright Kitchen, a Formal Dining Room, and Spacious Living Room. Many updated features include a new furnace, new roof, new dishwasher, some newer windows and many rooms have been freshly painted. Additional features include a walk-up attic for easy storage, and an extra large 2 car detached garage. This home has a great location within walking distance to the Town Green and is a short drive to schools, shopping and all major highways. Home sold As-Is <i>Courtesy of West View Properties, LLC</i>								





Recently Sold: 50 (cont.)

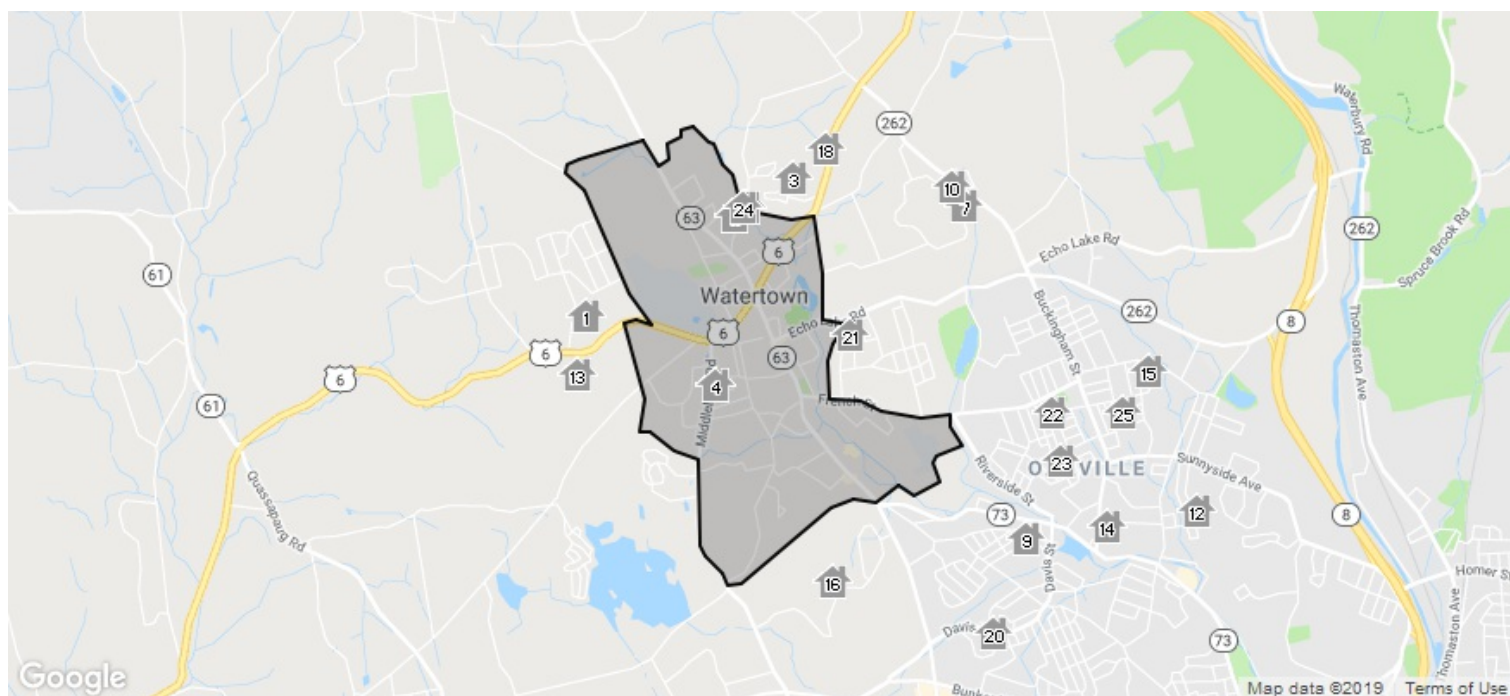
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 7/2/2019, MLS Listing 170186904: 4/23/2019 MLS ID: 170186904								
339 Straits Tpk	Residential	2/1	1,024 sq ft	59,677	1920	7/2/2019	\$119,000	\$116
GREAT STARTER HOME in a GREAT school district!!! 4 Bedrooms possible. Very short distance to shopping, dining and entertainment. This 7 room, 2 bed and 1 bath home sits on 1.36 acres of private yard and a 500Ft. walk back to a stream, with a below attached garage. An open main level floor plan with a large living room adjacent to the open, eat in Kitchen. The Kitchen has newly refaced cabinets, new counter tops and brand new stainless steel appliances. This home also features 2 front rooms, one of them is perfect for a large laundry room and the other is perfect for a playroom or a quiet office space! The bathroom has been refinished as well with a new bathtub and ceramic tiles. A brand new roof has also been recently installed as well!!! Also The Owner is giving \$6000. Rebate! Purchase as is.....1st time buyers great deal.... This home will NOT last long! <i>Courtesy of Buyer's Advantage Realty LLC</i>								
 RECENTLY SOLD • Sold Date: 7/3/2019, MLS Listing 170155681: 1/14/2019 MLS ID: 170155681								
18 Hillside Ave	Residential	4/3	3,011 sq ft	19,166	1935	7/3/2019	\$160,000	\$53
LARGE 3000+ SQ. FT HOME ON A PRIVATE LOT- NEWER ROOF- OIL BOILER IS APPROX 2 YRS OLD- GAS FURNACE IS OLDER <i>Courtesy of Vitale Realty</i>								
 RECENTLY SOLD • Sold Date: 6/25/2019, MLS Listing 170189835: 5/1/2019 MLS ID: 170189835								
299 Mount Fair Dr	Residential	3/3	2,378 sq ft	50,529	1992	6/25/2019	\$349,900	\$147
This meticulously maintained, single owner home features 3 bedrooms, 2.5 bathrooms, vaulted ceilings in the living room with a gas fireplace, a master bedroom with a walk in closet and an en suite, a formal sitting room, a study room, a deck for entertaining, gas heat and central air. It truly is a must see. Welcome home! <i>Courtesy of YellowBrick Real Estate LLC</i>								
 RECENTLY SOLD • Sold Date: 7/3/2019, MLS Listing 170114973: 8/12/2018 MLS ID: 170114973								
112 Woodruff Ave, #A	Condominium	3/3	1,474 sq ft	—	2019	7/3/2019	\$230,000	\$156
Move in in 30 days! Finished New Construction ~ Condo in the Heart of Watertown! Offering 3 Spacious Bedrooms, 2.5 Baths with plenty of Closet Space & Upper Level Laundry. Large Kitchen/Dining area with Beautiful Cabinets, Tile & Granite Counters, Breakfast Bar, plenty of room for the family. Cozy Living Room with Fireplace & Sliders to private back Patio. Natural Gas, CAIR, Hardwood/Laminate/Tile Flooring, Ceiling Fans, Covered Front Porch & Garage. City Utilities. Very Low Condo Fees!! Conveniently located to shopping, schools, library, busline & highways. Call today for more details. <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY SOLD • Sold Date: 7/2/2019, MLS Listing 170183112: 4/14/2019 MLS ID: 170183112								
116 Eastwood Hall Rd	Residential	3/3	2,002 sq ft	20,908	1986	7/2/2019	\$340,000	\$170
Lovely colonial home with many updates. Three bedrooms, 2 1/2 baths. Spacious Family Room with trayed ceiling and fireplace. Newer kitchen cabinets. Heated inground pool. <i>Courtesy of West View Properties, LLC</i>								
 RECENTLY SOLD • Sold Date: 7/1/2019, MLS Listing 170158645: 1/25/2019 MLS ID: 170158645								
20 Cannon Ridge Dr	Condominium	3/3	1,533 sq ft	—	1986	7/1/2019	\$181,500	\$118
Just move into this 3 bedroom, 2.5 bath, end unit townhouse. Stunning custom kitchen with sparking granite, tile floor and back splash. Three updated bathrooms with marble topped vanities. New energy efficient windows and doors and newer a/c. Huge master bedroom suite with walk in closet, sitting area and private bath. Two additional bedrooms with plenty of closet space and shared bath. Open concept living room/dining room with a beautiful wood burning fireplace and sliders open onto a large deck for your outdoor enjoyment over looking a rolling lawn. The unit offers plenty of closet and storage space throughout, a full basement and attached one car garage with work area. Laundry is currently in basement but can be easily moved to the first floor (hookups located in hallway closet). Additional parking is available in the driveway and in the common parking area directly across from the unit. The association offers a swimming pool and tennis courts for owners use. Pets are allowed. Agent owner <i>Courtesy of William Raveis Real Estate</i>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 6/28/2019, MLS Listing 170192972: 5/7/2019</i> </div> <div> <i>MLS ID: 170192972</i> </div>								
169 Claxton Ave	Residential	5/3	2,525 sq ft	15,246	1955	6/28/2019	\$320,000	\$127
<p>Enjoy beautiful countryside views from this 4-5 bedroom Colonial, fully remodeled in 2007. Open floor plan features formal living room with pellet stove and hardwood floor, formal dining room with hardwood floor, granite kitchen w/hardwood floor and breakfast bar. Main level bedroom w/hardwood would make a perfect office. Tiled entry from garage leads into family room w/atrium doors to deck overlooking gorgeous backyard, vaulted Master bedroom suite w/double sink granite vanity, air-jet tub, and separate glass shower. Wide hall with hardwood leads to 3 more bedrooms. Forced hot air and central air system added at time of remodel. Large full basement offers plenty of dry storage. City sewers and water. Fantastic location on cul-de-sac street!</p> <p><i>Courtesy of Fercodini Properties, Inc.</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 6/29/2019, MLS Listing 170192086: 5/6/2019</i> </div> <div> <i>MLS ID: 170192086</i> </div>								
245 Cherry Ave, Unit H24	Condominium	2/2	1,085 sq ft	—	1968	6/29/2019	\$101,000	\$93
<p>Nice 2 bed 2 bath condo.</p> <p><i>Courtesy of Brian Gee Real Estate LLC</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 6/27/2019, MLS Listing 170167346: 3/1/2019</i> </div> <div> <i>MLS ID: 170167346</i> </div>								
480 Thomaston Rd	Residential	3/3	1,820 sq ft	26,571	1988	6/27/2019	\$239,000	\$131
<p>LOOKING FOR A HOME THAT FEELS LIKE NEW? MOVE RIGHT IN! It's all been done for you in this impeccable home with an extensive list of updates and improvements that combine with a convenient location. Here at 480 Thomaston Road, you've found the best value & find in Watertown today! From the moment you enter, feel right at home into the open concept floor plan on the main level with hardwood floors, GORGEOUS newer kitchen featuring fine cabinetry, granite, subway backsplash, terrific counter space for the cook - designed for easy every day living or large gatherings. Enjoy NEW thermal windows, patio & garage door, NEW roofing, NEW paint & fixtures, newer mechanicals and systems all just serviced! Energy saving pellet stove offers affordable heat, pellets included for you too! Upstairs, the beautiful master suite features a lovely updated bathroom and spacious closets for ultimate organization. Two additional roomy bedrooms are filled with plenty of light, plus two more sparkling, updated bathrooms! The level parcel is beautiful in all seasons, plush green lawns combined with borders of trees. So much invested in this home from top to bottom - huge decks with outdoor speakers (superb for entertaining), electrical, security, safety - the list goes on. Do not miss your chance to live in one of the nicest, and modern of homes that Watertown currently has to offer - PRICED WELL TO SELL!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 6/28/2019, MLS Listing 170179385: 4/2/2019</i> </div> <div> <i>MLS ID: 170179385</i> </div>								
47 Cottage Pl	Residential	2/2	1,100 sq ft	7,840	1922	6/28/2019	\$111,000	\$101
<p>Perfect for owner occupant 203K loan!! Great opportunity for Owner occupant or investors. A little TLC will bring this home a nice return. 5 room Cape offers 2 bedrooms, 1.5 baths. Hardwood throughout lower level and partially in bedrooms upstairs. 1/2 bath on first floor, full bath upper level. Newer windows and furnace. Great level lot. Town has it listed as .18 but it appears larger. Square footage source is from owner, town has listed lower. Dead End street. House is second to end of road.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 6/28/2019, MLS Listing 170141706: 11/5/2018</i> </div> <div> <i>MLS ID: 170141706</i> </div>								
1091 Guernseytown Rd	Residential	3/3	2,250 sq ft	28,749	1945	6/28/2019	\$340,000	\$151
<p>LIKE NEW! Newly built Colonial located near Watertown golf club and Tara Farm. The main level of this home is an open concept design with hardwood flooring throughout with lots of windows to let in natural sunlight. Stunning kitchen with white cabinets, granite counter tops, and tile back-splash, and new stainless appliance package with gas range. Off kitchen area is a spacious half bathroom and main level laundry room that leads into the dining and living room area. A large turned staircase leads to the second level which boasts 3 large bedrooms with plenty of closet space. Master bedroom en-suite with walk-in closet, jetted tub and stand-up shower, and separate reading/office nook area. Unfinished basement has a basement system installed and Navien on-demand hot water heater for high-efficiency usage. NEW WELL AND SEPTIC, 2 zone heating and cooling, and an over-sized 24x25 ft. garage round out this gem. On over a 1/2 acre of land and corner lot makes this house very desirable. MOVE QUICKLY!</p> <p><i>Courtesy of Dave Jones Realty, LLC</i></p>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>   • Sold Date: 6/24/2019, MLS Listing 170182989: 4/14/2019 MLS ID: 170182989 </div>								
227 Middlebury Rd	Residential	3/2	1,832 sq ft	30,492	1945	6/24/2019	\$225,000	\$123
<p>Not your cookie cutter home!! Warm and inviting this charming cape has so much to offer. Crown moldings, wainscoting, built ins, bay windows and stunning newly refinished hardwood floors throughout add to the character. Totally updated 2 full baths and recently painted entire interior make it move in ready. The highlight of the home is the large main level family room with vaulted beamed ceilings, fireplace/pellet stove, built in bookcases, sliders, brand new wall to wall carpet, and a spiral staircase that leads to a small loft ideal for a reading/sitting area or small office. A bedroom, laundry room and full bath on the main level allows for one level living if needed. Completing the main level is the kitchen, living room/office and dining room. Two additional large bedrooms and a full bath are on the upper level. Full basement has great storage space with walkout and garage. Could be finished for office, etc. Set on nearly three quarters of an acre beautiful level lot not far from Taft School with convenient access to highways, shops and restaurants. A wonderful place to call home!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div>   • Sold Date: 6/25/2019, MLS Listing 170176606: 3/29/2019 MLS ID: 170176606 </div>								
193 Beach Ave	Residential	3/2	1,817 sq ft	20,037	1953	6/25/2019	\$289,900	\$160
<p>Traditional well maintained and update Cape located in desirable established Watertown neighborhood. This cape features 3 BRs including first floor MBR, Remodeled kitchen with granite counters and stainless steel appliances, Living room offers hard wood floors, FP and bay window for plenty of light. Formal DR with sliders to rear deck and pool. The first floor den is off the kitchen and features a door to the front and back of the home. First floor office has stairs to upper level with 2 spacious bedrooms and full bath. This home is heated by a new oil furnace and oil tank, Upper level is electric, 2 newer split CAIR units and city utilities.</p> <p><i>Courtesy of West View Properties, LLC</i></p>								



Expired Listings: 25

	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 170171005: 3/14/2019 MLS ID: 170171005								
104 Neill Dr	Residential	4/3	2,496 sq ft	62,290	1976	\$339,900	8/12/2019	\$136
Well Maintained By It's Only Owners, Relax on the Wonderful Covered front Porch.... This Custom Built 8 Room Cape Style Home can also be Used as a Ranch. The First Floor Features a Bed Room and Full Bath, Formal Living and Dinning Room, Eat In Kitchen, Family Room with Wood Burning Fireplace and Exposed Beams a 17 x 11 Tiled 3 Season Room that leads to a Deck Over Looking Private back Yard, The Second Floor 3 Bed Rooms and 2 Full Baths, The Lower Level can easily be Finished for addition space and Features a second Wood burning fireplace and is a Walk out to backyard. Oversize 2 Car Garage, Newer Windows, Roof, Furnace, Appliances, Central Air and Trex Deck, This Home is in Pristine Condition Don't miss out, Easy To Show, Call today.....								
Listing Courtesy of West View Properties, LLC								
2 RECENTLY EXPIRED • MLS Listing 170182443: 4/11/2019 MLS ID: 170182443								
215 Smith Pond Rd	Residential	3/3	2,200 sq ft	58,806	2015	\$339,000	8/11/2019	\$154
*****MOTIVATED SELLER!*****Quality Constructed 3/4 Bedroom, 2 and 1/2 bath Contemporary Cape Cod style Home situated on 1.35 country acres, built in 2015. Large first floor Master Suite with walk in closet and full bath. Beautiful spacious kitchen with granite counter tops, stainless steel appliances, hardwood floors, sliding glass doors lead to a private deck. Perfect home for entertaining family and friends. Open floor plan, HW floors and a 2 car garage. A wonderful place to call home. From the moment you walk in you will feel the comfort through-out. Lovely country setting!								
Listing Courtesy of West View Properties, LLC								
3 RECENTLY EXPIRED • MLS Listing 170163750: 2/9/2019 MLS ID: 170163750								
319 Thomaston Rd, Unit 39	Condominium	2/3	1,224 sq ft	—	1986	\$164,900	8/9/2019	\$131
Adorable 2 bedroom 2.5 bath townhouse with one owner located in the desirable well maintained Watertown Old Farms. This unit offers privacy and plenty of interior space! Eat-in kitchen extends off a living / dining room combo complete with fireplace for entertaining. Half bath is located on the first floor with laundry. 2 bedrooms complete the 2nd level with large closets and full baths. Brand new CIA and Furnace will allow for plenty of years of carefree living! Come take a look, bring your ideas and be relaxing on the back deck by Summer! Minutes from town and major highways!								
Listing Courtesy of West View Properties, LLC								

Expired Listings: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div> <div>4</div> <div>EXPIRED</div> <div> <div>MLS Listing 170152323: 1/2/2019</div> <div>MLS ID: 170152323</div> </div> </div>								
113 Middlebury Rd	Residential	5/4	2,070 sq ft	16,552	1930	\$324,900	7/23/2019	\$157
<p>The size of this charming 1930s home is deceiving from the road! With all the modern updates you need and located in Watertown's prime Taft school neighborhood, this home should not be missed. Too many improvements to list! Galley kitchen features new counter-tops, appliances, tile-flooring and newly added-on mudroom. Living and dining room are free flowing with original hardwood floors, and working large fireplace. All baths have been remodeled and bedrooms offer great space considering the age of the home. Original knob and tube wiring has been replaced. If sitting on the beautiful front porch is not desired, the rear patio offers more privacy! See full list of improvements to understand and appreciate the restoration work. This property's true value is now on display! Priced to sell and move-in ready condition!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div> <div>5</div> <div>EXPIRED</div> <div> <div>MLS Listing 170160359: 1/30/2019</div> <div>MLS ID: 170160359</div> </div> </div>								
76 Farm Cir	Residential	4/3	2,844 sq ft	90,604	2004	\$399,900	7/1/2019	\$137
<p>Custom built colonial style home set at the end of cul-de-sac. Gourmet kitchen offers breakfast bar, custom cabinetry and center island. Formal dining room detailed with tray ceilings and raised panels. Bright oversized family room has vaulted ceilings and fireplace. Beautiful hardwood floors. Recessed lighting throughout. Master bedroom suite features a full bath with hydro-tub and large walk in closet. Private deck overlooking wooded backyard and great views! A must see!</p> <p><i>Listing Courtesy of Realty Group of New England, LLC</i></p>								
<div> <div>6</div> <div>EXPIRED</div> <div> <div>MLS Listing 170093064: 6/20/2018</div> <div>MLS ID: 170093064</div> </div> </div>								
1823 Litchfield Rd	Residential	4/5	4,933 sq ft	898,207	1998	\$629,900	6/30/2019	\$128
<p>European Villa style home on 20 private acres, with a pond and a barn! The grand styling of this home lets you enjoy the beautiful views of the landscaped property from the 30-foot main level cement patio. Parties are a breeze here! There is an easy flow for your guests from kitchen to family room and patio. This property offers a multitude of possible uses, bring your needs and imagination and make an appointment today. Possible horse property, multi generational living, large in-law in the walkout lower level with summer kitchen, wine cellar and separate entrance. The first floor master suite and attached two car garage could allow for aging in place. There are 3 additional bedrooms and another full bath upstairs. There is barn with high door garage for contractors, mechanics, or farming equipment. Great location in the beautiful Litchfield County hills yet just minutes to town and approx. 1.5 hrs to NYC.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
<div> <div>7</div> <div>EXPIRED</div> <div> <div>MLS Listing 170113021: 8/6/2018</div> <div>MLS ID: 170113021</div> </div> </div>								
556 Mount Fair Dr	Residential	4/3	2,244 sq ft	20,908	1989	\$365,900	6/30/2019	\$156
<p>NOTHING TO DO BUT MOVE INTO THIS WELL MAINTAINED HOME IN MOUNT FAIR FARMS- THIS HOME FEATURES A LARGE FULLY APPL EIK- FOR DR & FOR LR- GREAT VIEWS FROM THE MAIN LEVEL FAMILY RM WITH CATHEDRAL CEILING & GAS FIREPLACE- MBR SUITE WITH CATH CEILING, FULL BATH & WC- 3 ADDITIONAL BDRMS HAVE BRAND NEW CARPET- NEWLY REFINISHED HDWD FLS IN THE KIT, DR & FR- MAIL LEVEL LAUNDRY RM- 2 ZONE GAS BOILER- CENT AC- NEWER ROOF- MOST OF THE WINDOWS WERE REPLACED- HUGE 14 X 31 MAINTENANCE FREE DECK OVERLOOKING A PERFECT LEVEL LOT- ALL CITY UTILITIES</p> <p><i>Listing Courtesy of Vitale Realty</i></p>								

Expired Listings: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div> <div>8</div> <div>EXPIRED</div> <div>MLS Listing 170150170: 12/16/2018 MLS ID: 170150170</div> </div>								
15 Branch Ct	Residential	4/4	3,724 sq ft	84,942	1995	\$425,000	6/24/2019	\$114
<p>NEW ROOF!! A Must See Spacious & Very well planned custom built one owner home on private cul-de-sac location. Pride in ownership shows through out this well cared for home. Start your tour in the inviting tile floor foyer w/crown molding that leads to the Eat-In Kitchen w/Granite Countertops, custom cabinets, center island, recessed lighting & pantry. Adjacent to the kitchen is the oversized formal dining room w/tile flooring, french doors, recessed lighting, chair rail & crown molding. Adjoining the Eat-In Kitchen is a Generous sized family room that has Cathedral Ceiling, Fireplace & Ceiling Fan. The first floor also has a living room, office, full bath & laundry room. The first floor was built with the potential to reorganize for an in-law setup with a separate entrance. The 2nd floor has 4 Bedrooms, all with Hardwood Floors. The Master Bedroom has tray ceilings, full bath & walk-in closet. 2nd Bedroom has a Full Bath. Two bedrooms with walk-in closets. A lot of closet space throughout the entire home. The exterior of the home and property are well taken care of, has a spacious paver patio great for entertaining & large driveway w/parking area. Additional features are central vacuum, custom blinds, wide staircase leading to the upstairs, steel beam construction, generator hookup, oversized 2 car garage (27X26) & More!!</p> <p><i>Listing Courtesy of Parkview Properties LLC</i></p>								
<div> <div>9</div> <div>EXPIRED</div> <div>MLS Listing 170156512: 1/16/2019 MLS ID: 170156512</div> </div>								
67 Morro St	Multi-Family Rental	3/1	1,400 sq ft	16,552	1935	\$1,300	6/15/2019	—
<p>Spacious 2nd floor apartment. Boast 3-bedrooms, dining, living room plus a heated sun room!! Ideal master bedroom near stairs to walk up floored attic which can be used as a huge walk in closet plus ample storage space. Newer windows, freshly painted, hardwood flooring, tiled bath and kitchen with new cabinets. Washer and dryer included! Two assigned parking areas. Close (walking distance) to ball park, library, Swift Jr High and public transportation. This bright airy apartment has everything a house has to offer without the lawn/snow maintenance. Can use side lawn for outdoor enjoyment and barbecuing. What more can you ask for.</p> <p><i>Listing Courtesy of G & W Real Estate</i></p>								
<div> <div>10</div> <div>EXPIRED</div> <div>MLS Listing 170148213: 12/6/2018 MLS ID: 170148213</div> </div>								
11 Vista Dr	Residential	3/3	2,254 sq ft	22,651	1998	\$324,500	6/6/2019	\$146
<p>Perfectly level lot in Mount Fair Farms subdivision. Location location location! This home offers an abundance of natural sunlight! Master bedroom has a large master bath with shower and whirlpool tub. Very open floor plan which is perfect for entertaining! Gas fireplace. Formal dining room has a stunning chandelier. Open kitchen! Formal living room presently being used as a playroom. Two car attached garage. A must see! Agent related.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>11</div> <div>EXPIRED</div> <div>MLS Listing 170152710: 1/3/2019 MLS ID: 170152710</div> </div>								
105 Woolson St	Residential	2/2	1,097 sq ft	16,988	1860	\$149,900	6/3/2019	\$137
<p>"Motivated Sellers" Great Starter Home, This Cape Offers Newer Kitchen w/cathedral ceilings, beams, sky lights and slider to patio, Updated Bath, Newer Furnace and Roof, Two Bed Rooms 1 1/2 Baths, Wide plank wood floors retain it's old charm, Walking Distance to Town Center.... Two Parcels will Convey, House MBL: 79/35/18 = .27Ac and Land MLB 79/35/19b = .12 Ac For a total of .39Ac</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>12</div> <div>EXPIRED</div> <div>MLS Listing 170098325: 6/22/2018 MLS ID: 170098325</div> </div>								
15 Emile Ave	Residential	3/1	1,183 sq ft	12,196	1955	\$150,000	5/31/2019	\$110
<p>This lovely cape cod with three bedroom, master on the first floor and two bedrooms on the second floor. Cherry kitchen cabinets. Formal dining room. Level, open, private backyard. Shed for storage. 1 car garage.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



Expired Listings: 25 (cont.)

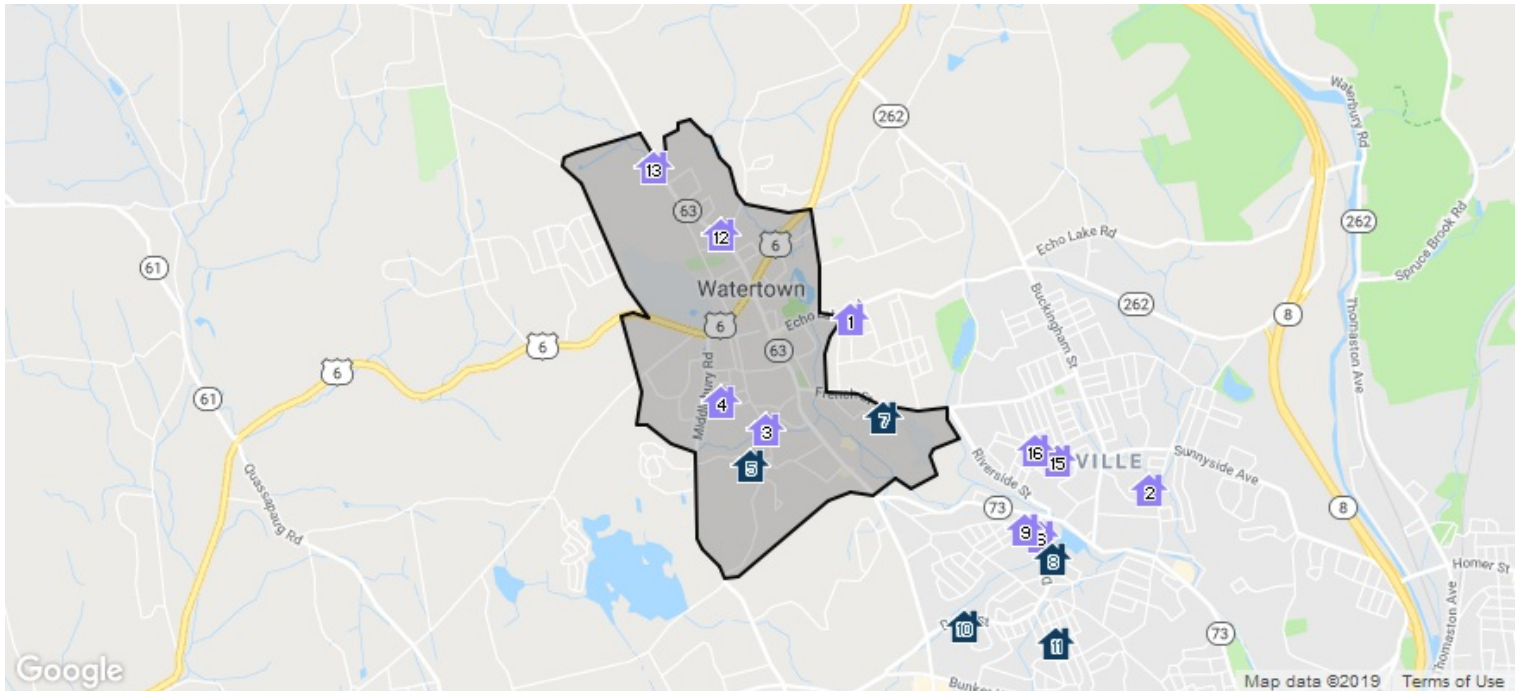
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div> <div>13</div> <div>EXPIRED</div> <div>• MLS Listing 170144105: 11/19/2018 MLS ID: 170144105</div> </div>								
314 Circuit Ave	Residential	3/3	2,100 sq ft	9,147	1979	\$279,900	5/19/2019	\$133
<p>"Great Established Neighborhood" This Sprawling 6 Room Split Level Offers 2100 Square Feet with All Spacious Rooms, This Home Features Cozy Main Level Family Room with Pellet Stove, 1/2 Bath, Laundry Area and Access to a Wonderful private Screened in Deck, First Floor Features Large Eat In Kitchen with Newer Appliances, Living Room with Hardwood Floors, Second Floor Features 3 Bed Rooms with Hardwood Floors and 2 Full Baths, C-Air, C-Vacuum, 2 Car Garage and a Nice Fenced in Yard. Easy To Show!!!!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>14</div> <div>EXPIRED</div> <div>• MLS Listing 170144788: 11/18/2018 MLS ID: 170144788</div> </div>								
22 Hungerford Ave	Multi-Family Rental	2/1	1,100 sq ft	16,117	1950	\$900	5/18/2019	—
<p>Beautiful 2 bedroom 1100 sf apartment available in third week of December, refrigerator and stove included , washer&dryer hook up is in apartment, nice big backyard, parking in drive way,great neighborhood</p> <p><i>Listing Courtesy of Hodson Realty, Inc.</i></p>								
<div> <div>15</div> <div>EXPIRED</div> <div>• MLS Listing 170130090: 10/8/2018 MLS ID: 170130090</div> </div>								
219 Parkman St	Residential	3/2	1,392 sq ft	27,878	1985	\$232,000	4/15/2019	\$167
<p>Move right in to this lovely Raised Ranch home featuring a brand new Kitchen with Stainless Steel Appliances and Granite Counters, Dining Area with new Sliders to the back deck and level yard with stone walls, 3 Bedrooms all with new laminate flooring, Remodeled Full Bath on main level with Tile Floors, and a Lower Level Family room with Half Bath and Laundry room. Many other new features include Central Air, New Windows, New Furnace and Hot Water Heater, Propane Heat and a 2 car Garage. Home is located close to town, schools and all major highways. Come take a look!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>16</div> <div>EXPIRED</div> <div>• MLS Listing 170133163: 10/11/2018 MLS ID: 170133163</div> </div>								
23 Loop Rd	Residential Land	—/—	—	141,134	—	\$129,900	4/11/2019	—
<p>Beautiful 3.24 acre approved building lot located in sought after subdivision. Best views in town. City utilities available. Build your dream home.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>17</div> <div>EXPIRED</div> <div>• MLS Listing 170133162: 10/11/2018 MLS ID: 170133162</div> </div>								
2 Northfield Rd	Residential Land	—/—	—	287,060	—	\$249,900	4/11/2019	—
<p>Beautiful country lot with \$100,000 custom built barn waiting for you and your horses. Build your dream home on this approved lot with your builder or ours.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>18</div> <div>EXPIRED</div> <div>• MLS Listing 170071500: 4/11/2018 MLS ID: 170071500</div> </div>								
457 Thomaston Rd	Residential	3/2	1,468 sq ft	40,075	1983	\$227,500	4/11/2019	\$150
<p>Well maintained 1468 sqft raised ranch with 3 bedrooms 1.5 baths, 2 car garage. Set beautifully on a lightly wooded .92 acre lot with level backyard ready for entertaining friends and family or privately enjoying an evening sunset. Close to major routes, shopping, town center , golf courses , state parks and more. This home is ready to be yours! Come with offers ready and see for your self! Motivated Seller, Priced to Sell!!!</p> <p><i>Listing Courtesy of Westbury Realty CT</i></p>								

Expired Listings: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div> <div>19</div> <div>EXPIRED</div> <div> <div>MLS Listing 170115797: 8/21/2018</div> <div>MLS ID: 170115797</div> </div> </div>								
196 Bayview Cir	Residential	4/3	2,945 sq ft	71,438	2016	\$579,900	3/31/2019	\$197
<p>"Absolutely Gorgeous" Located in one of Watertown's Most Desirable Neighborhoods, This 2 Year Old Custom Built Home is Better Than Brand New!!!! Nothing to do here But Move In and Relax on the Covered Front Porch. The First Floor Features 9' Ceilings, Beautiful Wide Plank Oak Flooring Throughout, Custom Trim Work everywhere you turn and a Wonderful Open Floor Plan that's perfect for Entertaining. Large Eat In Kitchen has High End Paneled Appliances, The Family Room Features Gas Fireplace surrounded by Built In Book Cases, The second Floor Features Master Bedroom Suite with Tray Ceilings, Large Walk in Closet and Luxurious Bath Room, Main Full Bath with Double Sinks and 3 Very Spacious Bed Rooms. The Maintenance Free Exterior Features Stamped concrete sidewalks and Patio (27 x 38) with the most Spectacular Sunset Views, Professional landscaping Lot's of Stonework, 3 Car Oversized Garage, Walk Up Attic offers plenty of Storage, Walk Out Basement Can be Finished, High End Energy Efficient Mechanicals and Extra Foam Insulation....Call Today easy To Show</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div> <div>20</div> <div>EXPIRED</div> <div> <div>MLS Listing 170128053: 9/24/2018</div> <div>MLS ID: 170128053</div> </div> </div>								
14 Moreland Ave	Residential	3/3	1,352 sq ft	9,583	1977	\$269,900	3/25/2019	\$200
<p>This is a beautiful split level on a level lot. Lots of hardwood flooring and big rooms. There is plenty of parking in front of the house or park in the back in a big 3 car garage.</p> <p><i>Listing Courtesy of Mark Tavares Realty, LLC</i></p>								
<div> <div>21</div> <div>EXPIRED</div> <div> <div>MLS Listing 170109814: 7/31/2018</div> <div>MLS ID: 170109814</div> </div> </div>								
50 Burton St	Residential	3/3	1,744 sq ft	10,018	1890	\$248,000	2/23/2019	\$115
<p>3 Bedroom 2.5 Bath Farmhouse Colonial Renovated in 2006! Gorgeous 2-story covered porches! Level backyard. Eat-in-Kitchen. Dining Room and Living room with hardwood floors. Living Room with Gas Fireplace. Master Bedroom with attached full bath, walk-in closet, and attached walkout porch. 2 additional ample bedrooms. City water and Sewer. Home has no appliances and can use paint. Short sale. This gem will not last!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div> <div>22</div> <div>EXPIRED</div> <div> <div>MLS Listing 170116497: 8/14/2018</div> <div>MLS ID: 170116497</div> </div> </div>								
137 Dalton St	Residential	3/1	1,088 sq ft	8,712	1950	\$169,900	2/16/2019	\$156
<p>"Home Sweet Home! All remodeled and ready to call this cape cod home your own. Check out the custom renovations completed throughout and offering the modern day open kitchen/living room layout with 2 bedrooms on the main floor. Quaint french door, hardwood floors, and third bedroom privately located on the second floor with additional space for storage or possible future expansion. The yard is large and open and is situated in a quietly traveled neighborhood setting making it easy to enjoy the outdoors.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div> <div>23</div> <div>EXPIRED</div> <div> <div>MLS Listing 170120100: 9/10/2018</div> <div>MLS ID: 170120100</div> </div> </div>								
55 Tarbell Ave	Residential	4/2	1,586 sq ft	4,791	1948	\$229,900	3/7/2019	\$145
<p>Completely Remodeled Home with Addition on neighborhood street. Remodeled Eat-in-Kitchen with granite countertops, stainless steel appliances, full-extension soft-close cabinets, and breakfast bar. Dining Room with hardwood floors. Living Room with hardwood floors. 1st Floor Bedroom Addition being used as a Den. Remodeled full bath with tile floor. Upstairs Master Bedroom with hardwood floors, built-in closet, and slider to balcony deck. 2 additional bedrooms with hardwood floors. 2nd remodeled full bath with tile floor, tile surround shower with glass door and subway tile, and 2 vanities. Laundry Room. Strong mechanicals including 2 Central Air units, Hydro Air heat, and 200amp electrical. Newer roof, siding, and thermopane replacement windows. Security System and Nest thermostats stay. Cute covered front porch. Back Deck. This home is cute as a button. Solar is a PPA and will transfer with the house. Town says 3 BR 1.1 Bath and 1417sqft, but home appears to have 4 BR, 2.0 Bath, and 1586sqft. 4th BR has missing closet doors and rack, but owner could reinstall upon request. Garage needs new door to fit normal sized car.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								

Expired Listings: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 EXPIRED • MLS Listing 170133140: 10/11/2018 MLS ID: 170133140								
1 Northfield Rd	Residential Land	—/—	—	260,488	—	\$149,900	3/11/2019	—
Gorgeous 5.98 acres approved country lot ready to build. Horse property. <i>Listing Courtesy of West View Properties, LLC</i>								
 EXPIRED • MLS Listing 170123412: 9/9/2018 MLS ID: 170123412								
56 Winthrop St	Residential	3/2	1,758 sq ft	25,700	1985	\$275,000	3/8/2019	\$151
Charming three bedroom ranch on quiet street. This home has been lovingly maintained. Hardwood throughout except kitchen and baths. The family room is the focal point of this home, patio door to deck, soaring ceiling, hardwood floor, skylights and beautiful window wall. Formal living room with bow window, spacious dining room. There is a 1/2 bath off the master bedroom. The full basement has a walkout and windows. So much potential! Plenty of room for an in-law arrangement. Two car garage under the house. Nicely landscaped lot. A must see! <i>Listing Courtesy of West View Properties, LLC</i>								














New For Lease: 16







	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> <div> • New, Active: 8/12/2019 MLS ID: 170225330 </div>								
27 Burton St	Rental/Lease	4/2	1,244 sq ft	8,712	1950	8/12/2019	\$1,600	\$1
This freshly painted 3-4 bedroom ranch in Watertown, close to shopping and highway access, would make a great place to call home. Master bedroom has full bath and main bathroom has 2 complete vanities; not just double sinks. Good closet space and plenty of storage space in garage and basement. Option to use as 4 bedrooms or use one as an office or den.								
<i>Courtesy of Joseph Bette REALTORS Inc</i>								
<div> </div> <div> • New, Active: 8/11/2019 MLS ID: 170225116 </div>								
143 Falls Ave, #2	Multi-Family Rental	3/1	1,095 sq ft	—	1920	8/11/2019	\$1,200	\$1
Large three bedroom, one bathroom apartment with great natural light on the second floor of a beautiful colonial with a huge level backyard! This rental includes in unit washer/dryer & the use of 1 bay of the detached garage! **Available ASAP**								
<i>Courtesy of West View Properties, LLC</i>								
<div> </div> <div> • Active: 7/11/2019 MLS ID: 170217174 </div>								
172 Scott Ave	Multi-Family Rental	2/1	968 sq ft	21,780	1985	7/11/2019	\$1,200	\$1
Charming well-maintained 2 bedroom apartment that features gleaming hardwood floors in the living room, eat-in kitchen and carpeted bedrooms. Close to many restaurants and main roads. Act fast. This won't last.								
<i>Courtesy of Keller Williams Realty</i>								

New For Lease: 16 (cont.)










New For Lease: 16 (cont.)

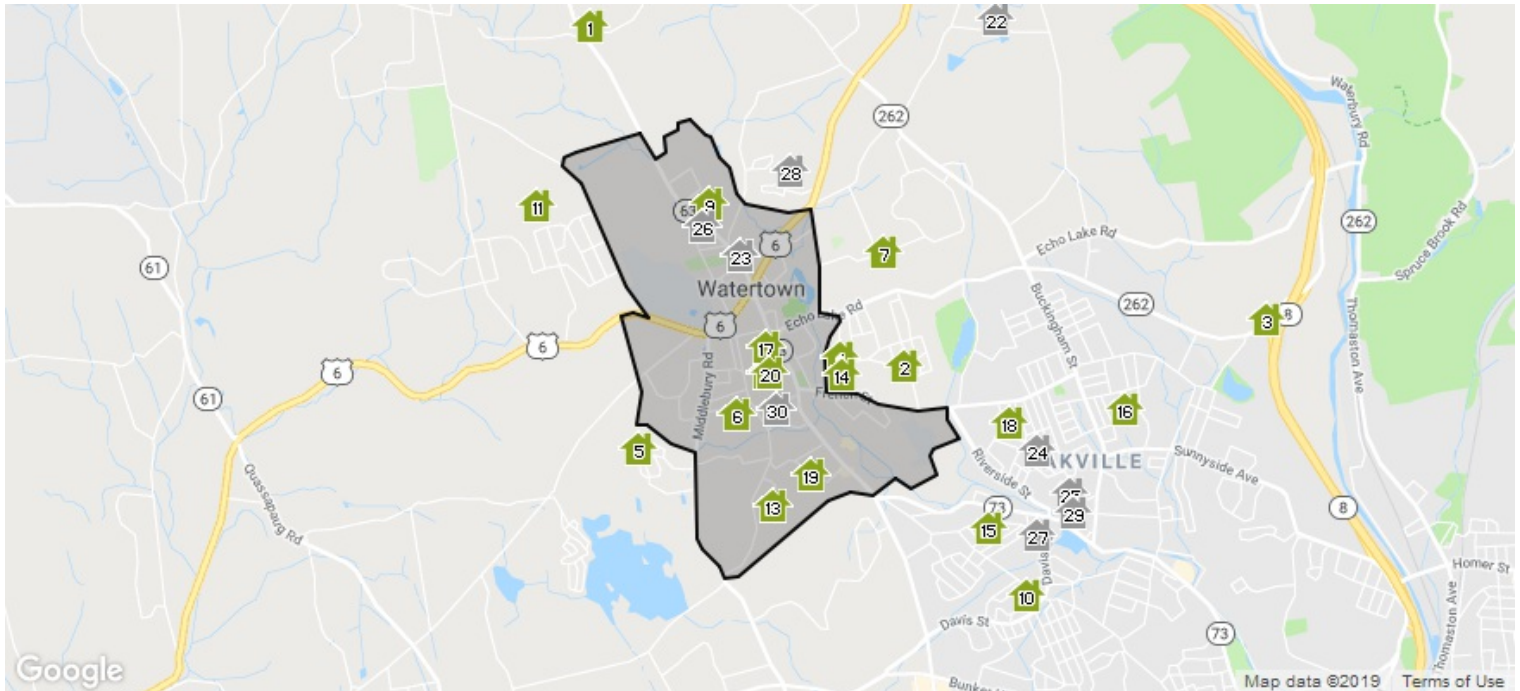
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
  FOR LEASE	• New, Active: 8/9/2019 MLS ID: 170224595							
75 Highland Ave	Multi-Family Rental	2/2	1,200 sq ft	15,246	1960	8/9/2019	\$1,400	\$1
<p>Looking for a rental in a quiet neighborhood, with your own garage and delightful landlords? Look no further! 75 Highland Avenue is a half duplex located in Watertown close to the Taft School. This two bedroom, one and a half bath half duplex features hard floors throughout, first floor powder room, large shared basement area, two sun-filled bedrooms, an enclosed porch leading from the garage to the dining room, and much more! The basement, shared, is large, partially finished, and includes a laundry room outfitted with two washing machines and one communal dryer. Plenty of storage upstairs, there's more downstairs as well- tenants even have access to the large cedar closet should they choose to utilize it. Schedule your showing today!!</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
  PENDING LEASE	• Deposit: 8/6/2019 MLS ID: 170223246							
63 Lockwood Dr	Rental/Lease	4/2	1,344 sq ft	11,761	1964	8/6/2019	\$1,900	\$1
<p>READY TO GO! Bright, clean and spacious 4-bedroom 2 bath raised ranch. This well maintained spacious home offers a large kitchen with plenty of cabinets and counter space, open to dining room, and hardwood floors. Three bedrooms and one bath on the upper level. Completely finished lower level offers a fourth bedroom and full bath. Two zone central air conditioning, efficient natural gas heat, relaxing yard with patio in a beautiful neighborhood. Two car garage, pets - ask tenant responsible for all utilities, and snow removal. Landlords will have lawn mowed. Available immediately. First month's rent of \$1,900 plus \$3,800 security deposit due upon lease signing. 1-year lease - no short term. A great place, so hurry!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
  FOR LEASE	• New, Active: 8/5/2019 MLS ID: 170222926							
64 Yale St	Rental/Lease	3/2	1,536 sq ft	3,920	1912	8/5/2019	\$1,400	\$1
	<p>Single Family home for Rent conveniently located to schools, library & shopping. Main floor features Living Room, Dining Room, 1/2 bath & Kitchen 2nd floor has full bath & 3 bedrooms. Nice backyard. Off street parking. Covered front porch great for these summer nights!</p> <p><i>Courtesy of Coldwell Banker Realty 2000</i></p>							
  PENDING LEASE	• Show: 7/19/2019 MLS ID: 170217857							
121 Charles St, #2	Multi-Family Rental	2/1	921 sq ft	12,632	1986	7/19/2019	\$1,200	\$1
<p>Bright clean apt ready for occupancy August 1, 2019, open floor plan, wood floors, deck of street parking, lease and credit check required, listing office to run credit check, 2 months security no pets of any kind, no smoking. Agent related</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
  PENDING LEASE	• Deposit: 7/13/2019 MLS ID: 170215133							
38 Maple Ave	Rooming Houses	2/2	1,600 sq ft	16,117	1930	7/13/2019	\$1,200	\$1
<p>OWNER IS CURRENTLY LIVING IN THE THIRD BEDROOM OF THIS SPACE & WILL BE FOR THE LENGTH OF THE LEASE!***** Are you in need of an apartment but would like to share the cost of the expenses?! Here you have a beautiful 3 bedroom 1st floor apartment in a two level multi family. You will be able to rent out the 2 bedrooms on the left side of the house, with access to a private bathroom!The best part is you will have almost everything included for one LOW price!!! Your rent includes all of the major utilities as well as much much more! You get access to cable/internet/phone/ALL utilities/snow cleanup/ general maintenance etc. Within the space, you have two very large common areas which includes one den/office area to get some work done at home if necessary. There is also an AMAZING backyard with two firepits and a large driveway for multiple vehicles. The house is close to major highways and various town amenities. This is a STEAL for the price!</p> <p><i>Listing Courtesy of Great Estates, CT</i></p>								

New For Lease: 16 (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>  FOR LEASE </div> • New, Active: 7/19/2019 MLS ID: 170218660								
71 Morro St	Multi-Family Rental	3/1	1,400 sq ft	16,552	1935	7/19/2019	\$1,200	\$1
<p>Why rent a single family home and deal with exterior/grounds maintenance when you can get all the space you need here? This large 3 bedroom 2nd floor apartment has everything you need...including tons of storage, laundry, and outdoor space for your grill! Spacious, remodeled kitchen with tile floor, full bath with tile floor, and beautiful hardwood flooring throughout the dining room, living room, sun room, and bedrooms. This bright apartment gets a great amount of natural light from the tall vinyl double pane windows and lives large with ceilings over 8' 6". The large master bedroom features a door to the walk-up, floored attic where you'll find a whopping 36' x 36' area you can use for storage! A beautiful sidewalk and stone staircase brings you to your private front entrance from the paved parking area where you have two assigned spots. Freshly painted and ready to move right in - don't miss out on this great space!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div>  PENDING LEASE </div> • Deposit: 5/17/2019 MLS ID: 170196112								
212 Evelyn St	Rental/Lease	3/3	1,140 sq ft	10,454	1979	5/17/2019	\$1,795	\$2
 <p>3 BD / 2.5 Bath Raised Ranch with two kitchens. Large living room and family room both featuring fireplaces on each level. Upper-level kitchen flows nicely to the dining room with access to large deck overseeing the fenced backyard. Wall unit AC in the living room. Hardwood and ceramic tile floors. The finished basement/lower includes second full kitchen. Tenant pays for all utilities including heat & hot water, electric, and trash. Tenant also responsible for snow removal and for reimbursing the owner for water&sewer. Landscaping (lawnmowing and weed whacking) included in rent. Household gross monthly income must be at least 3x the rental rate. Owner looks for a minimum credit score of 650. If owner considers an application with credit under 650, an increased security deposit may apply. Showings by appointment only. No smoking. The washer, dryer, downstairs dishwasher, and 3 window AC units are convenience items for tenant use and will not be repaired or replaced by the owner if they become inoperable. -Parking: 2 car Garage/Off-street. -Heat: Electric paid by tenant. -Hot Water: Electric paid by tenant. -W/D: included as convenience items (will not be repaired or replaced). -Pets: Per owners discretion. Fee applies. No aggressive breeds.</p> <p><i>Listing Courtesy of Robert C. White & Co., LLC</i></p>								
<div>  PENDING LEASE </div> • Show: 6/2/2019 MLS ID: 170202861								
119 Pullen Ave	Rental/Lease	2/2	1,344 sq ft	8,712	1953	6/2/2019	\$1,350	\$1
<p>Located on a pretty street, this lovely two large bedroom home is offered for rent. The large kitchen has been renovated and the current kitchen floor will be replaced for the new tenant. All appliances are included in the rent. The large living room goes from front-to-back of the home. The large covered open back porch is a great space for outdoor living. There is extra storage in the basement. The current pictures include the tenants belongings. The homes shows much better in person. Please Note: This rental is not available for occupancy until the beginning to middle of September.</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
<div>  FOR LEASE </div> • Active: 4/25/2019 MLS ID: 170187798								
32 Litchfield Rd	Rental/Lease	4/2	2,048 sq ft	18,295	1830	4/25/2019	\$2,100	\$1
<p>Charming 1800's Colonial features 4 bedrooms, 2 baths, FP with all the original charm you're looking for. Wide board hardwood floors throughout with multiple built-ins in different rooms. Expansive family room and living room is great for entertaining. First floor full bath with laundry room. Master bedroom with newly remodeled bath plus 3 other bedrooms (one of which is being used for a 'man cave') Credit check to be done by the listing office.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
<div>  FOR LEASE </div> • Active: 5/6/2019 MLS ID: 170191885								
265 Litchfield Rd	Rental/Lease	2/2	1,252 sq ft	24,829	1949	5/6/2019	\$1,650	\$1
<p>Beautiful Colonial on Flat Lot with Curb Appeal! Eat in Kitchen with Newer Appliances, Nook with Views to Backyard. Spacious Living Room. Gleaming Hardwood Floors. 2/3 Bedrooms 1.5 Baths. Oversized Master Bedroom. Possibility for an office/den/ or 3rd Bedroom off the living room. Just in time to Enjoy the Private Backyard!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								

New For Lease: 16 (cont.)







		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 14  FOR LEASE • Active: 6/27/2019 MLS ID: 170210802								
	2 Tucker Ave, #2ND	Multi-Family Rental	2/1	800 sq ft	13,068	1900	6/27/2019	\$900	\$1
	Sweet 2nd floor apartment in a multifamily on a quiet corner in Oakville. Available August 1st. Nearby Bus line. Tenant must have good credit. Minimum Year lease.								
	Courtesy of KlermReal Estate Inc								
	 15  FOR LEASE • Active: 6/27/2019 MLS ID: 170210783								
	2 Tucker Ave, #3RD	Multi-Family Rental	2/1	700 sq ft	13,068	1900	6/27/2019	\$850	\$1
	Nice 3rd floor unit available August 1st. Landlord replacing old windows. Two bedroom, one bath. Tenant needs good credit. Minimum year lease. Shared laundry in basement. tandem off street parking. Close to bus line.								
	Courtesy of KlermReal Estate Inc								
	 16  FOR LEASE • Active: 6/9/2019 MLS ID: 170204547								
	15 Hazelhurst Ave	Multi-Family Rental	2/1	912 sq ft	13,504	1986	6/9/2019	\$1,200	\$1
	Recently remodeled unit with newer appliances, new countertops, newly tiled floor in kitchen and bath, newer w/w carpets/ freshly painted interior. 2 BR townhouse style unit. All electric. Off street parking. Full basement for storage w/ walk out. Slider off dining area to deck. Credit check required. NO Pets and NO smoking.								
	Courtesy of Showcase Realty, Inc.								









Recently Leased: 30

	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: 8/10/2019, MLS Listing 170208642: 6/29/2019 MLS ID: 170208642								
19 Linkfield Rd	Rental/Lease	3/2	1,874 sq ft	58,370	1950	8/10/2019	\$1,950	\$1
For Rent- this spacious and updated 3 bedroom, 2 bathroom home in Watertown with a 2 car garage. Quick and easy access to Litchfield and Watertown centers. This home is deceivingly large once you step inside! Full of character including built-ins, a wood stove, and many other wood details throughout. There is a full family room in lower level. Rental includes all appliances, washer & dryer. <i>Courtesy of Showcase Realty, Inc.</i>								
2 RECENTLY LEASED * Leased Date: 7/25/2019, MLS Listing 170204040: 6/7/2019 MLS ID: 170204040								
66 High St	Rental/Lease	3/1	1,114 sq ft	12,632	1953	7/25/2019	\$1,500	\$1
3 BEDROOM SPACIOUS CAPE COD FOR RENT! HOME OFFERS GRANITE COUNTERS, HARD WOOD FLOORS, MASTER BEDROOM ON FIRST FLOOR! PLENTY OF SPACE IN THIS IMMACULATE HOME. UPPER LEVEL OFFERS TWO SPACIOUS BEDROOMS AND STORAGE. CENTRAL AIR, OIL HEAT. Laundry room with washer/dryer is located on LL of home. <i>Courtesy of West View Properties, LLC</i>								
3 RECENTLY LEASED * Leased Date: 7/30/2019, MLS Listing 170214928: 7/10/2019 MLS ID: 170214928								
245 Frost Bridge Rd	Rental/Lease	2/1	1,020 sq ft	102,801	1948	7/30/2019	\$1,200	\$1
* NEWLY REMODELED * Adorable two bedroom ranch features large deck, updated kitchen with stainless steel appliances, new carpeting, & a great commuter location! *NOTE: door in basement CAN be converted back to a one car garage* <i>Courtesy of West View Properties, LLC</i>								








Recently Leased: 30 (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: 7/25/2019, MLS Listing 170214434: 7/8/2019 MLS ID: 170214434								
101 Greenwood St	Rental/Lease	2/2	1,120 sq ft	11,761	1929	7/25/2019	\$1,350	\$1
This Rental is also available for purchase \$189,999. 2 bedroom and full bath on upper level. Main level houses living/dining combination, can double as home office area. Large eat in kitchen with access to ground level rear deck surrounded by a lovely back yard great for entertaining. 1st month, 2 months Security, credit/judicial check <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY LEASED * Leased Date: 7/31/2019, MLS Listing 170207686: 6/24/2019 MLS ID: 170207686								
49 Cannon Ridge Dr	Condo	4/3	1,340 sq ft	—	1986	7/31/2019	\$1,950	\$1
Very well maintained end unit in a nice quiet complex. The main level boasts gleaming HW floors in LR/DR. The wood burning FP in the LR gives the perfect ambiance, and the views of the rear yard from the DR table are spectacular. The MBR suite is equipped with double closets and full bath. 2 additional bdms and laundry round off the main level. The LL is completely finished w/ slider doors leading the rear yard. The LL has an additional bdrm, full bath, kitchenette, and is the perfect in-law set up. Listing office to run credit/background. \$30 per applicant over the age of 18. Rental application & tenant tracks are attached to MLS. 1st month rent, 1 month security deposit required. Pets maybe considered. <i>Courtesy of Coldwell Banker Realty 2000</i>								
 RECENTLY LEASED * Leased Date: 7/31/2019, MLS Listing 170218059: 7/20/2019 MLS ID: 170218059								
19 Center St	Rental/Lease	3/2	1,400 sq ft	10,890	1938	7/31/2019	\$1,450	\$1
3 Bedroom Colonial located in heart of Watertown. Open Floor Plan. Remodeled full bath. Large deck leads put to beautiful finished yard. Minutes to shopping and fine dining. <i>Courtesy of West View Properties, LLC</i>								
 RECENTLY LEASED * Leased Date: 5/18/2019, MLS Listing 170171092: 3/8/2019 MLS ID: 170171092								
Eustis St	Residential Land	—/—	—	43,995	—	5/18/2019	—	—
1.01 Acre lot in Oakville with public water and sewer available in the street. Lot has some wetlands in the rear. May be able to be purchased with 0 Eustis St. (Next lot) for a total of over 1.5 acres. Buyer should do due diligence in regards to the wetland and building. <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY LEASED * Leased Date: 5/18/2019, MLS Listing 170171087: 3/8/2019 MLS ID: 170171087								
Eustis St	Residential Land	—/—	—	25,264	—	5/18/2019	—	—
Level .58 acre lot in Oakville with public water and sewer available in the street. Some wetlands possible in the rear of the lot. May be able to be purchased with 00 Eustis St (Next Lot) for over total 1.5 acres. Buyer should do due diligence in regards to wetlands and building. <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY LEASED * Leased Date: 7/27/2019, MLS Listing 170203648: 6/6/2019 MLS ID: 170203648								
69 Chestnut Grove Rd	Other	2/1	760 sq ft	10,890	1836	7/27/2019	\$760	\$1
Looking for affordable 1-2 bedroom housing in Watertown? Look no further. 750 sq ft 1 bedroom with second adjoining bedroom. Galley kitchen leading to back patio area. Spacious living/dining area with new floating floor. Washer/dryer upper level. Quite street, pleasant neighborhood, convenient to town center and highways. Crestbrook public golfing nearby as well as public park. Cute, Cute, Cute.. <i>Courtesy of G & W Real Estate</i>								

Recently Leased: 30 (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: 7/12/2019, MLS Listing 170215072: 7/10/2019 MLS ID: 170215072								
165 Colonial St, Apt 1	Condo	2/2	1,100 sq ft	20,908	2004	7/12/2019	\$1,400	\$1
PRIME LOCATION 2 Bedroom 2007 opulent condo for rent. The METICULOUS, freshly painted unit offers a spacious open floor plan, Tiled & Fully Appliance Kitchen, along with fully carpeted bedrooms. Unit is highly efficient featuring propane furnace, CAIR & Thermopane windows. Beautiful, private back patio and shared lawn offering each owner private use of storage shed. Stackable Washer/Dryer included. 2 Moth Security Deposit, & 30 Dollar Application fee required. Located a stones throw from the Iconic ROMA RISTORANTE, just another reason to schedule your showing TODAY! Courtesy of Regency Real Estate, LLC								
 RECENTLY LEASED • Leased Date: 7/19/2019, MLS Listing 170211297: 6/28/2019 MLS ID: 170211297								
405 Neill Dr	Rental/Lease	3/3	2,696 sq ft	20,908	1987	7/19/2019	\$2,400	\$1
Attractive Contemporary style home on cul-de-sac with built-in pool. 4-Season Room overlooking gorgeous in-ground pool. 3 bedrooms, 2 1/2 bathrooms, large eat-in kitchen, formal living room/dinning rooms, first floor family room with wood-burning fireplace, 2 car garage, central air and central-vac. Partially finished lower level for extra space to stretch. MOVE QUICK! Courtesy of Regency Real Estate, LLC								
 RECENTLY LEASED • Leased Date: 7/4/2019, MLS Listing 170198808: 5/23/2019 MLS ID: 170198808								
57 Woodruff Ave	Rental/Lease	3/1	1,231 sq ft	11,325	1940	7/4/2019	\$1,575	\$1
Freshly remodeled, beautiful, prime location 3 Bedroom, 1231 Square foot Cape located a stones throw from Main Street Watertown. This charming rental home offers a generous first floor master bedroom with newly refinished hardwood floors, completely remodeled kitchen with brand new stainless steel appliances, and two newly carpeted upstairs bedrooms. Fenced in, newly seeded backyard features new back deck to enjoy your private oasis. Too many updates to list... Do not miss your chance to rent this wonderful home located in the Judson School District! Courtesy of Dave Jones Realty, LLC								
 RECENTLY LEASED • Leased Date: 6/27/2019, MLS Listing 170201754: 6/2/2019 MLS ID: 170201754								
245 Cherry Ave, Unit D23	Condo	1/1	742 sq ft	—	1968	6/27/2019	\$995	\$1
Beautiful views from the living and bed rooms of this one bedroom rental unit in Highgate Condominium Complex. Available June 02! \$995/month includes heat and hot water. First and 2 months security, credit check \$30, 2 year lease required. Apartment easy to show!!!! Courtesy of Showcase Realty, Inc.								
 RECENTLY LEASED • Leased Date: 6/28/2019, MLS Listing 170200452: 5/29/2019 MLS ID: 170200452								
147 Greenwood St	Rental/Lease	3/1	1,080 sq ft	6,969	1925	6/28/2019	\$1,500	\$1
Recently remodeled cape for rent with a covered front porch & spacious yard! This house is located just minutes away from Route 63 with plenty of shopping and restaurants. Potential rent to own opportunity! Courtesy of eXp Realty								
 RECENTLY LEASED • Leased Date: 6/25/2019, MLS Listing 170198498: 5/25/2019 MLS ID: 170198498								
61 Frances St	Rental/Lease	2/1	824 sq ft	10,018	1935	6/25/2019	\$1,050	\$1
Quaint 2 bedroom single family home available for rent. Interior freshly painted, new flooring, windows, roof and hot water heater. Insulation also added for energy savings. Spacious eat in kitchen, remodeled bathroom, enclosed front porch and private yard. No pets, no smokers, renters insurance required. Credit and background check required of any applicant age 18 and older. \$30 cash fee to listing agency per applicant. Courtesy of Showcase Realty, Inc.								

Recently Leased: 30 (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: 5/31/2019, MLS Listing 170198225: 5/27/2019 MLS ID: 170198225	Residential Land	—/—	—	83,635	—	5/31/2019	—	—
Winthrop St								
Investors/Builders Beautiful Private 1.92 acre lot approved for 3 Units. City Water & Sewer. Build to rent or build to sell! Site Plan & Engineering Survey has been done. Ready to pick up your Building Permit and start building. Owner/Agent Related <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY LEASED • Leased Date: 6/12/2019, MLS Listing 170205310: 6/11/2019 MLS ID: 170205310	Multi-Family Rental	3/1	1,158 sq ft	6,098	1775	6/12/2019	\$1,100	\$1
9 Heminway Ct, #1								
Spacious, three bedroom apartment on the first floor of a beautiful Colonial! Washer/dryer hookups in unit. <i>Courtesy of West View Properties, LLC</i>								
 RECENTLY LEASED • Leased Date: 6/11/2019, MLS Listing 170191328: 5/4/2019 MLS ID: 170191328	Multi-Family Rental	2/1	1,360 sq ft	9,583	1940	6/11/2019	\$995	\$1
36 Earle Ave								
Sit on the front porch or enjoy the shaded level back yard at this 1,360 sq' first floor apartment. Large walkin closet in the very spacious master bedroom. You will love the natural light in the living room. Get ready to entertain in your dining room. Washer/dryer hookup in the basement. Water and trash p/u included in the rent. Absolutely no pets. Must be non-smoker. Good credit a must. Two months security deposit. Two year lease. <i>Courtesy of West View Properties, LLC</i>								
 RECENTLY LEASED • Leased Date: 6/3/2019, MLS Listing 170197368: 5/20/2019 MLS ID: 170197368	Rental/Lease	3/1	1,656 sq ft	23,958	1955	6/3/2019	\$1,900	\$1
125 Belden St								
MOVE RIGHT IN to this 1656sqft Ranch in a perfect location. The home features CENTRAL AIR, hardwood floors throughout, and an open dining-room/living-room concept that's great for entertaining. A BONUS ROOM, which includes new Harvey double-pane windows, makes a great game room or sitting room overlooking the quiet, private, fenced-in backyard. Stay warm during cool nights using the efficient wood-burning fireplace insert. Lots of updates such as a fully remodeled full bath with double vanity and new floors in the laundry room. Storage galore in the deep garage bay, outdoor shed, and lower level finished space with work bench. City water and sewer. A MUST SEE! <i>Courtesy of Showcase Realty, Inc.</i>								
 RECENTLY LEASED • Leased Date: 6/5/2019, MLS Listing 170174425: 3/19/2019 MLS ID: 170174425	Multi-Family Rental	3/1	1,086 sq ft	11,325	1920	6/5/2019	\$1,250	\$1
47 Woodruff Ave								
Iconic, Prime Downtown Location, Recently remodeled, fully painted & updated, 3 Bedroom, 1st floor Unit for rent. This unique property is 100 yards from downtown Watertown, and walking distance to public transportation, shopping and restaurants. Unit boasts hardwood floors, spacious kitchen, and a charming porch with spectacular views of the grand strand. Standard credit & background check required. Two Month security & first months rent required prior to move in. Tenants to carry renters policy. Prefer a two year lease <i>Courtesy of Dave Jones Realty, LLC</i>								
 OFF MARKET • Leased Date: 5/15/2019, MLS Listing 170131422: 10/9/2018 MLS ID: 170131422	Residential Land	—/—	—	427,323	—	5/15/2019	—	—
20B Judd Farm Rd								
Build your dream home on this 9+ acre private lot! <i>Courtesy of West View Properties, LLC</i>								
 OFF MARKET • Leased Date: 3/7/2019, MLS Listing 170157174: 1/16/2019 MLS ID: 170157174	Rental/Lease	4/2	2,189 sq ft	119,790	1985	3/7/2019	\$2,200	\$1
125 Jericho Rd								
Well maintained 4 bed, 2 bath cape in private and scenic Watertown location. Over 2,100 square feet and almost 3 acres of privacy. Fireplace and spacious garage. Owners have other housing available so Move In ASAP!!! <i>Courtesy of Nationwide Homes</i>								

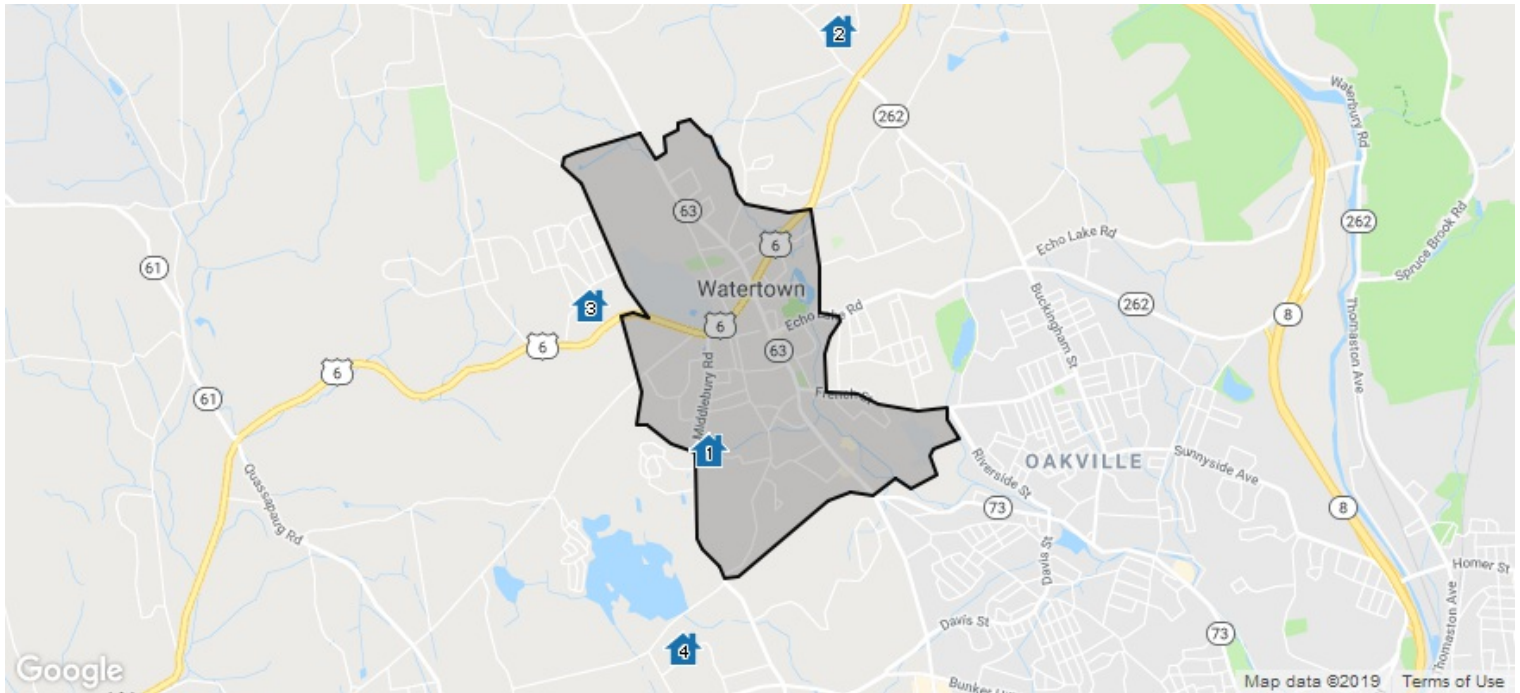


Recently Leased: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 * Leased Date: 3/21/2019, MLS Listing 170131986: 10/9/2018 MLS ID: 170131986								
93 Main St	Rental/Lease	4/2	2,100 sq ft	11,325	1919	3/21/2019	\$1,950	\$1
Nicely maintained home abound with vintage charm! A gracious tiled entry leads into the spacious living room. Enjoy casual dining in the kitchen which offers an abundance of cabinetry and stainless appliances. Host family gatherings in the dining room featuring pretty decorative built-in hutch; French doors lead to the cozy family room and full bath. An office/study completes the main level. Three bedrooms and a remodeled bath are located on the second story. The finished attic is an ideal space for a bedroom and offers possibilities. Entertain or relax on the covered side porch. The paved driveway leads down and around to rear of the house providing plenty of off-street parking. This home has public water and sewer and is in close proximity to restaurants, shopping and town amenities. *Also listed For Sale - MLS 170118476								
Courtesy of Weichert REALTORS Briotti Group								
 * Leased Date: 4/10/2019, MLS Listing 170165969: 2/21/2019 MLS ID: 170165969								
17 Hazelhurst Ave	Multi-Family Rental	2/1	918 sq ft	13,503	1986	4/10/2019	\$1,200	\$1
Townhouse style 1/2 of Duplex. Freshly painted interior. New flooring. Newer kitchen cabinets and countertops. New Slider to deck off dining area. 2 bedrooms, full bath w/ new vanity and flooring. Tenant pays trash removal. Full basement w/ walk out door to back yard. CREDIT check required. NO PETS and no smokers. Nice yard in back of house.								
Courtesy of Showcase Realty, Inc.								
 * Leased Date: 4/6/2019, MLS Listing 170170679: 3/9/2019 MLS ID: 170170679								
32 Ball Farm Rd	Rental/Lease	3/2	1,112 sq ft	5,662	1910	4/6/2019	\$1,800	\$2
Very few rentals out there that are even close to as nice as this home. On top of that, the owner is allowing 1 pet!!! Possibly a second depending on size and how nice they are. Located in a desirable, quiet neighborhood with easy access to the highway, you won't find much better out there. Nearly a brand new furnace and mechanicals help make this home extremely efficient on utilities too. Call now and let's get you in right away! Dining room table is for sale for \$300								
Courtesy of eXp Realty								
 * Leased Date: 3/13/2019, MLS Listing 170166885: 2/25/2019 MLS ID: 170166885								
85 Litchfield Rd	Multi-Family Rental	3/1	1,000 sq ft	17,424	1910	3/13/2019	\$1,300	\$1
Must See Rental in Watertown next to downtown shops and restaurants. The unit is on the second floor and has 2/3 bedrooms, 3rd bedroom is off the master and can be used as a large walk in closet, living room, eat-in-kitchen, 1 full bath and laundry room in the unit with washer & dryer included. There are beautiful hardwood floors, brand new vinyl flooring in the kitchen & bath. There is also an enclosed porch that can be used as a sitting room/3 season room and an exterior deck with plenty of space for a grill and table. The home also has newer vinyl replacement windows and brand new siding. Heat, Hot water and Garbage removal are all included. 2 parking spaces in private driveway. Credit/Background check is required.								
Courtesy of Century 21 AllPoints Rty								
 * Leased Date: 3/27/2019, MLS Listing 170170121: 3/6/2019 MLS ID: 170170121								
60 Yale St, #1	Multi-Family Rental	3/1	1,800 sq ft	4,356	1912	3/27/2019	\$1,200	\$1
BRAND NEW UPDATES! Immaculately clean 3 Bedroom Apartment in Oakville area of Watertown. Clean new updates through out apartment. Large sized bedrooms with great closet space. Brand new floors, brand new paint and trim. Updated kitchen and updated bathroom. Place has been cleaned from top to bottom. Tile floors through out kitchen and bathroom. Enjoy the front porch and back deck for whichever view you are looking for. Nice private backyard great for entertaining. Located at the end of dead end street. 2 Off street parking spots and plenty of on street parking. No through traffic since its on the dead end. This place is TURN KEY READY!								
Courtesy of Showcase Realty, Inc.								

Recently Leased: 30 (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> <div>28</div> <div>OFF MARKET</div> <div> • Leased Date: 4/1/2019, MLS Listing 170175081: 3/19/2019 MLS ID: 170175081 </div> </div>								
319 Thomaston Rd, Unit 38	Condo	3/3	1,632 sq ft	—	1986	4/1/2019	\$1,750	\$1
Rent this Beautiful end unit situated in Old Farms. Absolutely beautiful and meticulous. 3 BR unit with 2-1/2 baths, 2 FP, remodeled kitchen with granite and stainless appliances, Washer and dryer, full basement and 1 car detached garage. Security deposit, Credit and background ck required. NO SHOWINGS UNTIL 3/24/19.								
<i>Courtesy of West View Properties, LLC</i>								
<div> <div>29</div> <div>OFF MARKET</div> <div> • Leased Date: 3/28/2019, MLS Listing 170167611: 3/11/2019 MLS ID: 170167611 </div> </div>								
40 Hillside Ave	Multi-Family Rental	1/1	900 sq ft	9,583	1974	3/28/2019	\$875	\$1
1 bedroom apartment located on the 1st floor with heat, hot water and electricity included.								
<i>Courtesy of Showcase Realty, Inc.</i>								
<div> <div>30</div> <div>OFF MARKET</div> <div> • Leased Date: 3/18/2019, MLS Listing 170158992: 2/5/2019 MLS ID: 170158992 </div> </div>								
70 Cherry Ave	Rental/Lease	3/2	1,048 sq ft	10,454	1858	3/18/2019	\$1,450	\$1
Cute and cozy cape on a corner lot just a short walk to town, restaurants and shopping. 3 bedroom and 2 bath home features an eat in kitchen, generous living room and laundry on the first floor. New Carpet installed and all mechanicals freshly serviced. The original home was built in 1858 and restored over the years. Great corner lot in a nice location. Also for sale MLS#170158823								
<i>Courtesy of Drakeley Real Estate, Inc.</i>								



Open Houses: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
<div> FOR SALE </div> <div> • New, Active: 7/18/2019 MLS ID: 170217608 </div>								
51 Deerfield Ln	Residential	3/2	1,514 sq ft	41,817	7/18/2019	\$274,900	8/18/2019	11:00AM-2:00PM
Well loved, one owner R/R in Taft school location. Bright and cheery home with many customizations. Featuring updated kitchen, baths, hardwood floors, new vinyl siding in 2013. Decking has azex decking and trekrailings installed in 2016. Updated trim 3in light stained, and 6 panel hardwood doors. Home shows as a 2 Br home with large MBR, with added bay window. Home is zoned and permitted at a 3 BR, owners took down wall, closets and doors remain to revert back to 3 br's. Gorgeous level lot, private with shade. Family rm fully finished with beautiful custom bookshelves, desk and more, with sliders to patio. Upstairs there is a slider out of the DR to the updated deck. A delight to see, and a dream to own, great for entertaining.								
Listing Courtesy of The Greene Realty Group								
<div> FOR SALE </div> <div> • Active: 5/8/2019 MLS ID: 170190414 </div>								
43 Highmeadow Rd	Residential	4/3	2,852 sq ft	68,389	5/8/2019	\$399,900	8/18/2019	1:00PM-3:00PM
Exceptional updated Tudor Colonial in a quiet and desirable Watertown subdivision, beautifully situated on a nicely landscaped, and level 1.57 acre lot. Enter into the elegant two story foyer with chandelier, leading into the formal living and dining rooms with hardwood floors and large windows for plenty of natural lighting. The modern kitchen features granite counter tops, tile backsplash, stainless steel appliances, double ovens, and lighted built in hutch. There is a center island with seating, and an eat in space with sliders to the large deck. The kitchen is open to the huge family room with hardwood floors, and custom built-in bookcases surrounding a grand, brick fireplace. This level also boasts a half bath, with a separate laundry room and garage access. The second level has a Master Bedroom Suite with a full bath, granite counter tops, and a walk in closet, while three other bedrooms share an additional full, updated bathroom with double vanities. There is a loft overlooking the second level that can be an ideal office or bonus space. The full basement can also be finished as a rec room or additional living space, and the backyard private, level lot with approximately 20' X 30' deck is perfect for entertaining and/or gardening. This spacious and superb home is move in ready, don't wait!								
Listing Courtesy of Dave Jones Realty, LLC								

Open Houses: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
 FOR SALE • Active: 4/4/2019 MLS ID: 170179867								
40 Kent Ter	Residential	3/3	2,100 sq ft	47,480	4/4/2019	\$289,900	8/18/2019	12:30PM-2:00PM
Well maintained home with many updates and features. Newer windows and roof. Hardwood floors throughout living and bedroom areas, vinyl in kitchen and tile throughout the finished lower level. Composite deck with little to no maintenance, enclosed porch on deck, Sunsetter awning for open deck area. Central Air and a whole house propane generator. Two large storage sheds in addition to 2 car garage. Gas log fireplace warms the lower level family room. Located in a desirable neighborhood at the end of a cul-de-sac. "COME AND TAKE A LOOK"								
Listing Courtesy of West View Properties, LLC								
 FOR SALE • Active: 4/15/2019 MLS ID: 170183007								
240 Old Colony Rd	Residential	4/3	3,480 sq ft	40,510	4/15/2019	\$359,900	8/18/2019	11:00AM-1:00PM
Owners Motivated!!!! Looking for the perfect in-law?? This well maintained 3000+ sq ft Brick Raised Ranch has it! The main level offers 3 bdms, LR, DR and kitchen. The kitchen has quartz countertops and new appliances just purchased this year! The MBR features a remodeled full bath and 2 closets. Each bdrm has sliders. The main bathroom was recently remodeled with double sinks, a beautiful tile floor and tile shower. The In-Law offers a kitchen/LR combination with brand new cabinets and new countertops. It also has a refrigerator, stove and dishwasher. There is a bdrm and a full bath. The family room in the lower level is carpeted! Lower level laundry room w/sink. There is plenty of storage in this home. Central air. New hot water heater. Newer driveway and roof. 2 car garage w/storage loft. This home is set on almost one acre of level land w/apple and pear trees, blackberries, raspberries and grapes! There are 2 sheds and a hot tub. 24 Hour Notice To Show!								
Listing Courtesy of Showcase Realty, Inc.								

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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.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

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

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