

MARKET ACTIVITY REPORT

Woodbury, Connecticut



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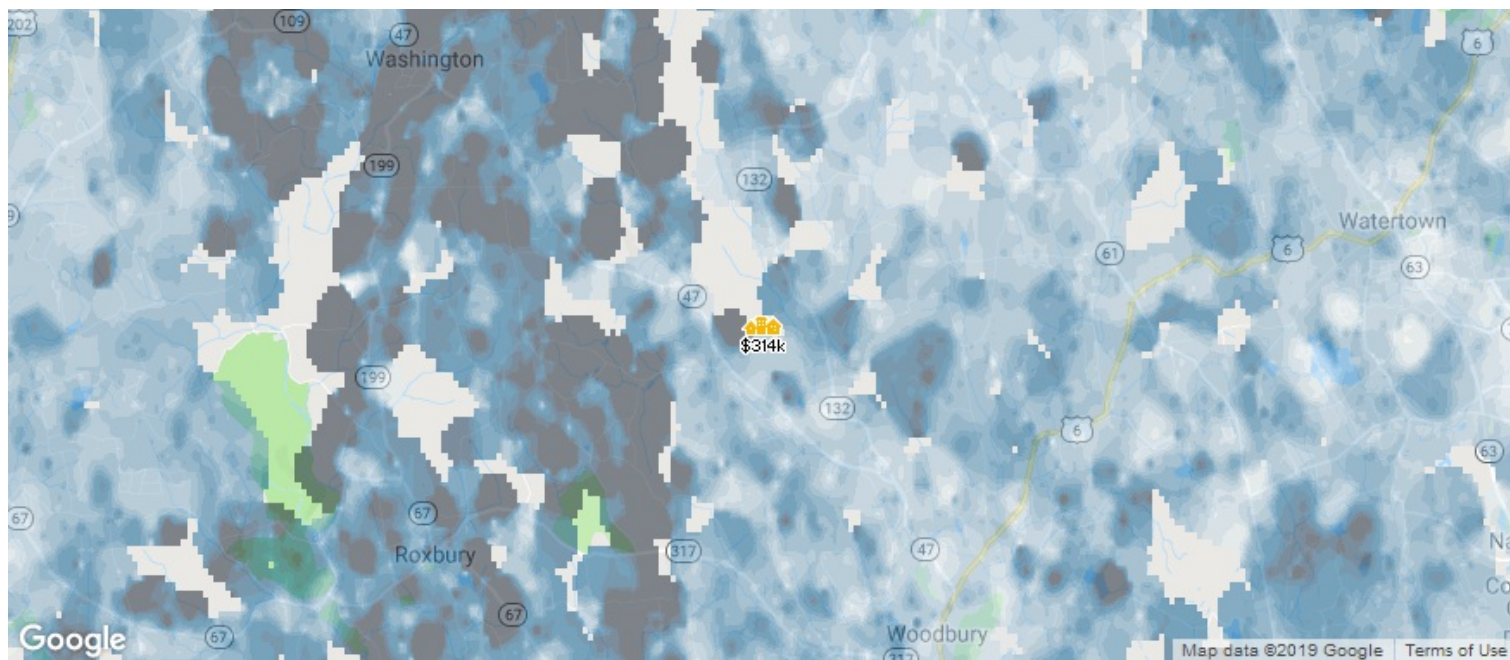
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Woodbury, Connecticut

Market Snapshot: Estimated Home Values



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

Median Est. Home Value

\$314K

Updated: 7/31/2019

Change Over
Last Month

⬇️ **2.75%**

Change Over
Last Quarter

⬇️ **2.75%**

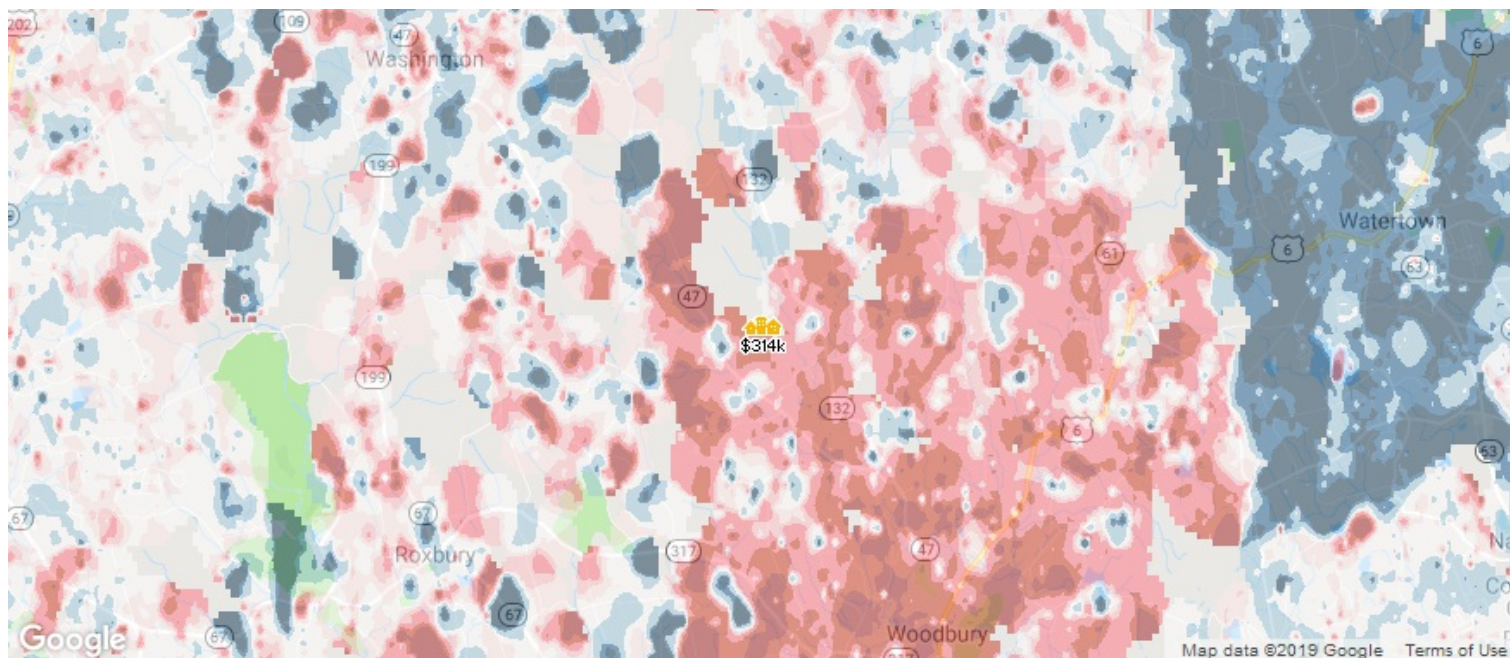
Change Over
Last 12 Months

⬆️ **1.63%**

*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.*

Woodbury, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



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

Median Est. Home Value

\$314K

Updated: 7/31/2019

Change Over
Last 12 Months

↑ **1.63%**

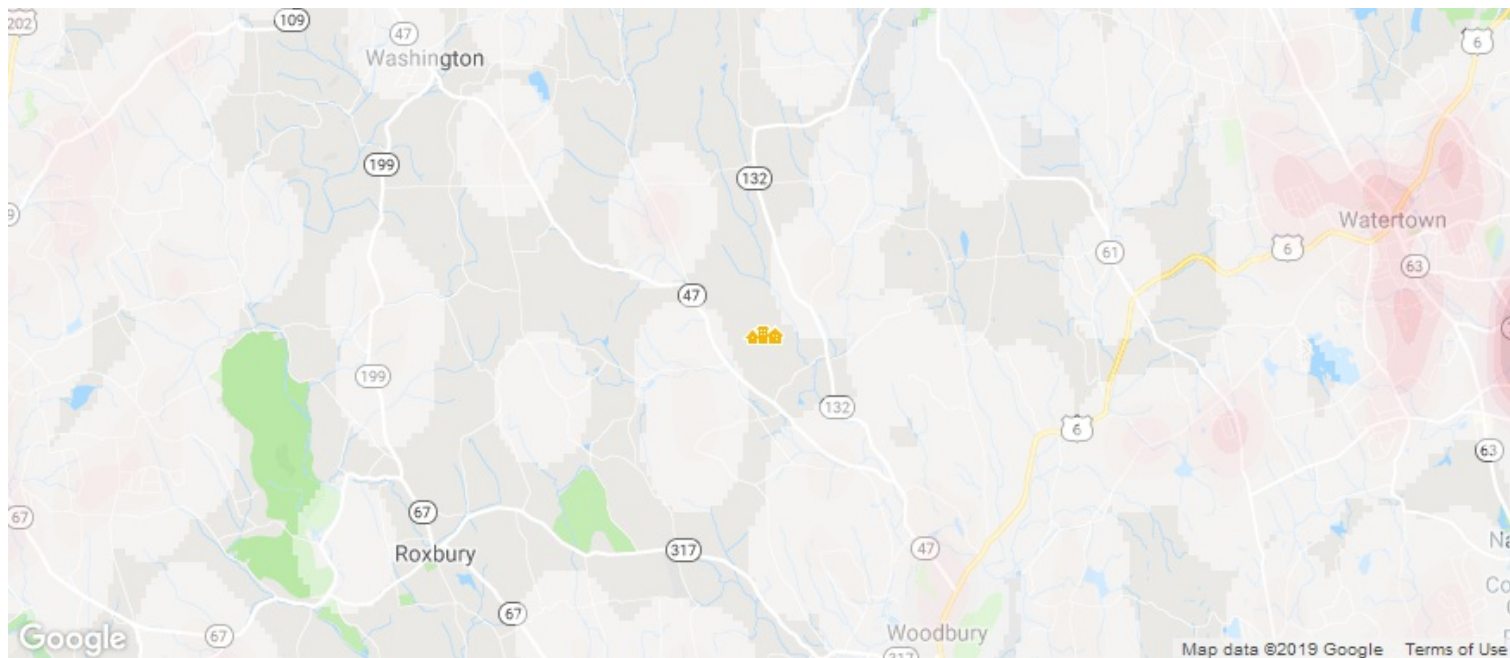
Change Over
Last 36 Months

↑ **4.67%**

*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.*

Woodbury, 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

17

Updated: 8/14/2019

of
Pre-Foreclosures

10

of
Foreclosures

7

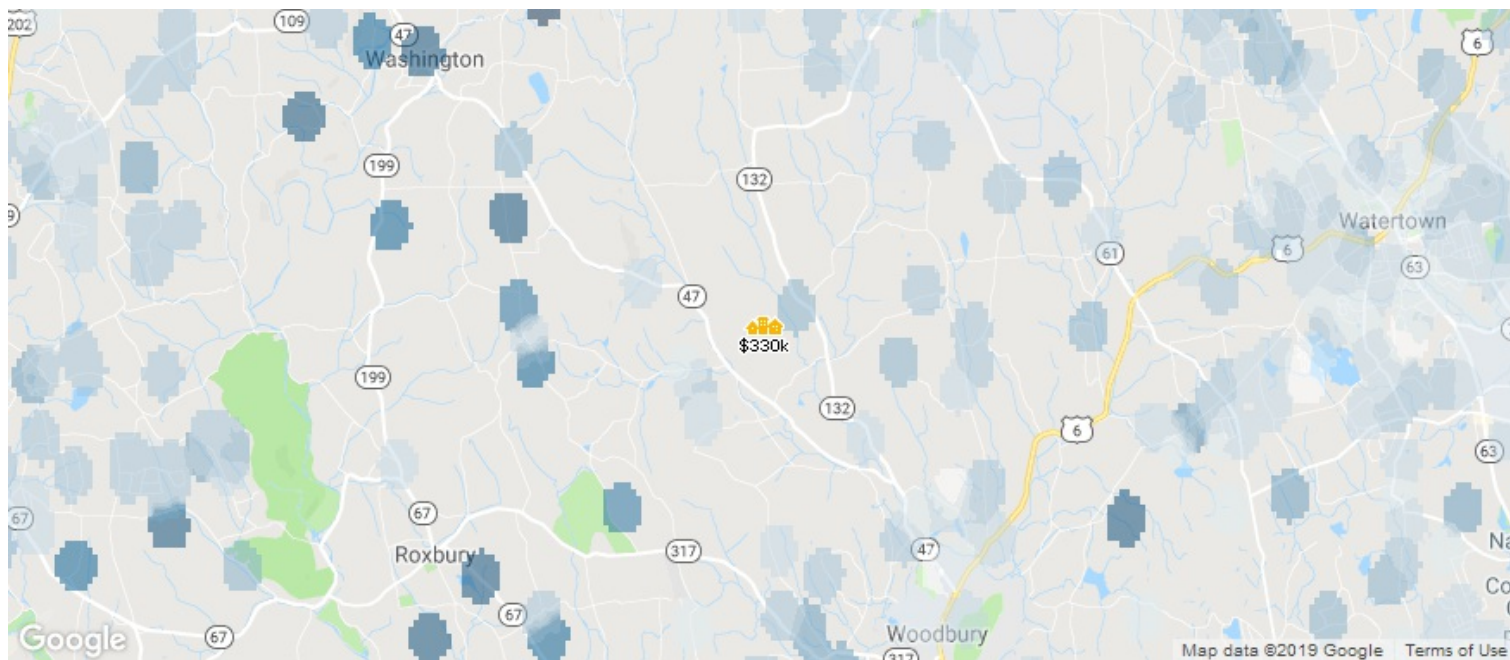
of
Short Sales

0

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

Woodbury, Connecticut

Market Snapshot: Sales Price



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

Median Sales Price

\$330K

Updated: 6/30/2019

Change Over Last Month

⬆️ **65.58%**

Change Over Last Quarter

⬆️ **104.34%**

Change Over Last 12 Months

⬆️ **17.3%**

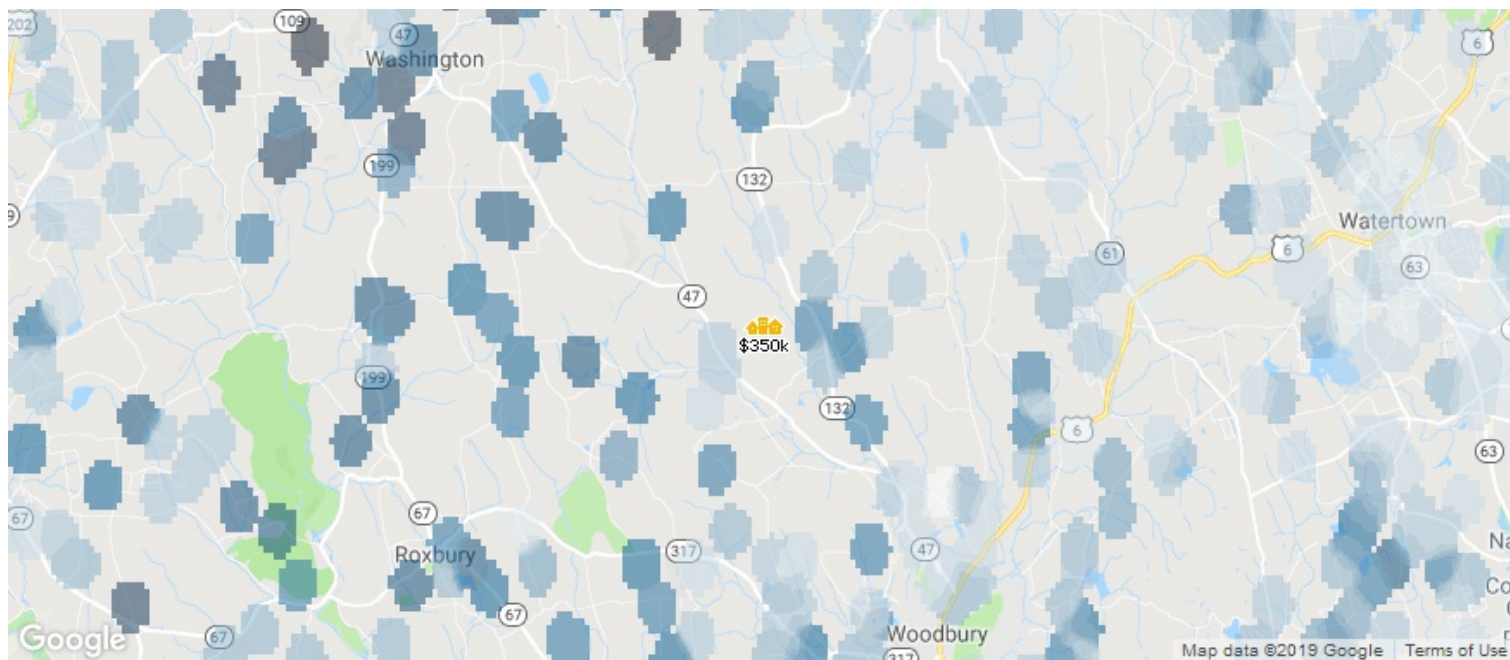
Change Over Last 24 Months

⬆️ **13.43%**

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

Woodbury, Connecticut

Market Snapshot: List Price



<\$100k
\$500k
>\$5m

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

Median List Price

\$350K

Updated: 6/30/2019

Change Over
Last Month

↓ **1.44%**

Change Over
Last Quarter

↓ **4.66%**






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:** Woodbury, 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

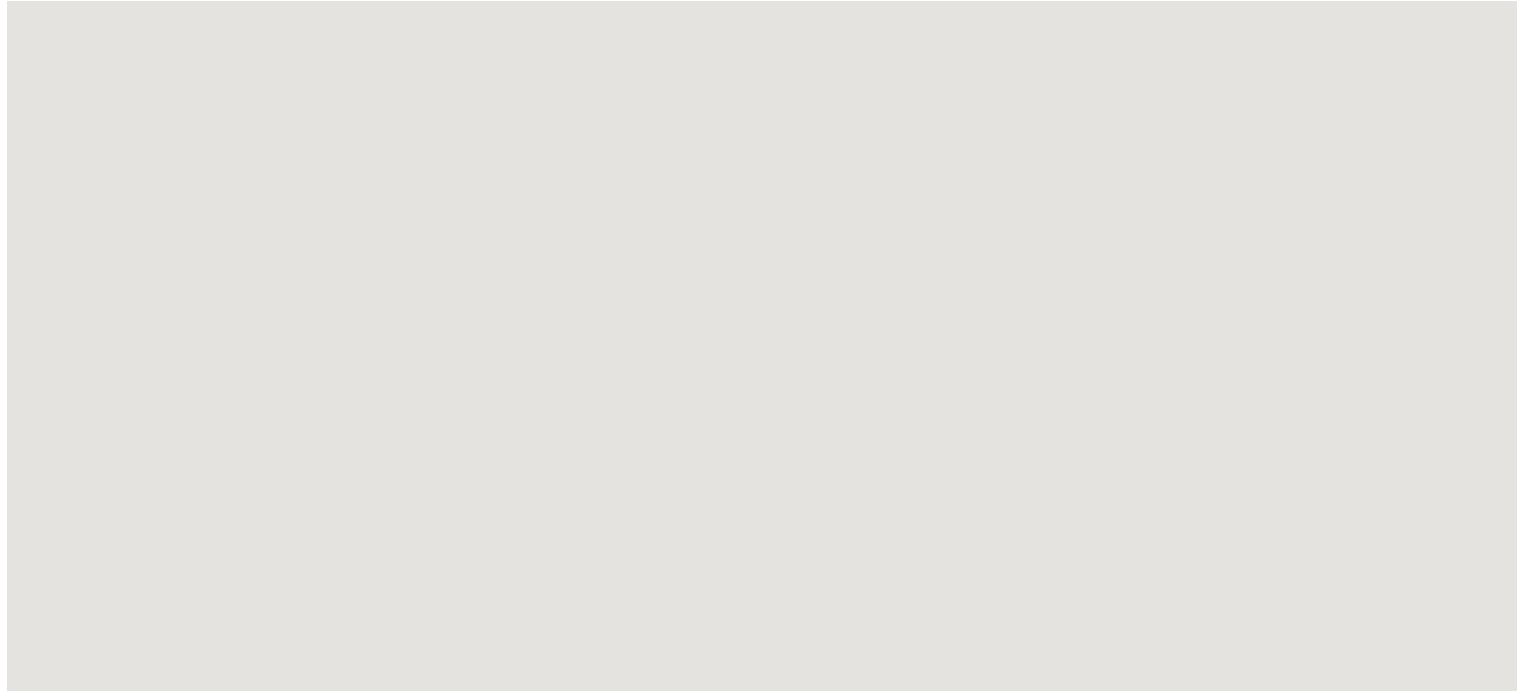
	 New Listings	 Pending Listings	 Price Changes	 Distressed Activity	 Recently Sold
Number of Properties	50	35	50	9	50
Low Price / Value	\$79,900	\$50,000	\$50,000	\$85,000	\$54,000
Median Price / Value	\$386,000	\$304,000	\$364,500	\$275,000	\$319,500
High Price / Value	\$1,749,000	\$679,900	\$1,749,000	\$716,380	\$616,000
Average Price / Sq. Ft.	\$168	\$141	\$145	\$150	\$126
Median Price / Sq. Ft.	\$147	\$132	\$133	\$168	\$127
Average Days in RPR	58	141	158	57	138
Median Days in RPR	51	120	121	—	98
Total Volume	\$21,240,017	\$10,545,598	\$19,779,698	\$2,635,450	\$14,574,770

Market Activity Summary Stats (cont.)





Search Criteria | **Location:** Woodbury, 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	15	3	18	2
Low Price / Value	\$45,000	\$1,400	\$875	\$398,000
Median Price / Value	\$399,900	\$130,855	\$1,638	\$443,400
High Price / Value	\$749,900	\$260,310	\$386,680	\$488,800
Average Price / Sq. Ft.	\$141	\$67	\$47	\$185
Median Price / Sq. Ft.	\$143	\$67	\$2	\$185
Average Days in RPR	312	23	61	65
Median Days in RPR	329	13	35	65
Total Volume	\$5,814,345	\$261,710	\$802,070	\$886,800





Woodbury, 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: 8/8/2019 MLS ID: 170224441								
544 Old Sherman Hill Rd	Residential	3/2	1,992 sq ft	1,349,053	1835	8/8/2019	\$449,900	\$226
<p>Amazing opportunity to own updated home with old world charm and modern updates on over 30 acres! Picturesque New England setting with stone walls, barns, your own pond and privacy galore. Home remodeled in 2007. Renovated kitchen offers eat in area, breakfast bar, new cabinetry, tumbled marble backsplash and oak hardwood floors. Three season sunroom off of dining room. Living room provides one of the homes three fireplaces. First floor bedroom with fireplace, is currently being used as a family room and is located across from a full updated bathroom. Enter the second level into a large living area which leads to two bedrooms, one with a full bathroom. Other upgrades include newer roof, oil tank, hot water heater, plumbing and furnace. Enjoy the shade from the mature trees and the deer that graze and drink from the pond. So many options available for this property; fishing, horses, livestock, trails and an open field, possibilities are endless!</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
  FOR SALE • New, Active: 7/30/2019 MLS ID: 170221742								
46 Stonefield Rd	Residential	4/3	3,076 sq ft	51,400	2006	7/30/2019	\$399,900	\$130
<p>Impeccably maintained, 3,203 square foot, Colonial with extras 4 bedrooms, 3 bath home. The kitchen offers granite counter-tops, stainless appliances, center island, large pantry and sliders to the back deck overlooking a lovely private back yard. Enjoy winter evenings sitting by the fire in the adjoining family room. Entertain guests in the formal dining room, then adjourn to the formal living room. The main floor also offers a den/office, along with a full bath and separate laundry room. The upper level offers a Master bedroom with a walk-in closet, a dressing room/office and a full bath with tub, shower, and granite counter-tops with double sinks. 3 more bedrooms and another full bath finish this level. There is a full basement with natural light and access to outside by way of a hatchway. This home has a generator, mature landscaping and a lovely location on a cul-de-sac road. There is an annual homeowner association fee of \$200.00. Truly move in ready.</p> <p><i>Listing Courtesy of Manzi 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: 5/9/2019 MLS ID: 170193132 </div>								
5 Woodside Cir	Residential	4/3	2,600 sq ft	104,108	2019	5/9/2019	\$488,800	\$188
<p>Modern Farmhouse completed in February 2019. Set on almost 3 acres, the house has 4 bedrooms, 2.5 baths, and a large 2 car garage. Luxurious high-end finishes which are normally not found at this price range! The first floor is as perfect for a family with young kids as it is for entertaining with an open floor concept including dining living room area and large kitchen with a built-in breakfast nook. The second floor contains a master suite with bath, additional 3 bedrooms, and a laundry room. This house was designed to be energy efficient, including spray foam insulation which does not degrade the R-Value over time.</p> <p><i>Listing Courtesy of Blue Lighthouse Realty, Inc</i></p>								
<div>  Active: 6/17/2019 MLS ID: 170207417 </div>								
26 Woods Way, #122-C	Condominium	3/3	2,200 sq ft	—	1980	6/17/2019	\$139,900	\$64
<p>A Farmhouse styled condo: The kitchen is eat-in and conveniently located to the dining room and deck. There is a working wood burning fireplace. (Woodlake holds annual mandatory chimney inspections for safety and comfort) The lower level has a large, finished family room and spacious laundry / storage area. Upstairs are three bedrooms. The Master-bedroom is en-suite. The smallest bedroom has a large walk-in closet. There is a detached garage and an additional assigned parking place. The monthly HOA fee: \$385.61. The HOA-fee handles, roofing, decking, land-care, pond and trail maintenance, tennis courts, Clubhouse, security services, and pest control. The Woodlake Tax District: \$942.63 - WTD per Qtr. Pays for sewer, water, roads, trash removal, common lighting, snow removal, fire hydrants and tree work. WTD payments & Town of Woodbury payments are tax deductible. 2015: Woodlake installed 400 new roofs on all the condos and all new gutters in 2016. Plan your visit soon... (currently we need 24 hours advanced notice to show) Many folks feel they reside in a year round vacation type community! The commute to I84 is easy! Woodbury is a quintessential New England Town, part of Connecticut's antique trail. There are a variety of restaurants with cuisine to suit every taste and mood! Many restaurants feature the farm to table concept.</p> <p><i>Listing Courtesy of Adams & Adams Real Estate</i></p>								
<div>  New, Active: 7/25/2019 MLS ID: 170219727 </div>								
229 Bacon Pond Rd, Apt 234	Condominium	2/1	913 sq ft	—	1971	7/25/2019	\$85,000	\$93
<p>Updated since last purchase - new owner needs to relocate close to family out of state - unit has been cleaned from top to bottom and has been refresh painted - carpet in LR/DR has been cleaned - tiles throughout entrance and hallway - tiles updated in bathroom - both bedrooms have laminated wood floors - upper level unit - very bright unit has shared entrance and laundry room and own storage unit - 2 assigned parking spots and visitor parking</p> <p><i>Listing Courtesy of Weichert REALTORS Briotti Group</i></p>								
<div>  New, Active: 8/13/2019 MLS ID: 170224762 </div>								
30 Clubhouse Dr, #26C	Condominium	2/3	1,974 sq ft	—	1972	8/13/2019	\$174,600	\$88
<p>Peaceful, restful and inviting best describes this pond-front Friendship styled condo! Enter via a spacious, updated patio. Notice the country kitchen with easy access to the dining area. The sunlight living room, offers expansive water and beautiful sunset views. There is a wood burning working fireplace, with book cases on either side. (Woodlake holds annual mandatory chimney inspections for safety and comfort) The lower level has a fabulous sitting room with possible home office space. Direct walkout to another lovely patio area, stunning water views and a double swing to enjoy the sights and sounds of nature. Direct access to Woodlake's trail as it traverses beside the pond. The lower level also contains a spacious storage area. Upstairs are two bedrooms. The Master-bedroom is en-suite. The guest room was modified to directly access a full bathroom. There are two assigned parking places and Clubhouse Drive has ample visitor parking. The monthly HOA fee: \$363.12. The HOA-fee handles, roofing, decking, land-care, pond and trail maintenance, tennis courts, Clubhouse, security services, and pest control. The Woodlake Tax District: \$814.23 - WTD per Qtr. Pays for sewer, water, roads, trash removal, common lighting, snow removal, fire hydrants and tree work. WTD & Town of Woodbury payments (\$3599) are tax deductible. Enjoy the Woodlake Lifestyle. The commute is easy to I-84. Visit fabulous local restaurants. Many featuring farm to table cuisine. Explore the boutiques too!</p> <p><i>Listing Courtesy of Adams & Adams Real Estate</i></p>								

New Listings: 50 (cont.)



7 **FOR SALE** • New, Active: 7/15/2019 MLS ID: 170215760

171 Minortown Rd Residential 4/3 3,313 sq ft 87,991 2008 7/15/2019 \$549,000 \$166

This beautiful custom built home was carefully thought out and it shows! Privacy is everywhere surrounded by stonewalls and trees yet set back from the road and abuts acres of treed open space with a brook. The home has custom woodwork, Viking, Bosch, granite, marble, great window coverings, security system, generator and is open and spacious for wonderful living. Enjoy the two propane fireplaces, private patios, large level yard and a few steps onto the 26 acre private preserve with brook located behind the home. The master bedroom and beautiful bath are on the first floor with 3 bedrooms and a bonus room on the second. This home is located off a quiet country road only minutes from the town center with community theater, concerts in the park, library, community center with exercise, history lectures and art galleries, shopping, parks, hiking trails and a short drive to golf clubs, swim clubs and tennis clubs. Only 1 1/2 hr to NYC and museums and theater or 1/2 hr to the train. Please review the list of upgrades attached.

Listing Courtesy of Drakeley Real Estate, Inc.

8 **FOR SALE** • Active: 7/13/2019 MLS ID: 170215787

33 Ridgewood Rd Residential 3/3 2,192 sq ft 43,124 1979 7/13/2019 \$398,000 \$182

New Price for this almost new center hall colonial with all the major work completed, is ready for new owners. Prior to listing, the sellers installed a new 1000 gal septic tank in 2017, a new roof in 2018, replaced the majority of old windows with energy efficient thermal pane windows and repainted the exterior. The chimney was rebuilt in 2017 and central air installed on the main level in 2007. The wiring was added for central a/c to the bedrooms, but never installed. A great house for entertaining, you're going to love cooking in the eat in kitchen with its stainless steel appliances, white kitchen cabinets and access to the screened in porch, which some might say is the best feature of the house. The front to back living room with fireplace leads to a finished room that could be an office, den, or first floor bedroom with access to the 1/2 bath and the screened in porch. The home sits back from the road with an easy care backyard overlooking a wooded area. Upstairs are 3 bedrooms including a large master with full bath and walk in closet. In the back bedroom, you'll find a door to the space designated for the air handler. Copper porch roof and copper flashing help control snow build up. Located in the foothills of Litchfield County, you're close to fine and casual dining, antiquing, outdoor activities and so much more. With so much to love about this home, you're going to want to schedule your showing as soon as possible.

Listing Courtesy of William Raveis Real Estate

9 **FOR SALE** • New, Active: 8/9/2019 MLS ID: 170224524

110 Whittlesey Rd Residential 4/3 3,413 sq ft 236,095 2004 8/9/2019 \$519,900 \$152

Built in 2004 however this home is so pristine it looks like it was built within the past five years. Absolutely stunning home with excellent floor plan. This home offers four bedrooms, 2.5 baths, beautiful HW flooring, Granite kitchen, and freshly painted throughout. Master suite features tray ceiling and double sink vanity; other bedrooms all of great size. Kitchen features granite counters and SS appliances. Elevated great room with large fireplace, loads of windows and tons of space for family and friend gatherings. Enjoy the patio on the backyard and the serene environment with large natural stone. Meticulously maintained and situated on the end of culdesac street with loads of privacy. Have piece of mind with the Generac whole house generator that is only a couple years old. Home is move in ready, and waiting for it's new owners. Come see; fall in love and make an offer!

Listing Courtesy of William Raveis Real Estate






10 **FOR SALE** • Active: 6/24/2019 MLS ID: 170209480

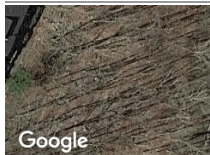
7 Woods Way Condominium 2/3 1,182 sq ft — 1980 6/24/2019 \$79,900 \$68

Country House style unit set in desirable Woodlake complex. Kitchen offers plenty of cabinet & counter space. Large living room has a wood burning fireplace and dining area. Hardwood floors on main level. Master bedroom has an updated full bathroom. Oversized slider door leads out to private deck. Partially finished lower level. Short walk from 1 car detached garage. Lovely lakeside community. Quarterly dues: \$760.64. Don't miss it!

Listing Courtesy of William Raveis Real Estate






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>* Active: 6/18/2019</i> <i>MLS ID: 170207048</i> </div>								
276 Cowles Rd	Residential	4/3	2,810 sq ft	101,930	2001	6/18/2019	\$449,900	\$160
<p>Wonderful location close to Flanders Nature Center. Custom Cape style home with front porch. Open floor plan kitchen to family room area with propane gas log fireplace. Convenient 2 car attached garage, as you enter in to the house with good size laundry room. A formal dining room area off the large foyer. Master suite on the main level with master bath and walk in closet. 2nd level with 3 additional good sized bedrooms. 2 very large bedrooms with large walk in closet. Lower level all framed, heated and plumbed for a bath and living area with a wine cellar. Great layout designed for a possible inlaw or entertaining space with separate entrance. Private level backyard and a convenient vegetable garden. Quiet location and a wonderful home for a growing family or empty nesters.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/11/2019</i> <i>MLS ID: 170205033</i> </div>								
96 Mountain Rd	Residential	3/1	1,240 sq ft	15,246	1945	6/11/2019	\$194,000	\$156
<p>Quick walk into town from this cute Cape. Beautiful wide board flooring, each first floor BR has a little built in cupboard & closet. Large eat in kitchen. Living room dining room is a combined space, enjoy the fireplace from both areas. 2 bedrooms on main level w pass through full bath. Attic is 90% finished and used as two bedrooms, must walk thru one to get to the other. Great kids space or use one as one BR & the other a great big walk in closet!! Nice, manageable level yard perfect for play or barbecues. Front roof recently replaced, newer windows & exterior doors. Perfect place to start out or wind down with the main level bedrooms.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/4/2019</i> <i>MLS ID: 170203018</i> </div>								
42 Washington Rd	Residential	3/2	1,932 sq ft	30,056	1900	6/4/2019	\$269,000	\$139
<p>Charming in town Colonial w covered front porch. Great spot to sit and sip ice tea! The lawn is level with a beautiful array of perennials, blackberry bushes, and a fantastic weeping beech tree (a great kids fort or tree house spot). Detached garage w full second level for storage and a sweet potting shed. The home has hardwood flooring on both levels (covered in carpeting currently) family room off the back with a bow window, large kitchen with laundry in the pantry for convenience. Dining room has charming built in and leads into a small first floor office. The living room also has French doors to the front porch. Front foyer has glass French doors. Shower bath on the first floor and claw foot tub bath on the second. Three bedrooms upstairs with hard wood flooring and a full walk up attic. Walk into Historic Woodbury for all your needs or a nice stroll down the sidewalks. Easy walking distance to the elementary and middle school and the tennis courts. Fantastic location to enjoy all Woodbury has to offer The house is currently being readied for an estate sale, so try to look beyond the personal possessions.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 7/13/2019</i> <i>MLS ID: 170216053</i> </div>								
22 Clubhouse Dr	Condominium	3/3	2,238 sq ft	—	1972	7/13/2019	\$209,900	\$94
<p>Best location in complex .Updated end-unit with garage and water views. Features include gorgeous kitchen with granite and stainless appliances. Opens to dining area with slider to private courtyard. Living room has custom stone work floor to ceiling fireplace. 9ft. slider with deck overlooking pond. All new hardwood flooring and wide baseboard. Refinished wood stairways and fresh paint. 3BRs plus den and finished room on lower level. Nice floor plan. Master bath renovated with shower with quality materials. 2nd bath also updated. New light fixtures. 3 new toilets. FULL size garage for that large vehicle. 2 extra storage closets built in. Balcony off MBR. Deck off LR. Patio with nice sideyard off main floor BR (could be den or formal dining room). Courtyard off dining area. All to enjoy more of the country setting at Woodlake. Nice landscaping. Also close to Main St. Woodbury. 10 minutes to Exit 14 , I-84 in Southbury. Central-air was replaced 2 years ago. Move right in to this great end-unit and enjoy the condo lifestyle. Woodlake Tax District is \$1,072. quarterly.</p> <p><i>Listing Courtesy of Evergreen Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/15/2019</i> <i>MLS ID: 170195679</i> </div>								
2C Middle Road Tpke	Residential Land	—/—	—	185,565	—	5/15/2019	\$149,900	—
<p>Peaceful lot on the beautiful Middle Road TPKE. Lot can be used as farm or to build your dream home. It is currently a large level lot that is fenced in and ready for horses, cattle, or livestock. Owner has done a perk test for septic (although it may have expired) and with over 4 acres there is plenty of flexibility for home construction. Tons of potential!</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								













Google

New Listings: 50 (cont.)

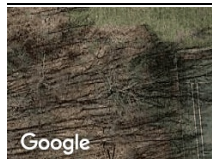
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  Active: 2/28/2019 MLS ID: 170166269 </div>								
135 Old Sherman Hill Rd	Residential	5/5	4,415 sq ft	239,580	1978	2/28/2019	\$439,900	\$100
<p>One of a kind property on over 5 Acres of land with beautiful meadows, a riding ring, and 5 stall horse barn! The horse barn features running water, electricity, and a garage bay. Pull right in to your circular driveway that leads up to a stunning California style Contemporary. The home was custom designed and features a family room with vaulted ceilings and fireplace, a formal dining room with built ins, a cozy study/formal living room with a stone fireplace and bookshelves, an eat in kitchen that leads to a sunroom with sliders to a private deck that overlooks park like grounds, and 3 bedrooms on the main level. The master suite is on the second floor and offers another fireplace, full bath, wet bar, private balcony, and plenty of closet space. The walk out lower level adds additional living space with another bedroom, and 2 other finished rooms for possible exercise room, home theater, and/or family room. Truly a serene setting. Schedule your showing today. Seller to install new septic prior to closing. Home is in need of some cosmetic updating.</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								
<div>  New, Active: 7/30/2019 MLS ID: 170221503 </div>								
432 Quassapaug Rd	Residential	4/4	2,980 sq ft	51,836	2007	7/30/2019	\$529,900	\$178
<p>Beautiful 8 rm. Colonial in Eastfield Farms subdivision. Desirable open floor plan- great for comfortable living & entertaining! Large foyer, formal living room and dining room with lighted crown molding; French doors, and hardwood floors throughout main level. Granite countertops, recessed lighting, central air and plenty of storage space! Huge eat-in kitchen with center island & stainless appliances. The family room has a stone fireplace, and opens to the rear deck, which overlooks a nicely landscaped level yard. The second floor has 4 spacious bedrooms (1 is currently being used as an office); the Master BR has a gas fireplace, lg. nook w/ window seat, 4 closets & full bath with jetted tub, separate shower, double sink vanity and ceramic tile. There is a first floor mudroom & laundry rm., dual heating units (basement & attic) and an attached 2 car garage. Convenient location, close to Watertown and Middlebury.</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  Active: 3/9/2019 MLS ID: 170173786 </div>								
33 Barnhill Rd	Residential	4/4	3,253 sq ft	72,745	1979	3/9/2019	\$424,900	\$131
<p>Nestled on 1.67 acres, this one owner home has been well maintained and updated over the years. Main level features gleaming hardwoods w/a kitchen for the most discriminating chef. This remodeled gem showcases a 10' granite center island w/copper sink, upscale cherry cabinets w/built-in refrigerator, six burner propane stove and an abundant amount of cabinetry including a pantry. The sliders lead to the 34 x 12 deck which is outfitted w/a new retractable motorized awning. The formal dining room leads graciously into the office w/built-in bookshelves parted by French doors. The living room is complimented by a double sided FP and wet bar shared w/the dining room while the spiral staircase is easy access to the potential in-law. The upper level layout is one to be desired starting with hardwoods throughout including the master bed suite w/walk-in closet, crown molding and remodeled full bath w/double sinks and granite tops. The 2nd bedroom is positioned next to the 2nd remodeled full bath w/double sinks and granite tops including a soaking tub. The upper level laundry room is designed for a washer & gas dryer hookup w/a cedar closet. The 3rd bedroom is the perfect opportunity for privacy while allowing the introduction into the potential in-law w/private living room, remodeled full bath and 17 x 15 bedroom w/walk-in closet. The partially fin. lower level inc. a 26x15 workshop w/walkout to back yard which abuts Flanders Nature Center Conservation!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  New, Active: 8/1/2019 MLS ID: 170222597 </div>								
416 Good Hill Rd	Residential	4/3	2,265 sq ft	146,361	1994	8/1/2019	\$319,000	\$141
<p>Private location with 4 bedrooms and 3 full baths. It is priced to sell. Contemporary floor plan with open dining area. Walkout lower level with built-in speaker system and 2 car garage on 3.6 acres.</p> <p><i>Listing Courtesy of Manzi Real Estate</i></p>								
<div>  New, Active: 8/7/2019 MLS ID: 170223110 </div>								
3 Lynns Corner Rd	Residential	2/2	2,400 sq ft	84,942	1948	8/7/2019	\$325,000	\$135
<p>Enjoy living in Woodbury in this unique property on 1.95 acres. Reside on one floor and have option to have home office/business on site or possible inlaw or just enjoy entire 2400 sf. Great location. Second floor space has cathedral ceilings, fresh paint and new carpets with an open floor plan. First floor space has open floor plan. Enjoy the outdoors on the large covered wrap around deck and large yard. Ample parking. Easy access to highway, restaurants and shopping.</p> <p><i>Listing Courtesy of Showcase 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>   FOR SALE </div> <div> <i>New, Active: 8/5/2019</i> <i>MLS ID: 170223791</i> </div>								
52 Sherman Heights Rd	Residential	3/3	1,568 sq ft	60,112	1926	8/5/2019	\$294,900	\$188
<p>Cozy Cape located on quiet in town cul de sac just a stone's throw from bustling downtown Woodbury. Ideal location for easy access to exit 15, 16 or 17 off of I84 or just a few minute drive to all of Woodbury's schools and downtown shopping/restaurants. Recently renovated cape home with large eat-in kitchen, fantastic living room/dining room with stone fireplace, hardwood floors and access to private back deck overlooking distant views clear over town center. First floor master bedroom and private office while the second floor offers two good sized bedrooms with built-ins and one full bath. Other amenities offer a full walkout lower level with expansion possibilities, front patio, and two car attached garage.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   FOR SALE </div> <div> <i>Active: 6/3/2019</i> <i>MLS ID: 170202302</i> </div>								
23 Silver Brook Ln	Residential	4/4	3,374 sq ft	130,680	2003	6/3/2019	\$579,900	\$172
<p>This exquisite and custom house is situated in Flanders Woods, a discrete and private enclave off historic Flanders Road in north Woodbury. Property is bounded by Flanders Nature Preserve, thus ensuring natural beauty and privacy in perpetuity. Amenities are numerous - all high quality and custom work throughout. This 3,374 sq. ft. house is immaculate and sits on 3 pristine, private acres adorned with a handsome pole barn and wood-storage lean-to, and professional and perennial rock garden. It is perfection.</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								
<div>   FOR SALE </div> <div> <i>New, Active: 8/4/2019</i> <i>MLS ID: 170223029</i> </div>								
40 Bethwood Ln	Residential	2/1	928 sq ft	179,902	1945	8/4/2019	\$264,900	\$285
<p>Hard to find single level home for those scaling down or just starting out. Recently renovated with room for expansion, this ranch style home provides hardwood floors, new kitchen and bath and only one step from parking to entry. Set upon a fantastic 4-acre plot abutting Flanders Nature Center with plenty yard and privacy. This parcel also includes a 20 x 26 barn and an 18 x 18 shed.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   FOR SALE </div> <div> <i>Active: 3/15/2019</i> <i>MLS ID: 170172723</i> </div>								
5 Maple Hill Ln	Condominium	2/2	2,118 sq ft	—	1974	3/15/2019	\$129,500	\$61
<p>A rare opportunity to purchase an end unit ranch style condo in a peaceful setting. The condo is convenient to 2 assigned parking spaces. The unit has an open floor plan & cathedral ceilings in the living room. The living room and dining room offer hardwood flooring and a wood-burning fireplace. Notice the deck with delightful privacy overlooking a wooded area. There are seasonal views of a pond. The kitchen is galley style with white cabinetry and tiled floors. The lower level has two finished areas, one with a bank of built-in closets. The other side is a finished gathering room with sliders to walkout into the backyard. There is an abundance of storage and a spacious laundry area. The attic access is via hatch in 2nd Br. closet. The monthly HOA fee is \$360.13. The fee handles, roofing, decking, land-care, pond and trail maintenance, tennis courts, Clubhouse, security services, and pest control. The Woodlake Tax District: \$905.28 WTD per Qtr. Pays for sewer, water, roads, trash removal, common lighting, snow removal, fire hydrants and tree work. WTD payments & Town of Woodbury payments are tax deductible. Plan your visit soon... Folks residing within the Woodlake complex feel they reside in a vacation type community, w/an easy commute to I84! Woodbury is a quintessential New England Town, part of Connecticut's antique trail. There are a variety of restaurants with cuisine to suit the mood. Many restaurants feature the à la carte to table d'hôte concept.</p> <p><i>Listing Courtesy of Adams & Adams Real Estate</i></p>								
<div>   FOR SALE </div> <div> <i>New, Active: 8/4/2019</i> <i>MLS ID: 170221602</i> </div>								
8 South Mdws	Condominium	3/3	1,467 sq ft	—	1980	8/4/2019	\$179,000	\$122
<p>Don't miss out on this upgraded well cared for condo with new floors throughout (nov,2018), air conditioner/heat 2018, thermostat 2018, new pull down attic, fireplace converted to stone, new ceiling fans, new living room windows, bedroom windows in red room, new paint throughout, new master bath, full bath and 1/2 bath, recessed lighting and crown molding. Woodlake tax is \$946.89/qtr. Go canoeing and fishing at the lake, enjoy the tennis courts and basketball court and walk the beautiful grounds throughout the complex. Located minutes to major routes and local stores, library, community theater, coffee shops and award winning restaurants. Located nearby are golf courses, medical facilities, private schools, movie theaters and only 1 1/2 hr by car to NYC for theater, museums and shopping or 1/2 to train to NYC. This unit is easy to show.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								

New Listings: 50 (cont.)



26 **FOR SALE** • Active: 5/7/2019 MLS ID: 170189557

124 Joshua Hill Rd Residential 4/4 4,161 sq ft 388,119 1979 5/7/2019 \$749,000 \$180

Set on almost 9 acres, this wonderfully private and well maintain Colonial has everything you need. The property is exquisite with stone walls, stone walkways and patios and is professionally landscaped with gardens, flowering trees and bushes. Over 4,000 sq ft, all 10 rooms are generously sized and well proportioned, perfect for both formal dinner parties or casual get-togethers. The rec room offers a wet bar, full bath and easy access to the wine cellar and tasting room. Gourmet kitchen is open to the light and bright family room with fireplace and built-ins. Spacious living room with fireplace and dining room with decorative molding. The private den/office overlooks the rear gardens and is accessed through two lead glass doors. There is a convenient first floor bedroom and full bath for guests. The master suite includes a fireplace, dressing room and luxurious bath. There are two additional bedrooms and full bath. Entertain in one of the multiple outdoor spaces. Enjoy morning coffee among the gardens and waterfall, a glass of cool iced tea next to the in ground heated pool or tennis court and end the evening with a nightcap on the stone terrace watching the sun descend behind the far reaching hills. 90 minutes from NY make it the perfect get-away.

Listing Courtesy of KlemmReal Estate Inc

27 **FOR SALE** • New, Active: 7/17/2019 MLS ID: 170215281

20 Pleasant St Residential 4/2 1,812 sq ft 9,147 1926 7/17/2019 \$320,000 \$177

A Colonial House for the Traditionalist! A spacious Front Entrance: with the formal Living Room on one side, the Dining Room on the other. The Living Room runs the length of the house with a wood burning fireplace whose elegant mill work mantle, centers on the room. One end has spacious bookshelves framing the front window. To the back of the Living Room. French Doors open onto the breezy Sun Room for screened in comfort and those occasional cocktails. The kitchen is very large and could be an eat-in kitchen but the current owner uses the portion abutting the sliders to the back deck as a Family/TV room. Having a breakfast bar helps this arrangement. The Yard itself has a sparkling white picket fence which is very picturesque in the street view of the house and allows the owner's dogs to roam freely. The 2 car garage has lots of storage and allows for discreet off street parking. But what makes this home desirable, is the small town life style it embodies. Easy friendly neighborhood, with the option to WALK to almost every convenience. No one expects you will walk to the supermarket, but YOU COULD! There is a pleasant green at the end of the street and the town library is a pleasant stretch of the legs. It is called PLEASANT street for a reason!!!

Listing Courtesy of WilliamRaveis Real Estate

28 **FOR SALE** • Active: 6/19/2019 MLS ID: 170207963

59 Hillside Rd Residential 5/7 14,192 sq ft 152,024 2006 6/19/2019 \$1,749,000 \$123

Amazing views and gorgeous surroundings adorn this luxury villa situated on a hillside in historic Woodbury. Enjoy serenity in your remarkable outdoor living space while taking in the miles of rolling hills. Fine details in the construction and finish can be admired throughout the over 9,000 ft² of this dream dwelling "Masterfully" designed by noted Architect Rick Moisan of Moisan Architects. Incredible architectural lighting throughout, as well as French doors leading to the balconies and pool's terrace, heated herringbone hardwood floors and five fireplaces that will warm you on a cold winter's day. Arched central foyer leading to all of the main floor rooms including a beautiful sunroom adjacent to your infinity pool. The kitchen with professional modern appliances, including Wolf gas cooktop, double oven and butler's pantry. The master suite with luxurious spa-like bath and walk-in closet has its own laundry facilities. The guest suite with separate entrance is housed above the heated 3-car garage and additional apartment housed on the main floor has full kitchen, bath, bedroom and two-story great room that opens to the beautiful outdoor terrace. Enjoy summer nights dining under the two turreted loggias or simply enjoy some tea and take in the breathtaking views. Convenient to Historic Arts and Antiques District and immersed in nature at its finest, this spectacular abode is located just minutes from major thruways. Property borders the Trolley Bed Land Preserve.

Listing Courtesy of Global Real Estate Network

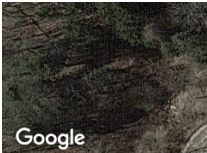

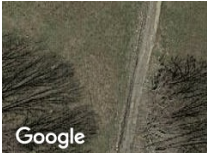





29 **FOR SALE** • New, Active: 8/2/2019 MLS ID: 170221243

94 Pomperaug Rd Residential Land -/- - 151,588 - 8/2/2019 \$84,900 -

Private, three plus acre lot close to town, just at the end of the lovely Pomperaug Road. Wooded, elevated, walkable lot, abutting endless acres of woods. A short walk to historic town center of Woodbury or short drive to Southbury, and I84.

Listing Courtesy of Drakeley Real Estate, 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.
	 * Active: 4/10/2019 MLS ID: 170181592							
	364 Hoop Pole Hill Rd	Residential	3/4	2,802 sq ft	135,036	2006	4/10/2019	\$449,000 \$160
Take a look at this well thought out, custom built expanded cape. Perched at the top of Hoop Pole Hill Rd. the seasonal views and privacy will take you in. A versatile floor plan with 2 bedrooms and 2 baths on the first floor make this home possible for one level living. The main floor also offers a very large kitchen with eat-in area and sitting island, a large laundry room and a formal dining room. The open floor plan flows from the kitchen to the large living room with fireplace and vaulted ceilings. Hardwood floors throughout the entire house make upkeep a breeze. Upstairs you will find 2 additional bedrooms with ample closets, a full bath and two storage rooms. The lower level has a large double door and full size windows that brighten the space and would be excellent for future expansion. Whole house generator with automatic switchover, central air, central vac and dual oil tanks as well! Dont miss out on this great opportunity for a move in ready home. Minutes from shopping, theaters and award winning restaurants. 35 minutes to train station, 1-1/2 hours to NYC.								
Listing Courtesy of Drakeley Real Estate, Inc.								
	 * Active: 4/10/2019 MLS ID: 170181493							
	1204 Main St S	Residential	8/9	5,415 sq ft	189,050	1827	4/10/2019	\$695,000 \$128
A great opportunity to change this ca 1827 Colonial back into a fabulous residential home! Known as the Longwood Country Inn, the house offers over 5,400 sq feet with 8 bedrooms, 7 full and 2 half baths and 6 fireplaces! Lovely vintage details throughout. Covered porches on first and second floor, large blue stone patio and gorgeous stonewalls. On 4.37 acres with 240' of frontage on the Pomperaug River. Conveniently and centrally located on Main Street South just minutes from both Woodbury and Southbury town centers. Currently houses the Olive Tree Restaurant on the main level. Previously a bed and breakfast known as "Longwood Country Inn."								
Listing Courtesy of Klemm Real Estate Inc								
	 * New, Active: 7/16/2019 MLS ID: 170217031							
	27 Peter Rd	Residential Land	1/1	1,260 sq ft	2,021,184	2009	7/16/2019	\$1,500,000 \$1,190
Picturesque, pristine country acreage. Gentle rolling hills, stone walls, open fields and wooded areas. Outstanding 260* south easterly to westerly views abound with this New England farmland! The free-range livestock farm has been generationally maintained. Now is the time to turn your dream of owning an organic countryside farm into reality! Imagine the possibilities this large parcel of land holds! Centrally located between the desirable Town of Woodbury and just minutes to the Washington Green! Explore the OS100 Zone posted on The Town of Woodbury's website. View permitted uses, special exceptions and restrictions. The property holds a spacious, immaculate steel framed 100'x60' barn. The barn also has care-takers quarters, with full kitchen, living room, bedroom and bathroom area. Litchfield County is home to a variety of businesses, including antique and collectibles, inviting boutiques, garden centers, wineries, and a vast array of restaurants, many featuring farm to table cuisine. Schedule your private tour soon!								
Listing Courtesy of Adams & Adams Real Estate								
	 * Active: 7/3/2019 MLS ID: 170212222							
	206 Upper Grassy Hill Rd	Residential	3/2	2,642 sq ft	40,075	1969	7/3/2019	\$299,900 \$114
This 3 bedroom, 2 bath colonial offers an additional Bedroom or office/in-law/rental upper unit with full bath located over the two car garage. Updated kitchen, with tile flooring, Dining room with wood floors and chair rail, with views to the private back yard. First floor full bath and separate first floor laundry room. Spacious family room with wood floors and French doors opening to the large back deck. Enjoy the warm fire in the cozy den. The upper level offers a full bath and laundry room, 2 large bedrooms and an oversized master bedroom with a walk in closet. Located just minutes from Rte. 84 but allows for the quite enjoyment of the Woodbury country living.								
Listing Courtesy of Manzi Real Estate								

New Listings: 50 (cont.)



84 **FOR SALE** • New, Active: 7/22/2019 MLS ID: 170218653

5 Washington Rd Residential 4/4 2,515 sq ft 14,810 1840 7/22/2019 \$429,900 \$171

As you travel down Rte. 6 on Main St. this classic Greek Revival stands out as it sits across from the North Congregational Church of Woodbury. Although this house was originally built in 1840 donât let its age deceive you. Over the past 12 years this house has had many upgrades. Most recently an entire new roof with shingles by Heritage and a new gutter system with leaf guards; Two new insulated garage doors and openers from the Overhead Door Courtyard Collection; Two new insulated storm doors with dual closures and two screens by ProVia; A new custom-made insulated attic hopper window by ProVia. The house is air tight. Finally, an antique stone patio was added which features two stone stairways. All is within code with zoning and the Woodbury Historical Society. Historically this was the original Peck House and was purchased by Dr. H.S. Karman. Dr. Karman practiced medicine in the first floor office just off of the main entry and his family resided there for 50 years. In the 1970âs actress Barbara Britton, used this house as her country home and restored and sold antique carousel horses here in her spare time. Her children played in the full finished and insulated attic.

Listing Courtesy of KlermReal Estate Inc

85 **FOR SALE** • New, Active: 7/25/2019 MLS ID: 170219900

222A White Deer Rocks Rd Residential Land -- -- 827,640 -- 7/25/2019 \$199,900 --

Location, Location - 19-acre parcel located on desirable White Deer Rocks Road in Woodbury. Multiple building sites and the potential for one, maybe two lot splits. The existing driveway allows for immediate access into the middle of the parcel, saving driveway costs. Soil testing and boundary survey are complete and available. Build one home or a family compound. Just 5 minutes to Historic Main Street and a short walk to hundreds of acres of Flanders Nature Center & Land Trust property.

Listing Courtesy of Drakeley Real Estate, Inc.

86 **FOR SALE** • Active: 6/20/2019 MLS ID: 170208221

12 Lower Cmns Condominium 2/3 1,182 sq ft -- 1980 6/20/2019 \$125,000 \$106

Desirable, spacious, townhouse in the Lower Commons community, located in the Woodlake Condominium Complex in Woodbury! This end-unit townhome is full of curb appeal with professional landscaping and gardening from top to bottom! Inside is bright and open with a large combination living and dining room, with a fireplace and brand new 8â sliders that open up to your private patio that faces the woods and trails that surround this popular complex. The main floor also includes a half bathroom with laundry, and a large kitchen with a breakfast bar. Upstairs you have two generously-sized bedrooms, with their own full bathrooms, and lots of closet space! Basement is partially finished, with a large workshop area as well!! Two assigned parking space just a few, level steps from your back patio! Minutes to historic town center of Woodbury, Southbury, and 184.

Listing Courtesy of Drakeley Real Estate, Inc.

87 **FOR SALE** • New, Active: 7/29/2019 MLS ID: 170220842

38 Mountain Rd Residential 3/3 1,704 sq ft 35,719 1962 7/29/2019 \$249,900 \$147

A great value in Woodbury! 3 bedrooms, 2 1/2 baths, two-car garage, and in town. Close to everything, this home has hardwood floors, an updated kitchen, a family room with skylight and fireplace, and a new high-efficiency boiler. Neat as a pin and move-in ready.

Listing Courtesy of Manzi Real Estate









88 **FOR SALE** • Active: 6/24/2019 MLS ID: 170209269

99 Flanders Rd Residential 3/3 2,664 sq ft 54,885 1956 6/24/2019 \$374,000 \$140





This approximately 2500 sq. ft. home overlooks a beautiful pond and privacy yet is located minutes to the town center, library, community center, post office, parks and stores. Completely repainted with new windows, gorgeous hardwood floors, spectacular kitchen with new appliances, 2 fireplaces, 3 full baths, large rooms, 2 patios and attached 2 car garage. The living room and bedrooms are on the main floor with the kitchen, family room, dining area and office on the lower walkout area overlooking and just steps to the pond and outside large shed. This home shows well and is easy to view.

Listing Courtesy of Drakeley Real Estate, 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>   • Active: 5/7/2019 MLS ID: 170187863 </div>								
7 Essex Ln	Residential	4/3	3,544 sq ft	40,075	1989	5/7/2019	\$369,000	\$104
<p>This stately four bedroom, three bath home features spacious rooms and an open flow that belies it's 1989 vintage. Enjoy hardwood floors on both levels, two wood-burning fireplaces, and a spacious 525 sq-ft family room with vaulted ceiling and exposed beams. Take in the private forest views from the deck accessed through sliders off the eat-in kitchen. The laundry is conveniently located on the main floor, and there are two additional rooms in the partially finished heated/air-conditioned walkout lower level that add an additional 550 square feet of living space. The unfinished section of the lower level offers additional storage, mechanicals and a two car garage accessed from the newly paved driveway. "Nuts'n Bolts": New well pump installed July 2019, Hot Water Heater replaced in 2016, Roof & Gutters new in 2013, Well tank 2013, AC Condenser 2008, and the Thermo-pride oil-fired furnace in 2005. Come fall in love with this idyllic neighborhood of classic Colonial homes nestled among mature trees and gardens just minutes from the restaurants, shops and parks that make Woodbury extraordinary.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>   • Active: 5/11/2019 MLS ID: 170163890 </div>								
109 Flanders Rd	Residential	3/2	2,676 sq ft	205,603	1953	5/11/2019	\$515,000	\$192
<p>LOOK NO MORE! This stunning 3-4 bedroom colonial sits on over 4.5 acres. While it is minutes away from all the wonderful amenities that the center of Woodbury has to offer, it feels like it is a private retreat nestled in nature with all the bells and whistles. The home has comfortable room sizes and fabulous interior flow, great for entertaining. Like to cook? You are in luck with this state of the art chef's kitchen finished off with top of the line appliances and beautiful granite. Are you looking for a home that is as beautiful and comfortable on the outside as it is on the inside? Relax and fish in your own private pond, soak in the hot tub under the stars, enjoy a meal outside or have a fire. The house also has a whole house generator and a detached garage with 2 bays and a bonus room upstairs. This house is the best of both worlds- the charm of New England mixed with updated modern conveniences that is difficult to find.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
<div>   • Active: 6/4/2019 MLS ID: 170202435 </div>								
16 Hillview Ln	Residential	2/3	2,892 sq ft	32,234	2003	6/4/2019	\$429,000	\$148
<p>Enjoy living in this beautiful colonial reproduction neighborhood within walking distance to coffee shops, library, stores, community theater, walking trails and nature preserves. This home has all high end construction with its gorgeous kitchen, baths, flooring and details. The kitchen with great room and fireplace make for comfortable entertaining with easy access to sliders to level outdoors and private patio. The living room/den and dining room add to the desirability. The first floor master bedroom with full bath and large walk-in closet makes first floor living complete. The second floor includes a second bedroom and full bath plus a large den/playroom and a private room for exercise or study. The home is full of crown moldings, waincoating, beautiful hardwood floors and lots of windows making it light and bright. Enjoy the full basement and attached 2 car garage plus oil heat and central air. This special subdivision is called South Brook and it is exceptional. It is called a Planned Urban Development. All lawn, rubbish and snow taken care of for relaxed living.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   • Active: 6/19/2019 MLS ID: 170208394 </div>								
171 Kimberly Ln	Residential	5/4	1,346 sq ft	185,130	1985	6/19/2019	\$289,000	\$215
<p>Secluded Raised Ranch, with in law set up in the lower level with separate utilities. Located on 4.25 acres. This home has hardwood floors throughout. Large open Living Room - Dining Room with French doors to a deck for family entertaining or some peace and quiet, eat in kitchen with all appliances included. A little TLC will make this your.....HOME SWEET HOME. Close to the Woodbury/Watertown line.</p> <p><i>Listing Courtesy of Westbury Realty CT</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: 6/27/2019 MLS ID: 170210829 </div>								
39 Applegate Ln	Residential	3/4	3,133 sq ft	108,900	1978	6/27/2019	\$464,417	\$148
<p>Everything about this homes shows the function, design, condition & charm that any buyer is looking for. This home is perfectly designed for entertaining or for a home body who wants space to peacefully utilize & stretch out in. From the moment you walk into the custom tiled foyer, you will be pleasantly surprised & impressed. To the left is a two-tiered liv rm. The sunken portion off the foyer makes for a formal living area (that can be designed as casual as any person may prefer) complete w/ one of the home's 4 fireplaces. Towards the back of the liv rm, a couple of steps bring you to a separate section of the liv rm which would be great as a place to display a piano, game table/station, art studio, bar or so much more, the possibilities are endless! The E-I-Kit has been completely renovated w/ new cabinets, granite counters, a center island w/ an overhang for stools, stainless steel appliance pkg w/ a double oven, a beautiful stone fireplace & french doors leading to a 3-season room. From the family room w/ fireplace, there is private entrance to a 2nd fl rm w/ a full bath that can serve as an office, in-law apt, man cave, gym or many other possibilities! All of the bathrooms have been renovated. The large master bedroom offers a big W-I-C, the 4th fireplace, & a beautiful master bath w/ a separate reproduction soaking tub & separate shower. Incredible views from the 2nd fl & the backyard & a whole house generator round out the special features of this One-of-a-Kind Home!</p> <p><i>Listing Courtesy of RE/MAX Professionals</i></p>								
<div>  Active: 4/9/2019 MLS ID: 170175757 </div>								
451 Main St S	3 Family	—/—	3,849 sq ft	10,890	1900	4/9/2019	\$349,900	\$91
<p>Great Investment Property 3 Units with strong financials. 2 Residential units and 1 storefront. These Unique and desirable units offer tenants one of a kind rentals and produce low vacancies and continued increasing rents for landlords. Central heating landlord pays \$1600/year supplemented by tenant paid electric heat. Offered as part of a 3 Property 9-Unit Woodbury Portfolio MLS# 170180381. Amazing opportunity for qualified investors to add these rare income producing assets and squeeze into this tight market. See Also MLS# 170180372 and MLS# 170175756</p> <p><i>Listing Courtesy of Consolidated Realty Services</i></p>								
<div>  Active: 5/6/2019 MLS ID: 170191914 </div>								
419 Weekepeemee Rd	Residential	3/3	3,600 sq ft	100,188	1959	5/6/2019	\$574,900	\$160
<p>Charm, form & function best describe the uniqueness of this home! This classic Americana converted barn is right out of yesteryear from its reclaimed wood beams to its fieldstone fireplace and wide plank floors. It has been preserved and restored to allow its original character to shine through. The wrap around covered porch invites you into the main living level that includes the family room with fireplace, kitchen with a center island, propane stove & corian countertops, sitting room with built ins and french door to the deck, a master bedroom suite and another large bedroom with cedar closet. The second level is an entire floor of another master suite with a french doors to a balcony, and a large game room. It also has a third level cupola that offers views of the extraordinary property. As an added feature, the lower level is an expansive heated and air conditioned garage that runs full length of home. Built to accommodate any type of collection... cars, boats, tractors, furniture, antiques, or whatever you may collect. The bucolic outdoor setting displays beautiful perennial plantings, bluestone patios, natural stone walls and abuts the Flanders land trust. A truly unique offering!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  Active: 6/11/2019 MLS ID: 170203774 </div>								
35 Old Flanders Rd	Residential	4/3	3,050 sq ft	100,188	1978	6/11/2019	\$399,900	\$131
<p>Spruced up four bedroom colonial with fantastic new kitchen, gorgeous lot at the end of a quiet cul de sac and town approval for a second floor in law apartment over the attached two car garage. Over 3000 square feet of living space including a beamed family room with brick fireplace, a formal dining room currently used as an office and a good sized living room with hardwood floors. The upper level includes four bedrooms with hardwood floors, a finished play room and two full baths. The recently renovated kitchen provides a large center island, granite counter tops, a propane stove top, double ovens, recessed lighting and sliders opening to a ground level deck. Set back off of Old Flanders Road and nestled against the tree line, this well cared for home checks all the boxes!</p> <p><i>Listing Courtesy of Drakeley Real Estate, 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>  Active: 5/1/2019 MLS ID: 170190382 </div>								
Chohees Trl	Residential Land	—/—	—	4,604,292	—	5/1/2019	\$995,000	—
<p>Expansive track of rolling acres in rural Woodbury. Subdivide for residential, farming, gun range, dirt bikes, hunting. Many possible uses. Adjoining 4 acre lot on Flanders Rd can also be purchased for a total of 109 contiguous acres.</p> <p><i>Listing Courtesy of Gina Jacobs Real Estate & Property Management</i></p>								
<div>  Active: 6/28/2019 MLS ID: 170209891 </div>								
1 The Estate On Meadowbrook Farm	Residential	5/4	5,403 sq ft	130,680	2008	6/28/2019	\$849,000	\$157
<p>Fall in love with this breath taking property in one of the most charming corners of Connecticut. Exquisite custom built estate surrounded by 400 acres of natural paradise. This fabulous estate is built with state of the art quality components, superior materials and craftsmanship. You simply can not find another property like this so close to Manhattan. This is your ultimate dream home. Built in 2008 with nothing spared. Exceptional features including extremely efficient geothermal heating and cooling, as well as smart home technology. The gourmet kitchen features antique granite counters, marble backsplash, SubZero & Wolf appliances. Kitchen and eating area are open to the family room with fireplace and a wall of glass doors leading to a wrap-around porch making it ideal for entertaining. Master bedroom is enhanced by a gas fireplace, master bath features crema marfil marble. The highly efficient geothermal heating and cooling system is secured with 4 inches of foam plus fiberglass insulation throughout for maximum performance. This exceptional home is everything you've been waiting for. To rebuild this unique estate with all the exceptional quality and attention to detail would cost nearly 2 million or more. Don't miss this special opportunity. Call your agent for a private showing!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  Active: 5/17/2019 MLS ID: 170194406 </div>								
32 Good Hill Rd	Residential	5/3	3,140 sq ft	71,002	1820	5/17/2019	\$459,900	\$146
<p>Charm of yesteryear with modern conveniences. Gorgeous Antique Colonial situated on parklike 1.6+ acre lot. Updated Eat-In Kitchen w/French Doors to private stone patio. Beautiful Wood Plank floors throughout most of the home. Main Floor plan includes spacious LR, FR, DR and 3 charming fireplaces. 5 generous sized bedrooms on 2nd floor. Detached barn with 1 car garage and additional storage. Great location convenient to shopping, restaurants, I-84 and Rt 67.</p> <p><i>Listing Courtesy of ReMax Experience, LLC</i></p>								
<div>  Active: 6/27/2019 MLS ID: 170211277 </div>								
39BCD Grassy Hill Rd	Residential Land	—/—	—	258,746	—	6/27/2019	\$275,000	—
<p>Ideal residential property approved on 5.9 acres. This site is approved for two 4-bedrooms homes & one 3-bedroom home. Level land with beautiful views. Build your dream home! Property is perfect for private estate or developer. Property is sub-dividable. Taxes and assessment reflect 3-parcel package.</p> <p><i>Listing Courtesy of Tower Realty Corp</i></p>								





Pending Listings: 35

	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 8/13/2019 MLS ID: 170197978								
529 Main St S	Residential	3/2	1,728 sq ft	52,707	5/22/2019	\$349,000	8/13/2019	\$202
As you drive or walkby in this historic town of Woodbury in Litchfield County this home is a head turner! The home has been carefully maintained with beautiful hardwood floors, remodeled kitchen, gorgeous sunlit rooms, fp, three season sunroom adjoining 2 car garage, tasteful decor throughout and plenty of outside entertainment space with gardens and patio. The owners enjoy the beautiful view of the adjacent spring fed pond, fields and rock outcroppings. Walk to the community theater, library, stores, coffee shops and renown restaurants. Only 1/2 hr to train to NYC or 1 1/2 hr by car for museums and theater. This home is easy to show!								
Listing Courtesy of Drakeley Real Estate, Inc.								
 PENDING • Deposit as of 8/12/2019 MLS ID: 170171868								
108 Main St S	2 Family Residential	5/2	1,936 sq ft	10,890	3/12/2019	\$259,900	8/12/2019	\$134
Historic Main Street Woodbury. MSD District. Charming 1850 two family set back from the road. Antique features still remain w wide board flooring and exposed beams, nooks and crannies! Very charming property - use sidewalks to get to every amenity needed. MANY MAJOR upgrades over the years. 1988 - home was taken down to studs and rebuilt. Windows 9-10 yrs old (excluding 3 kitchen windows on first floor). 2015 Ice damage, interior front 2 rooms all re sheetrocked, taped and painted. Furnace rebuilt in 2018 - firebox et all. Gas on street if new buyer chooses to connect. Previous use was an Atty office on main level, new buyer can convert back if desired. MAIN STREET DESIGN district offers many potential uses. Six parking spaces and shed in back for tenants use. Current leases set so that tenants pay utilities and do yard maintenance. Excellent tenants. Owner pays only for plowing & garbage removal, so this is a positive cash flow.								
Listing Courtesy of Drakeley Real Estate, Inc.								






Pending Listings: 35 (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 8/12/2019 MLS ID: 170204798								
19 Woodbury Pl	Condominium	2/2	1,016 sq ft	—	6/10/2019	\$149,000	8/12/2019	\$147
Convenience of location, close to commuting routes. Easy living of condo life but offers the privacy on the patio and backs to the woods for enjoyment of nature. First floor is open concept of dining room & living room combined, brick fireplace and two sets of sliders to private patio. Kitchen, foyer and hall are all tiled. Laundry on the main level. Bedroom or den on main level abuts remodeled full bath, newer carpeting for warmth. Second floor master suite also carpeted, full bath and walk in attic area for storage. Nice bright unit, quiet complex, town line location of Woodbury and Southbury so you can enjoy everything both towns offer. Awning frame is in good shape, but fabric needs a good cleaning or replacement - as is. OFFERS MUST SAY SUBJECT TO PROBATE. No disclosures. <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
 PENDING • Show as of 8/9/2019 MLS ID: 170207094								
4 Heather Ct	Condominium	3/3	3,110 sq ft	—	6/26/2019	\$176,000	8/9/2019	\$57
Welcome to Woodlake!! The location is perfect, acres of walking trails, lake, easy commute to I-84 and the town center of Woodbury and Southbury. Surrounded by many fine restaurants and the CT antique trail. The main level of this large updated townhouse has the master bedroom suite that includes a full bathroom and walk-in closet, office/study, eat-in kitchen with stainless steel appliances, laundry area, spacious living room/dining room with a fireplace and sliders to a private deck complete this first floor. The second floor has two additional ample sized bedrooms and a full bathroom. Enjoy the finished lower level with a walk-out to the quiet backyard and patio. The playroom has the second fireplace and there also is two other finished rooms. New wood floors, laminate floors and freshly painted. Central air. Attic storage space. A very light & bright home in a beautiful serene setting. 1,888 sq ft on the 1st & 2nd floors and an additional 1,222 sq ft in the lower level. Come enjoy the Woodlake community lifestyle. <i>Listing Courtesy of William Raveis Real Estate</i>								
 PENDING • Show as of 7/28/2019 MLS ID: 170213886								
177 Old Sherman Hill Rd	Residential	4/3	2,904 sq ft	123,710	7/8/2019	\$429,900	7/28/2019	\$148
There comes a time when a unique home comes to the market that has your name written all over it! Large, but not over sized, this Beautiful Expanded 4 Bedroom, 2.1 Bath Cape offers: Open Floor Plan, Eat-in Kitchen, Formal Dining Room, Formal Living Room, Office, Family Room, 1st Floor Master Bedroom with Large Master Bath, 3 good sized Bedrooms on 2nd Floor, Laundry Room, Large Walk-in Attic, Deck, and 2 car Attached Garage. Enjoy this home's many features: Cathedral ceilings, Vaulted ceilings, Inside Balcony, Great Mill Work and Trim Package, Wood Cabinets, Granite Counters, S.S Appliances, Beamed ceiling, Hardwood floors, 3 Fireplaces, New Garage Doors, Built-in shelving, Sky lights, Walk-in Steam Shower, Whirlpool, Tray Ceilings, Recent Washer and Dryer, and Much More!! <i>Listing Courtesy of William Raveis Real Estate</i>								
 PENDING • Show as of 8/9/2019 MLS ID: 170178360								
322 Old Town Farm Rd	Residential	3/2	2,035 sq ft	27,878	4/8/2019	\$249,000	8/9/2019	\$122
Step into the serenity of the past with all the modern conveniences in a classic Connecticut center chimney Colonial Cape on .67 acres in Woodbury, near restaurants, shopping and I-84. Tax records date it to 1798 but earlier families traced it to the mid-eighteenth century. Built by an early proprietor of Old Woodbury and occupied for generations by the Atwood and Burton families, the house overlooks open fields bordering the Nonnewaug River and includes the original timber-framed dwelling house and an additional 1000 sq ft barn with a huge workshop and finished upstairs studio with recently upgraded heating, cooling, and new windows with bucolic views. The original house was professionally restored with period window glass, custom colonial-style kitchen cabinets and walls of raised paneling surrounding three original granite fireplaces with granite hearths. Massive wide oak floorboards with rose-head nails retained downstairs and wide board pine flooring was gently refinished upstairs in 2017. Period-style lighting fixtures illuminate surprisingly spacious interiors featuring ample storage space on both floors. Custom cabinets in both bathrooms and master bedroom offer even more storage space. New furnace, new central A/C, new oil tank. Both bathrooms have been upgraded yet blend seamlessly with the antique interiors. New screened porch is surrounded by custom fencing, arbors festooned with climbing roses and classic New England stone walls border the generous parking area. <i>Listing Courtesy of Five Corners Properties</i>								






Pending Listings: 35 (cont.)

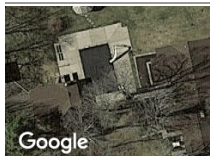
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Show as of 8/8/2019 MLS ID: 170192126								
130 Quassuk Rd	Residential	4/4	4,455 sq ft	289,238	5/7/2019	\$639,900	8/8/2019	\$144
<p>Private gated entry, 6+ acres, with a must-see Pool Paradise! Just 90 mins to NYC, this beautiful 4 bedroom Colonial on over 6 acres of land provides plenty of space for living and playing. The majestic entryway leads to the kitchen featuring stainless appliances and granite countertops. Enjoy a meal at the enormous island, or move to the eat-in area for additional seating. The kitchen flows into the formal dining and living room, as well, so you can see your guests and family members from each area. The living room has a cozy fireplace and hardwood floors throughout. First floor also features an office. Upstairs, you will find 4 bedrooms and a bonus room with plenty of space to workout, watch a movie, or just relax. The lower level stands out with an amazing game/media room complete with a wet bar, half bath, and so much more! There is additional storage on this level and all utilities are hidden so your entertainment setup is seamless. Step outside and enjoy the gorgeous in-ground pool complete with concert-style lighting and a separate pool house, as well as the stone patio and fire pit off the back of the house. The pool area features an 11-speaker stereo system for amazing sound, as well as cable and WiFi hookups at the pool house. There is an automated gate at the property entrance and additional safety features such as a whole-house alarm system, automated garage doors controlled by an app, setup for 5 outdoor cameras, and a whole house generator. This is a must-see!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 PENDING • Show as of 8/8/2019 MLS ID: 170205379								
126 Sherman Hill Rd, Apt C4	Condominium	2/1	1,150 sq ft	—	6/24/2019	\$139,900	8/8/2019	\$122
<p>Welcome to Foodbury! Light and Bright 2 bedroom unit with vaulted ceilings and open floor plan. Wood floors thru out main living spaces and wood burning fireplace. Updated bathroom and kitchen. Wall of windows with slider opens to covered deck and looks out to pool, rec area and community barbecues. Minutes to the shops, town amenities and many fine eateries. Condo fees include heat and hot water. Convenient commute to I-84.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 PENDING • Deposit as of 8/8/2019 MLS ID: 170170545								
258 Washington Rd	Residential	3/2	1,628 sq ft	26,571	3/13/2019	\$399,999	8/8/2019	\$246
<p>Quintessential vintage home situated in a private, parklike setting with picket fence, stone walls, professional landscaping and two-story barn. This pristine home offers loads of charm including wide board floors and built-ins throughout. The first floor provides an oversized foyer with cedar closet, living room with fireplace, dining room open to a charming kitchen with custom cabinetry, marble counters and stainless steel appliances including a gas range. The first-floor master offers a full bath with oversized walk-in shower. The second floor includes three bedrooms and a full bath with shower and soaking tub as well as access to a finished walk-up attic. Enjoy the outdoors from the recently completed oversized stone patio along with an outdoor fireplace. An awesome and unique two-story barn that can be used for parking, storage or a party barn for big gatherings!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
 PENDING • Deposit as of 8/8/2019 MLS ID: 170174684								
83 Westside Rd	Residential	4/3	2,335 sq ft	44,866	4/16/2019	\$304,000	8/8/2019	\$130
<p>You will love being close to town in this 3 bedroom 3 bath colonial. It is situated between 2 parks and walking distance to the elementary and middle school, this vintage home has lots of open space and possible uses. The first floor has optional accessory apartment with full bath and kitchenette, (plumbing roughed in) with brand new hardwood floors and French doors that lead out to your bluestone patio. Upstairs has 3 bedrooms, laundry room and a walk up full attic with plenty of storage space. Additional bonus room located over the detached oversized garage heated with a propane stove, sky lights and solar panels. Sweeping front yard with antique pillared entrance. Lots of mature landscaping and a private backyard with a bluestone patio with fire pit.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								

Pending Listings: 35 (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 8/7/2019 MLS ID: 170185079								
229 Bacon Pond Rd, Apt 352	Condominium	2/1	913 sq ft	—	4/26/2019	\$83,000	8/7/2019	\$91
This ground floor unit offers one of the best locations in the complex with a private patio and only steps to the pool! Step inside and immediately you will appreciate the custom crown molding, trim details and the beautiful floor to ceiling living room fireplace with gorgeous built in shelves on each side! Move into this unit with peace of mind; new hot water heater 2014, new HVAC 2015 (transferable warranty), new Refrigerator 2017, Stove and range hood 2018. Both bedrooms have organizers and the master bedroom offers double closets. Tile in kitchen and foyer, and laminate through out the balance of the home. Step out onto your private patio and enjoy the quiet. This unit is also only a few steps to the laundry and storage room. Enjoy all that beautiful Woodbury has to offer at a very affordable price!								
Listing Courtesy of Coldwell Banker Res Brokerage								
 PENDING • Show as of 7/21/2019 MLS ID: 170119895								
138 Quanopaug Trl	Residential	4/4	3,634 sq ft	71,002	8/30/2018	\$679,900	7/21/2019	\$187
Cool brand new contemporary home on quiet cul de sac drive abutting acres of open space. Gorgeous open floor plan with 2 story cathedral ceiling, large spans and fabulous kitchen opening to great room. Kitchen features stone backsplash, room for three chairs at the center island, and granite counter-tops. Plenty of private outdoor entertaining space including a back patio out of the walkout lower level, upper deck off the great room and open wraparound front porch. The upper level offers a master suite with luxurious master bath and large closet/dressing area, 3 bedrooms with two full baths, a balcony overlooking great room and a laundry room. The lower level has plenty of headroom to make a play or game room and a french door opening to a large patio. Many extras including first-floor study with fireplace, cobblestone lined driveway and walkway, stone veneer and massive mahogany front door. Room for a pool on just over an acre and a half but hundreds of acres of open space out your back window!								
Listing Courtesy of Drakeley Real Estate, Inc.								
 PENDING • Show as of 8/6/2019 MLS ID: 170222288								
18 Scupper Rd	Residential	3/3	1,472 sq ft	97,574	8/2/2019	\$369,900	8/6/2019	\$251
THIS IS IT! Stunning 3Bedroom Modern Col/Cape beautifully set on 2.24 private country acres! The impressive TWO STORY GREAT ROOM with vaulted wood ceiling boasts a raised hearth stone fireplace with pellet stove, hardwood floors, open balcony and sliders to the deck overlooking the sweeping yard! Updated kitchen with stainless steel appliances and hardwood floors opens to the dining room. Spacious main floor master with hardwood floors includes a full bathroom with beautiful tiled spa-like shower. Second floor offers loft area, two additional generous sized bedrooms and full bathroom. Large walkout lower level plumbed for bath and ready for expansion. 16x16 deck overlooks expansive level yard - Detached extended garage with additional set of double doors for lawn equipment/ease of use. Central air, CITY WATER! Perfect year round or weekend retreat! Quiet country road close to the heart of Woodbury!								
Listing Courtesy of William Raveis Real Estate								
 PENDING • Deposit as of 8/5/2019 MLS ID: 170171379								
9 North Rd	Residential	3/1	1,560 sq ft	45,738	3/19/2019	\$209,000	8/5/2019	\$134
Move in ready home in a great neighborhood! Split level home in Woodbury on 1+ acre lot! This is a 3 bedroom/1 bath home is ready for you to make it your own! The living room has hard wood floors, a beautiful fireplace, a large bay window, 9' ceilings, and built-ins! Kitchen is fully appliance. There are three large bedrooms with plenty of closet space. There are sliders leading to the rear deck overlooking large rear yard. Perfect for entertaining as we approach this upcoming warm weather! Call for a private showing today!								
Listing Courtesy of Dave Jones Realty, LLC								
 PENDING • Deposit as of 8/3/2019 MLS ID: 170180442								
1 Boxwood Ct	Condominium	2/3	1,365 sq ft	—	4/4/2019	\$50,000	8/3/2019	\$37
HUGE PRICE REDUCTION-INCREDIBLE VALUE, TOWNHOUSE IN THE LOVELY WOODLAKE COMMUNITY- Beautiful corner unit located in a private setting of the well desired Woodlake complex. Open easy floor plan offers a large formal living/dining room with fireplace/stove, sliders open to a lovely deck, well equipped kitchen, powder room and den or 3rd bedroom on main level. 2nd floor includes ensuite master bedroom & 2nd bedroom with full bath. Additionally there is a full basement, reserved parking with ample guest parking. Built prior to 1978, lead based paint may exist. District tax due per quarter \$893. Monthly HOA \$358.12 (includes roof capex \$71.84). Sold As Is.								
Listing Courtesy of Silver Pine Real Estate								

Pending Listings: 35 (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 8/3/2019 MLS ID: 170199708								
13 Cedar Spring Ln	Condominium	3/3	2,178 sq ft	—	5/28/2019	\$169,900	8/3/2019	\$78
Stunning complete renovation of this condo in Woodlake! This unit is incredibly spacious with 3 bedrooms, 2.5 baths and over 600 sq./ft. of finished space in the walk out basement. Enjoy the views from any of the three decks. The renovated kitchen features all new cabinets, stainless appliances and gorgeous granite counters. The living room is centered on a gorgeous fireplace and has sliders to a deck with very nice views. The main level also includes a stylish half bath. Upstairs the master offers lots of space and storage and includes a slider to exterior balcony with views and an incredible remodeled master bath with whirlpool tube. The two additional bedrooms are also nicely sized and share a remodeled bath with stylish fixtures and finishes. The flooring on the upper level is all finished hardwood. The lower level has a large finished rooms, perfect for entertainment and exercise uses with walkout to deck. It has also lot of space for storage. The perfect Litchfield county retreat!								
Listing Courtesy of William Raveis Real Estate								
<div>  PENDING </div> * Show as of 8/2/2019 MLS ID: 170180372								
11 Washington Rd	3 Family	8/6	3,955 sq ft	17,424	4/9/2019	\$499,900	8/2/2019	\$126
Great Investment Property 3 Units with strong financials. 3 residential apartments in the heart of Woodbury. These unique and desirable units offer tenants one of a kind rentals and produce low vacancies and continued increasing rents for landlords. Updated mechanicals and interiors made for form and function. Offered as part of a 3 Property 9-Unit Woodbury Portfolio MLS# 170180381. Possible opportunity for owner occupant. See Also MLS# 170175757 and MLS# 170175756								
Listing Courtesy of Consolidated Realty Services								
<div>  PENDING </div> * Deposit as of 8/1/2019 MLS ID: 170200920								
39 Woodbury HI	Condominium	2/3	1,577 sq ft	—	6/7/2019	\$254,900	8/1/2019	\$162
Beautiful home located in Sycamore area of Woodbury Hill. Located within a short walk to pool and tennis courts. Spacious 5 Rooms, 2 bedrooms, 2.5 baths. Master Bedroom with cathedral ceilings and full bath. Fully appliance, Eat in Kitchen w/granite counters, nice sized pantry & new slider door. Living/Dining Room Combo with lovely fireplace. New windows in first floor Large 10x20 deck with electric awning. One car attached garage. Great parking all within a meticulously maintained complex. . Come and take a look!								
Listing Courtesy of Showcase Realty, Inc.								
<div>  PENDING </div> * Foreclosure, Notice of Lis Pendens, Deposit as of 7/31/2019 MLS ID: 170184779								
6 Hurds Hill Rd	Residential	3/2	1,444 sq ft	64,468	4/14/2019	\$244,900	7/31/2019	\$170
Bring your imagination because we have the property for you. Bank owned property has great square footage and a country setting. On a large parcel of land, it will please the buyer needing space. Make this your own... agents please read below								
Listing Courtesy of Coldwell Banker Res Brokerage								
<div>  PENDING </div> * Deposit as of 7/30/2019 MLS ID: 170181789								
62 Heritage Dr	Residential	4/3	3,223 sq ft	108,464	4/12/2019	\$355,000	7/30/2019	\$110
Designers needed for this partially renovated and remodeled 3200+ sq ft sprawling ranch. Make it your own. Property is set on two lots totaling 2.49 acres and includes an in ground heated pool, pool/guest house and gazebo. All the hard work has been completed with updated electrical, new Carrier 3.5 ton propane gas furnace, new heat pump (with propane backup) for central a/c, Kohler 30kw generator and much much more. Main residence includes 4 bedrooms and 2.5 baths, French doors, lovely light throughout & just plain cool. Tiered stone walls from blue stone patio to pool have space for flower and herb gardens. Ample outdoor space around pool is perfect for entertaining and includes a built-in grill. The 930 sq ft pool house can double as a guest house and includes kitchen open to den with fireplace, large game room or bedroom with built-ins and half bath. A shower is conveniently located at the pool side. The lower level has a workshop with storage for lawn equipment, and rooms for pool mechanics & furnace, two 250 gallon oil tanks (for heating) and two changing rooms. There are two 120 gallon leased propane tanks for heating pool. A spacious screened gazebo allows you to enjoy the summer evenings bug-free. An additional shed for your extras. Located just minutes to the village center. A unique property that must be seen! Subject to Probate Approval.								
Listing Courtesy of Klemm Real Estate Inc								








Pending Listings: 35 (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 7/28/2019 MLS ID: 170218355								
74 Washington Rd, Apt 8	Condominium	2/2	960 sq ft	—	7/22/2019	\$99,500	7/28/2019	\$104
A perfectly charming, nicely updated condo unit nestled in beautiful Woodbury. The front door opens onto lovely lawn areas just beyond guest parking. New Andersen windows (2018) and slider (2014), zoned baseboard heat, and laundry facilities conveniently located in the first floor half bath. Wood look laminate flooring in the living room. The very reasonable HOA fee includes water charges! The eat-in kitchen with soapstone countertops opens onto a lovely patio bordered by woods for great privacy. Ample master bedroom and second bedroom or den plus full bath share the upstairs space. This intimate complex of just 40 units is only 12 minutes from Southbury with its ample shopping, and near Bethlehem and Washington as well. This home is a "must see"!								
Listing Courtesy of William Raveis Real Estate								
  • Deposit as of 7/26/2019 MLS ID: 170159773								
693 Upper Grassy Hill Rd	Residential	3/3	1,904 sq ft	141,570	2/21/2019	\$424,999	7/26/2019	\$223
Fox Ledge Farm. Have you been dreaming of having your horses or other animals at home? Look no further, this renovated colonial has everything you need to move in & start living that dream. This 3 bedroom, 2 1/2 bath home has been lovingly maintained w/ updates such as new kitchen w/ granite, cabinets, appliances, charming propane stove & french doors to deck overlooking large fenced pasture. All the hardwood floors have just been refinished. Upstairs the master has new new bath w/ large tumbled marble shower. There are 2 add. bedroom & a full bath on the second floor. In the walkout lower level family room there is a large brick fireplace & wet bar w/ a keg beer dispenser, as well as sliders that lead to a 3 season room that has a hook up for a hot tub. Outside is a large brick patio. There is also a room that can be used as a workout room. All of this is a total of 970 sq ft of finished space. New updates include furnace and A/C. Outside is a 3 stall barn w/ room for 400 bales of hay, water & electric, a large storage shed & a fenced in riding ring w/ stone dust and dead stand. There is parking for a large horse trailer & room for chickens and other animals. The best feature of this horse property is that there is never MUD! It isn't very often that you find a home for you and your animals that doesn't need some kind of work which often costs much more than expected. This property is move in ready. Check further remarks for total taxes as this property is comprised of two lots								
Listing Courtesy of William Raveis Real Estate								
  • Show as of 7/25/2019 MLS ID: 170199302								
16 Cross Brook Rd	Residential	3/2	1,726 sq ft	240,015	5/24/2019	\$359,900	7/25/2019	\$209
Peace and quiet can be found at this address! Come home to spacious rooms, wood floors, fireplace and screened porch. Two full baths have been recently remodeled. There is space for your exercise equipment, office or artist studio in the three room space above the garage barn. Potential for an in law apartment with zoning approval. Plenty of room for veggie or flower gardens. Or make a trail through the 5 plus acres or lightly wooded countryside. DONT MISS THIS ONE!!!								
Listing Courtesy of Klerm Real Estate Inc								
  • Show as of 7/24/2019 MLS ID: 170171164								
43 Tomlinson Rd	Residential	4/4	2,355 sq ft	81,892	3/8/2019	\$269,900	7/24/2019	\$115
Fabulous Location ~ Private, Elevated 1.51 acre lot Surrounded by Stone Walls, Open Fields, and Pasture Land. One of the Most Picturesque Streets in Town. Early Chamer with Unique Features - Cozy Office, Living Room with Arched Ceiling and Fireplace, Antique Paneling in Formal Dining Room and Bright/Open Family Room with Wood Stove and Sliders out to Spacious Backyard - Beautiful Hardwood Floors. Plenty of Space Here with 4 Bedrooms, 3 Full Baths. Additional Sitting Room Currently Used as Bedroom would be Perfect for Office, Craft Room or Den! Detached 2 Car Barn/Garage. Part of this Home was Once a 1-Room School House!								
Listing Courtesy of Drakeley Real Estate, Inc.								
  • Show as of 7/23/2019 MLS ID: 170067586								
66 Main St N	3 Family	6/3	3,162 sq ft	56,192	4/1/2018	\$319,900	7/23/2019	\$101
This is a money maker on Main Street! Spacious rentals with good rental history. Level yard where tenants can relax outside & the lure of walking on main street w all its little shops and restaurants bring a good tenant pool - barn is also rented. Live in one apartment and let the others pay the mortgages and taxes and then some! Good solid investment especially if the homeowner is handy and can do the maintenance and repairs. Wn, Wn. One owner would like to stay on as partner, not necessary. Heat is included in rent, separate electric. FIRST FLOOR AVAIL FOR RENT. 2 exterior storage units, private patio, wide board floors, exposed beams, FP - very charming!!!								
Listing Courtesy of Drakeley Real Estate, Inc.								





Pending Listings: 35 (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 7/21/2019 MLS ID: 170204730								
92 Mill Rd	Residential	3/3	2,066 sq ft	208,652	6/11/2019	\$329,900	7/21/2019	\$160
Country living at its best, set on just under 5 acres this home will make you feel that your worlds away, from its private setting and unique floor plan, to its floor to ceiling firewall (Roxbury Granite) awaiting your wood or pellet stove , Large breakfast bar with quartz counter tops , Large screened in porch perfect for entertaining or just relaxing , 3 bedrooms 2.5 bath with built-ins through , Vaulted living ceilings make this home light and bright, Open concept living` large formal dining room , family room and living , oversized 2 car garage <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
 PENDING • Deposit as of 7/20/2019 MLS ID: 170185311								
10 Cedar Spring Ln	Condominium	3/3	1,488 sq ft	—	4/20/2019	\$85,000	7/20/2019	\$57
This is one of the larger units in the complex and offers a finished lower level. Kitchen, Dining area and Living room with fireplace on main level. 3 bedrooms, 2 baths and laundry on upper level. Unit needs updating and TLC. This is a short sale and requires third party approval. Property sold in as-is condition. Inspections are for informational purposes only. No repairs will be made by the seller. Buyer premium of \$3,000.00 payable to sellers attorney at closing for short sale negotiation services. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
 PENDING • Preforeclosure, Notice of Lis Pendens, Show as of 7/18/2019 MLS ID: 170064443								
119 Flanders Rd	Residential Land	—/—	—	635,540	3/23/2018	\$109,900	7/18/2019	—
Secluded 14 plus acre lot about 1 mile up on Flanders Road. Minutes to own and schools. Lightly wooded parcel with roughed in driveway, level home site, gorgeous stone walls and babbling brook. Build your compound or just get away from the neighbors and enjoy some peace and quiet! Tough to find parcels that you can hunt, shoot or ride those ATVs! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
 PENDING • Show as of 7/13/2019 MLS ID: 170204850								
21 Woodbury Pl	Condominium	3/2	1,258 sq ft	—	6/18/2019	\$210,000	7/13/2019	\$167
A spectacular Unit. Elegantly updated. Kitchen is impeccable - New appliances, tasteful granite counters (with ample work space), matching miniature granite tile, new stainless steel appliances, and pristine white raised panel cabinetry. Both full baths are also elegantly updated and eye catching. Main level has hard wood flooring. Sunny unit due to cathedral ceilings, skylight, sliders, and side windows. The fireplace has a built in pellet stove which makes heating the unit energy cost efficient. There are 2 bedrooms on the main level so it is possible to have a master bedroom on this level. The Master Bedroom, whose bath has been updated is large, bright and sunny with lots of closet space with access to attic closet space as well. The Entrance to the unit - is unique and inviting with its fenced in blue stone patio and flower garden. BUT is the oversized private back Deck, also fenced in, with its blue stone patio that is so enticing. Lots of space for lounging, table and chairs, and barbecuing, but it is the adaptations for letting your dog out, that is really sweet. There is also a great storage shed. Separate 2 car garage (not common in the complex) with storage. Easy outside parking for guests in front of Unit as well. The pictures contain floor plans. <i>Listing Courtesy of William Raveis Real Estate</i>								
 PENDING • Show as of 7/9/2019 MLS ID: 170162564								
18 Crane Rd	Residential	4/3	4,055 sq ft	484,387	3/1/2019	\$499,900	7/9/2019	\$123
This home has a little bit of everything! Located on a quiet, tucked away small cul de sac, this sprawling 3300 square foot colonial offers 11 plus acres of privacy, great outdoor space with an in-ground pool & patio and an additional 780 square feet in the walkout lower level. A comfortable center hall home with kitchen/great room overlooking gas fireplace, formal dining & living rooms and an 18 x 24 main level family room with propane stove. The upper level provides four generous sized bedrooms including a fantastic master bedroom suite. Awesome outdoor space including multi-level deck and patio all overlooking the pool that is nestled up against the backyard and acres of woods. Many extras including a full walkout lower level with finished rooms, plenty of lower level storage, a paved driveway, 4 car garage, and a generator hook up. Tough to find this much house on 11 plus acres of land just minutes away from everything!! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								







Pending Listings: 35 (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 7/5/2019 MLS ID: 170211243								
50 Elephant Rock Rd	Residential	2/1	1,248 sq ft	114,562	7/1/2019	\$309,000	7/5/2019	\$248
This home feels like a secluded getaway while being so close to the amenities of the center of Woodbury! It is conveniently located to the center of town with well-known restaurants, antique shops, great bakeries, spa centers, Wine Trail, Brewery and many conveniences. You will enjoy this amazing outdoor living space & pool in the warmer months and beautiful fireplace in the cooler months. Freshly painted inside and outside and ready for you to move right in. Very private property on 2.63 acres with mature plantings and landscape lighting. Well maintained home with Great Eat-In Kitchen, Living Room, Den, 2 Bedrooms and Full Bath â€” has expansion potential. So many perks to this house great storage space, central A/C, 12x24 shed, attached 2 car garage and generator hookup. This is not a drive by home so be sure to make your appointment to view this home before it is gone. <i>Listing Courtesy of Realty ONE Group Connect</i>								
 PENDING • Deposit as of 7/2/2019 MLS ID: 170170036								
592 Old Sherman Hill Rd	Residential	3/4	3,984 sq ft	144,183	3/8/2019	\$459,900	7/2/2019	\$115
Situated on a private, interior 3.31 acre lot, this spectacular, custom-built, contemporary home is defined by its open floor design and European flair. Punctuated by stately stone pillars, is a gently sloping circular driveway leading up to the house. Upon entering the front foyer, you will immediately notice all the natural light coming through the Pella double pane windows and sliders. This entrance way showcases many architecturally unique and pleasing features - a beautifully crafted staircase leading to the open upper hallway and lower great room, hand-hewed chestnut beams and richly textured stucco finishes on the ceilings and walls. There is an upscale kitchen with wood stove, a generously sized great room with fireplace and wet bar, a family room with a handsome stone fireplace and open loft area, and a lower family room with a bonus area, full bath and walkout. There is also a lovely 19x12 screened in porch. Along the back and side of the house is a generous, multi-tiered deck overlooking a very private in-ground pool and lovely surround. The spacious master suite offers his/her walk-in closets, separate half-baths and a center shower. The second and third bedrooms are connected by a Jack and Jill bath, and the open hallway looks out over the center of the house, giving the space a feeling of openness, accentuated by quality craftsmanship. This home has two oil tanks, two wells, central air and solid mechanicals throughout. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
 PENDING • Show as of 6/16/2019 MLS ID: 170206457								
2 Strong Field Rd	Residential Land	—/—	—	42,688	6/14/2019	\$139,900	6/16/2019	—
Open meadow lot with a view overlooking downtown. Small cul de sac located just 1500 feet up from Main Street North. Walk to everything! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
 PENDING • Deposit as of 6/4/2019 MLS ID: 170178190								
250 Good Hill Rd	Residential Land	—/—	—	2,635,380	3/30/2019	\$325,000	6/4/2019	—
This land is located in the heart of Woodbury and close to everything. Builders, Developers or someone looking for an estate size lot to build a family compound or horse property this pristine 60.50 acre parcel has it all. It is a beautiful piece of property. The property has some wetlands and one free split, but should be able to get more lots. The location is very convenient to access Fairfield County, New York City as well as other major areas of interest. This land has major possibilities for resourceful developers and/or builder. Call to arrange a private showing!!! <i>Listing Courtesy of Weichert Realtors-Gateway Properties</i>								
 PENDING • Deposit as of 5/14/2019 MLS ID: 170081519								
339 Hoop Pole Hill Rd	Residential	4/4	5,767 sq ft	217,800	5/8/2018	\$589,900	5/14/2019	\$102
Views, Views, Views! The best views in all of Woodbury. Long distant views from the hilltop off of Hoop Pole Hill Road. Enjoy the breezy summer nights on your stone terrace next to your vanishing edge gunite pool with jacuzzi. 5-acre plot with a level house site and privacy from your neighbors. Light and bright contemporary home with a wall of glass to take in those sweeping views of Litchfield County. Amenities provide 4 to 5 bedrooms and three full baths, generous sized dining room overlooking living room with 24' soaring cathedral ceiling and a wall of glass. Recently refinished oak flooring, paint inside and out and finished lower level, an ideal spot for an in-law suite. Beautiful outdoor space with spacious yard, privacy from neighbors and room for outbuildings or expansion. Million dollar VIEWS for less! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								

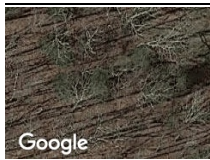
Price Changes: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   • New, Active: 7/30/2019 MLS ID: 170221742 </div>								
46 Stonefield Rd	Residential	4/3	3,076 sq ft	7/30/2019	\$425,000	\$399,900	8/14/2019	-5.91%
<p>Impeccably maintained, 3,203 square foot, Colonial with extras! 4 bedrooms, 3 bath home. The kitchen offers granite counter-tops, stainless appliances, center island, large pantry and sliders to the back deck overlooking a lovely private back yard. Enjoy winter evenings sitting by the fire in the adjoining family room. Entertain guests in the formal dining room, then adjourn to the formal living room. The main floor also offers a den/office, along with a full bath and separate laundry room. The upper level offers a Master bedroom with a walk-in closet, a dressing room/office and a full bath with tub, shower, and granite counter-tops with double sinks. 3 more bedrooms and another full bath finish this level. There is a full basement with natural light and access to outside by way of a hatchway. This home has a generator, mature landscaping and a lovely location on a cul-de-sac road. There is an annual homeowner association fee of \$200.00. Truly move in ready.</p> <p><i>Listing Courtesy of Manzi Real Estate</i></p>								
<div>   • Active: 5/9/2019 MLS ID: 170193132 </div>								
5 Woodside Cir	Residential	4/3	2,600 sq ft	5/9/2019	\$515,000	\$488,800	7/29/2019	-5.09%
<p>Modern Farmhouse completed in February 2019. Set on almost 3 acres, the house has 4 bedrooms, 2.5 baths, and a large 2 car garage. Luxurious high-end finishes which are normally not found at this price range! The first floor is as perfect for a family with young kids as it is for entertaining with an open floor concept including dining living room area and large kitchen with a built-in breakfast nook. The second floor contains a master suite with bath, additional 3 bedrooms, and a laundry room. This house was designed to be energy efficient, including spray foam insulation which does not degrade the R-Value over time.</p> <p><i>Listing Courtesy of Blue Lighthouse Realty, 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>  PENDING </div> * Deposit as of 8/13/2019 MLS ID: 170197978								
529 Main St S	Residential	3/2	1,728 sq ft	5/22/2019	\$339,000	\$349,000	8/6/2019	2.95%
As you drive or walk by in this historic town of Woodbury in Litchfield County this home is a head turner! The home has been carefully maintained with beautiful hardwood floors, remodeled kitchen, gorgeous sunlit rooms, fp, three season sunroom adjoining 2 car garage, tasteful decor throughout and plenty of outside entertainment space with gardens and patio. The owners enjoy the beautiful view of the adjacent spring fed pond, fields and rock outcroppings. Walk to the community theater, library, stores, coffee shops and renown restaurants. Only 1/2 hr to train to NYC or 1 1/2 hr by car for museums and theater. This home is easy to show! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
<div>  FOR SALE </div> * Active: 11/10/2018 MLS ID: 170142790								
144 Good Hill Rd	Residential	4/3	4,134 sq ft	11/10/2018	\$985,000	\$849,000	6/8/2019	-13.81%
 Enjoy country life in the quaint town of Woodbury. A beautiful property you'd be proud to call your own from the parklike grounds to the stylish and updated house. Property includes 3500+ sq ft main house, guest apartment, three bay heated garage and workshop, two stall barn with electric and water, pond, mature plantings and lush level lawn. Classy quality updates and added detailed finishes blend beautifully and give warmth and functionality to the interior spaces. Generously sized rooms and intimate places. An abundance of big budget projects done within the past few years including central air, hydro air, roof on both the house and garage, exterior paint, interior remodeling, new heat system in garage, guest apt remodel and much much more. There is also a 10KW generator, irrigation system and 2600 sq ft synthetic putting green with sand trap. Only 90 minutes from NYC and minutes to the charming center. <i>Listing Courtesy of KlermReal Estate Inc</i>								
<div>  FOR SALE </div> * New, Active: 7/15/2019 MLS ID: 170215760								
171 Minortown Rd	Residential	4/3	3,313 sq ft	7/15/2019	\$589,000	\$549,000	8/12/2019	-6.79%
 This beautiful custom built home was carefully thought out and it shows! Privacy is everywhere surrounded by stonewalls and trees yet set back from the road and abuts acres of treed open space with a brook. The home has custom woodwork, Viking, Bosch, granite, marble, great window coverings, security system, generator and is open and spacious for wonderful living. Enjoy the two propane fireplaces, private patios, large level yard and a few steps onto the 26 acre private preserve with brook located behind the home. The master bedroom and beautiful bath are on the first floor with 3 bedrooms and a bonus room on the second. This home is located off a quiet country road only minutes from the town center with community theater, concerts in the park, library, community center with exercise, history lectures and art galleries, shopping, parks, hiking trails and a short drive to golf clubs, swim clubs and tennis clubs. Only 1 1/2 hr to NYC and museums and theater or 1/2 hr to the train. Please review the list of upgrades attached. <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
<div>  FOR SALE </div> * Active: 7/13/2019 MLS ID: 170215787								
33 Ridgewood Rd	Residential	3/3	2,192 sq ft	7/13/2019	\$400,000	\$398,000	8/12/2019	-0.5%
New Price for this almost new center hall colonial with all the major work completed, is ready for new owners. Prior to listing, the sellers installed a new 1000 gal septic tank in 2017, a new roof in 2018, replaced the majority of old windows with energy efficient thermalpane windows and repainted the exterior. The chimney was rebuilt in 2017 and central air installed on the main level in 2007. The wiring was added for central a/c to the bedrooms, but never installed. A great house for entertaining, you're going to love cooking in the eat in kitchen with its stainless steel appliances, white kitchen cabinets and access to the screened in porch, which some might say is the best feature of the house. The front to back living room with fireplace leads to a finished room that could be an office, den, or first floor bedroom with access to the 1/2 bath and the screened in porch. The home sits back from the road with an easy care backyard overlooking a wooded area. Upstairs are 3 bedrooms including a large master with full bath and walk in closet. In the back bedroom, you'll find a door to the space designated for the air handler. Copper porch roof and copper flashing help control snow build up. Located in the foothills of Litchfield County, you're close to fine and casual dining, antiques, outdoor activities and so much more. With so much to love about this home, you're going to want to schedule your showing as soon as possible. <i>Listing Courtesy of William Raveis Real Estate</i>								

Price Changes: 50 (cont.)



7 **FOR SALE** * Active: 4/8/2018 MLS ID: 170069907

33 Tuttle Rd Residential 2/2 1,607 sq ft 4/8/2018 \$995,000 \$795,000 4/2/2019 -20.1%

BIG REDUCTION!!! SHANGRI-LA in WOODBURY! A hidden gem in a coveted location with breath-taking sunset views...and all you'll hear are song birds! Use your imagination...you decide the next chapter for this charming 1949 2-BR petite residence with 3 fireplaces and lovely detail. Will you enjoy it as it is or will this be the guest house for a grand estate or will you expand the existing house? Main rooms all enjoy the distant view over a level lawn. Sunny, spacious LR/DR. Efficient kitchen opens to grilling terrace. Covered porch for dining al fresco during summer showers. Rear acreage has existing conservation easement and is contiguous to over 600 acres of Flanders Whittemore Sanctuary. 2 approved bldg. lots w/frontage on White Deer Rocks Road could qualify for conservation easements and give you a very attractive tax deduction. Lot taxes add'l: \$1,990 + \$1,988). Ultimate privacy & no one even knows it's here! 5 minutes to Ovens of France and Good News Cafe -10 Mins. to I-84.

Listing Courtesy of KlemmReal Estate Inc

8 **FOR SALE** * Active: 11/27/2018 MLS ID: 170149228

641 Weekepeemee Rd Residential 4/3 3,909 sq ft 11/27/2018 \$209,000 \$122,200 6/14/2019 -41.53%

1900's main house and separate garage with in law apartment above. Main house has hardwood floors, fireplace and wood burning stove. Large kitchen with open floor plan.

Listing Courtesy of Coldwell Banker Residential Brokerage

9 **PENDING** * Show as of 8/12/2019 MLS ID: 170204798

19 Woodbury Pl Condominium 2/2 1,016 sq ft 6/10/2019 \$159,000 \$149,000 7/22/2019 -6.29%

Convenience of location, close to commuting routes. Easy living of condo life but offers the privacy on the patio and backs to the woods for enjoyment of nature. First floor is open concept of dining room & living room combined, brick fireplace and two sets of sliders to private patio. Kitchen, foyer and hall are all tiled. Laundry on the main level. Bedroom or den on main level abuts remodeled full bath, newer carpeting for warmth. Second floor master suite also carpeted, full bath and walk in attic area for storage. Nice bright unit, quiet complex, town line location of Woodbury and Southbury so you can enjoy everything both towns offer. Awning frame is in good shape, but fabric needs a good cleaning or replacement - as is. OFFERS MUST SAY SUBJECT TO PROBATE. No disclosures.

Listing Courtesy of Drakeley Real Estate, Inc.

10 **FOR SALE** * Active: 6/24/2019 MLS ID: 170209480

7 Woods Way Condominium 2/3 1,182 sq ft 6/24/2019 \$87,500 \$79,900 8/12/2019 -8.69%

Country House style unit set in desirable Woodlake complex. Kitchen offers plenty of cabinet & counter space. Large living room has a wood burning fireplace and dining area. Hardwood floors on main level. Master bedroom has an updated full bathroom. Oversized slider door leads out to private deck. Partially finished lower level. Short walk from 1 car detached garage. Lovely lakeside community. Quarterly dues: \$760.64. Don't miss it!

Listing Courtesy of WilliamRaveis Real Estate









11 **FOR SALE** * Active: 6/11/2019 MLS ID: 170205033

96 Mountain Rd Residential 3/1 1,240 sq ft 6/11/2019 \$199,900 \$194,000 8/9/2019 -2.95%





Quick walk into town from this cute Cape. Beautiful wide board flooring, each first floor BR has a little built in cupboard & closet. Large eat in kitchen. Living room dining room is a combined space, enjoy the fireplace from both areas. 2 bedrooms on main level w pass through full bath. Attic is 90% finished and used as two bedrooms, must walk thru one to get to the other. Great kids space or use one as one BR & the other a great big walk in closet!! Nice, manageable level yard perfect for play or barbecues. Front roof recently replaced, newer windows & exterior doors. Perfect place to start out or wind down with the main level bedrooms.

Listing Courtesy of Drakeley Real Estate, 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>   FOR SALE * Active: 6/4/2019 MLS ID: 170203018 </div>								
42 Washington Rd	Residential	3/2	1,932 sq ft	6/4/2019	\$285,000	\$269,000	8/6/2019	-5.61%
<p>Charming in town Colonial w covered front porch. Great spot to sit and sip ice tea! The lawn is level with a beautiful array of perennials, blackberry bushes, and a fantastic weeping beech tree (a great kids fort or tree house spot). Detached garage w full second level for storage and a sweet potting shed. The home has hardwood flooring on both levels (covered in carpeting currently) family room off the back with a bow window, large kitchen with laundry in the pantry for convenience. Dining room has charming built in and leads into a small first floor office. The living room also has French doors to the front porch. Front foyer has glass French doors. Shower bath on the first floor and claw foot tub bath on the second. Three bedrooms upstairs with hard wood flooring and a full walk up attic. Walk into Historic Woodbury for all your needs or a nice stroll down the sidewalks. Easy walking distance to the elementary and middle school and the tennis courts. Fantastic location to enjoy all Woodbury has to offer The house is currently being readied for an estate sale, so try to look beyond the personal possessions.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   PENDING * Show as of 8/9/2019 MLS ID: 170207094 </div>								
4 Heather Ct	Condominium	3/3	3,110 sq ft	6/26/2019	\$185,000	\$176,000	8/7/2019	-4.86%
<p>Welcome to Woodlake!! The location is perfect, acres of walking trails, lake, easy commute to I-84 and the town center of Woodbury and Southbury. Surrounded by many fine restaurants and the CT antique trail. The main level of this large updated townhouse has the master bedroom suite that includes a full bathroom and walk in closet, office/study, eat-in kitchen with stainless steel appliances, laundry area, spacious living room/dining room with a fireplace and sliders to a private deck complete this first floor. The second floor has two additional ample sized bedrooms and a full bathroom. Enjoy the finished lower level with a walk-out to the quiet backyard and patio. The playroom has the second fireplace and there also is two other finished rooms. New wood floors, laminate floors and freshly painted. Central air. Attic storage space. A very light & bright home in a beautiful serene setting. 1,888 sq ft on the 1st & 2nd floors and an additional 1,222 sq ft in the lower level. Come enjoy the Woodlake community lifestyle.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>   PENDING * Show as of 8/9/2019 MLS ID: 170178360 </div>								
322 Old Town Farm Rd	Residential	3/2	2,035 sq ft	4/8/2019	\$265,000	\$249,000	6/24/2019	-6.04%
<p>Step into the serenity of the past with all the modern conveniences in a classic Connecticut center chimney Colonial Cape on .67 acres in Woodbury, near restaurants, shopping and I-84. Tax records date it to 1798 but earlier families traced it to the mid-eighteenth century. Built by an early proprietor of Old Woodbury and occupied for generations by the Atwood and Burton families, the house overlooks open fields bordering the Nonnewaug River and includes the original timber-framed dwelling house and an additional 1000 sq ft barn with a huge workshop and finished upstairs studio with recently upgraded heating, cooling, and new windows with bucolic views. The original house was professionally restored with period window glass, custom colonial-style kitchen cabinets and walls of raised paneling surrounding three original granite fireplaces with granite hearths. Massive wide oak floorboards with rose-head nails retained downstairs and wide board pine flooring was gently refinished upstairs in 2017. Period-style lighting fixtures illuminate surprisingly spacious interiors featuring ample storage space on both floors. Custom cabinets in both bathrooms and master bedroom offer even more storage space. New furnace, new central A/C, new oil tank. Both bathrooms have been upgraded yet blend seamlessly with the antique interiors. New screened porch is surrounded by custom fencing, arbors festooned with climbing roses and classic New England stone walls border the generous parking area.</p> <p><i>Listing Courtesy of Five Corners Properties</i></p>								
<div>   FOR SALE * Active: 5/15/2019 MLS ID: 170195679 </div>								
2C Middle Road Tpke	Residential Land	—	—	5/15/2019	\$159,900	\$149,900	7/18/2019	-6.25%
<p>Peaceful lot on the beautiful Middle Road TPKE. Lot can be used as farm or to build your dream home. It is currently a large level lot that is fenced in and ready for horses, cattle, or livestock. Owner has done a perk test for septic (although it may have expired) and with over 4 acres there is plenty of flexibility for home construction. Tons of potential!</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								

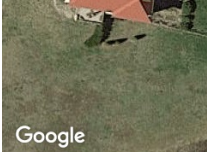
Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> <i>* Active: 2/28/2019</i> </div> <div> <i>MLS ID: 170166269</i> </div>								
135 Old Sherman Hill Rd	Residential	5/5	4,415 sq ft	2/28/2019	\$449,900	\$439,900	5/2/2019	-2.22%
<p>One of a kind property on over 5 Acres of land with beautiful meadows, a riding ring, and 5 stall horse barn! The horse barn features running water, electricity, and a garage bay. Pull right in to your circular driveway that leads up to a stunning California style Contemporary. The home was custom designed and features a family room with vaulted ceilings and fireplace, a formal dining room with built ins, a cozy study/formal living room with a stone fireplace and bookshelves, an eat in kitchen that leads to a sunroom with sliders to a private deck that overlooks park like grounds, and 3 bedrooms on the main level. The master suite is on the second floor and offers another fireplace, full bath, wet bar, private balcony, and plenty of closet space. The walk out lower level adds additional living space with another bedroom, and 2 other finished rooms for possible exercise room, home theater, and/or family room. Truly a serene setting. Schedule your showing today. Seller to install new septic prior to closing. Home is in need of some cosmetic updating.</p> <p><i>Listing Courtesy of Century 21 AllPoints Rty</i></p>								
<div>  PENDING </div> <div> <i>* Show as of 8/8/2019</i> </div> <div> <i>MLS ID: 170192126</i> </div>								
130 Quassuk Rd	Residential	4/4	4,455 sq ft	5/7/2019	\$689,000	\$639,900	7/8/2019	-7.13%
<p>Private gated entry, 6+ acres, with a must-see Pool Paradise! Just 90 mins to NYC, this beautiful 4 bedroom Colonial on over 6 acres of land provides plenty of space for living and playing. The majestic entryway leads to the kitchen featuring stainless appliances and granite countertops. Enjoy a meal at the enormous island, or move to the eat-in area for additional seating. The kitchen flows into the formal dining and living room, as well, so you can see your guests and family members from each area. The living room has a cozy fireplace and hardwood floors throughout. First floor also features an office. Upstairs, you will find 4 bedrooms and a bonus room with plenty of space to work out, watch a movie, or just relax. The lower level stands out with an amazing game/media room complete with a wet bar, half bath, and so much more! There is additional storage on this level and all utilities are hidden so your entertainment setup is seamless. Step outside and enjoy the gorgeous in-ground pool complete with concert-style lighting and a separate pool house, as well as the stone patio and fire pit off the back of the house. The pool area features an 11-speaker stereo system for amazing sound, as well as cable and WiFi hookups at the pool house. There is an automated gate at the property entrance and additional safety features such as a whole-house alarm system, automated garage doors controlled by an app, setup for 5 outdoor cameras, and a whole house generator. This is a must-see!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
<div>  PENDING </div> <div> <i>* Deposit as of 8/8/2019</i> </div> <div> <i>MLS ID: 170170545</i> </div>								
258 Washington Rd	Residential	3/2	1,628 sq ft	3/13/2019	\$415,000	\$399,999	4/13/2019	-3.61%
<p>Quintessential vintage home situated in a private, parklike setting with picket fence, stone walls, professional landscaping and two-story barn. This pristine home offers loads of charm including wide board floors and built-ins throughout. The first floor provides an oversized foyer with cedar closet, living room with fireplace, dining room open to a charming kitchen with custom cabinetry, marble counters and stainless steel appliances including a gas range. The first-floor master offers a full bath with oversized walk-in shower. The second floor includes three bedrooms and a full bath with shower and soaking tub as well as access to a finished walk-up attic. Enjoy the outdoors from the recently completed oversized stone patio along with an outdoor fireplace. An awesome and unique two-story barn that can be used for parking, storage or a party barn for big gatherings!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  PENDING </div> <div> <i>* Deposit as of 8/8/2019</i> </div> <div> <i>MLS ID: 170174684</i> </div>								
83 Westside Rd	Residential	4/3	2,335 sq ft	4/16/2019	\$312,500	\$304,000	5/15/2019	-2.72%
<p>You will love being close to town in this 3 bedroom 3 bath colonial. It is situated between 2 parks and walking distance to the elementary and middle school, this vintage home has lots of open space and possible uses. The first floor has optional accessory apartment with full bath and kitchenette, (plumbing roughed in) with brand new hardwood floors and French doors that lead out to your bluestone patio. Upstairs has 3 bedrooms, laundry room and a walk up full attic with plenty of storage space. Additional bonus room located over the detached oversized garage heated with a propane stove, sky lights and solar panels. Sweeping front yard with antique pillared entrance. Lots of mature landscaping and a private backyard with a bluestone patio with fire pit.</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.
<div>  20 FOR SALE </div> <div> <i>* Active: 3/9/2019</i> <i>MLS ID: 170173786</i> </div>								
33 Barnhill Rd	Residential	4/4	3,253 sq ft	3/9/2019	\$465,000	\$424,900	8/7/2019	-8.62%
<p>Nestled on 1.67 acres, this one owner home has been well maintained and updated over the years. Main level features gleaming hardwoods w/a kitchen for the most discriminating chef. This remodeled gem showcases a 10' granite center island w/copper sink, upscale cherry cabinets w/built-in refrigerator, six burner propane stove and an abundant amount of cabinetry including a pantry. The sliders lead to the 34 x 12 deck which is outfitted w/a new retractable motorized awning. The formal dining room leads graciously into the office w/built-in bookshelves parted by French doors. The living room is complimented by a double sided FP and wet bar shared w/the dining room while the spiral staircase is easy access to the potential in-law. The upper level layout is one to be desired starting with hardwoods throughout including the master bed suite w/walk-in closet, crown molding and remodeled full bath w/double sinks and granite tops. The 2nd bedroom is positioned next to the 2nd remodeled full bath w/double sinks and granite tops including a soaking tub. The upper level laundry room is designed for a washer & gas dryer hookup w/a cedar closet. The 3rd bedroom is the perfect opportunity for privacy while allowing the introduction into the potential in-law w/private living room, remodeled full bath and 17 x 15 bedroom w/walk-in closet. The partially fin. lower level inc. a 26x15 workshop w/walkout to back yard which abuts Flanders Nature Center Conservation!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  21 FOR SALE </div> <div> <i>* Active: 6/3/2019</i> <i>MLS ID: 170202302</i> </div>								
23 Silver Brook Ln	Residential	4/4	3,374 sq ft	6/3/2019	\$598,000	\$579,900	8/1/2019	-3.03%
<p>This exquisite and custom house is situated in Flanders Woods, a discrete and private enclave off historic Flanders Road in north Woodbury. Property is bounded by Flanders Nature Preserve, thus ensuring natural beauty and privacy in perpetuity. Amenities are numerous - all high quality and custom work throughout. This 3,374 sq. ft. house is immaculate and sits on 3 pristine, private acres adorned with a handsome pole barn and wood-storage lean-to, and professional and perennial rock garden. It is perfection.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
<div>  22 FOR SALE </div> <div> <i>* Active: 7/10/2018</i> <i>MLS ID: 170104257</i> </div>								
786 Washington Rd	Residential	5/4	2,906 sq ft	7/10/2018	\$375,000	\$325,000	8/6/2019	-13.33%
<p>Quintessential Gentleman's Farm. Has been in the same family since 1840. Beautiful New England property showcasing the main 1840 home, open meadows dotted with multiple barns, outbuildings and even an outhouse! -Seven in total! Old stone walls, and graceful setting, definitely and eye catcher! This property needs to be brought back to its prime. Two bedroom care takers apartment is attached w separate entry - can easily be converted back into one home if desired. Large rooms, heavy wooden pocket doors, mixture of hard wood and wide board flooring. Address is Historic Woodbury in Litchfield County w all its top restaurants, antique shops and cultural arts but also just minutes to Washington Depot. Just under two hours to NYC or Boston makes this a perfect location for permanent or weekend residence. Historic home #241, History attached. The Berlin Thomas House. Subject to Probate</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  23 PENDING </div> <div> <i>* Deposit as of 8/5/2019</i> <i>MLS ID: 170171379</i> </div>								
9 North Rd	Residential	3/1	1,560 sq ft	3/19/2019	\$219,900	\$209,000	6/4/2019	-4.96%
<p>Move in ready home in a great neighborhood! Split level home in Woodbury on 1+ acre lot! This is a 3 bedroom/1 bath home is ready for you to make it your own! The living room has hard wood floors, a beautiful fireplace, a large bay window, 9' ceilings, and built-ins! Kitchen is fully appliances. There are three large bedrooms with plenty of closet space. There are sliders leading to the rear deck overlooking large rear yard. Perfect for entertaining as we approach this upcoming warm weather! Call for a private showing today!</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</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.
	24 FOR SALE • Active: 8/23/2017 MLS ID: 170008242							
	344 Weekepeemee Rd	Residential	5/5	6,206 sq ft	8/23/2017	\$995,000	\$795,000	8/5/2019 -20.1%
<p>A passage to Italy. Magical Tuscan villa on 7+ private acres with picturesque river frontage & bordered by Flanders Nature Center. Set off road just minutes from the Woodbury center & Washington Depot. Covered loggia & terraces provide al fresco living areas. Quality construction from floor to ceiling with luxurious materials & handcrafted details. Light & airy with 13' ceilings on main level & 10' ceilings on upper level. Formal living with Rumford fireplace with hand carved limestone mantle and arched windowed doorway over a set of French doors leads to terrace. Second set of French doors lead to loggia. Formal dining room with gently curved ceiling & extensive built-in storage. European kitchen with custom red birch cabinetry, Stainless appl's & Tulikivi soapstone fireplace & pizza oven. First floor study/office with hand carved wood door, tongue & groove wood ceiling. Spacious family room with audio system. Master Bedroom with mahogany floor, full bath, walk-in closet, 2 dressing rooms, balcony and exercise or meditation room. 4 bedrooms with wood floors, library, Large bonus room over garage, laundry room and two full baths complete the second floor living space. Finished lower level with game room & second office have three sets of French doors to outside. Energy-conscious living with geothermal radiant heating, high efficiency insulation and southern exposure. Audio system, surround sound, intercom system, central vacuum, security system. 5.52 acres in 490.</p> <p><i>Listing Courtesy of KlemmReal Estate Inc</i></p>								
	25 PENDING • Deposit as of 8/3/2019 MLS ID: 170180442							
	1 Boxwood Ct	Condominium	2/3	1,365 sq ft	4/4/2019	\$70,000	\$50,000	7/23/2019 -28.57%
<p>HUGE PRICE REDUCTION-INCREDIBLE VALUE, TOWNHOUSE IN THE LOVELY WOODLAKE COMMUNITY- Beautiful corner unit located in a private setting of the well desired Woodlake complex. Open easy floor plan offers a large formal living/dining room with fireplace/stove, sliders open to a lovely deck, well equipped kitchen, powder room and den or 3rd bedroom on main level. 2nd floor includes ensuite master bedroom & 2nd bedroom with full bath. Additionally there is a full basement, reserved parking with ample guest parking. Built prior to 1978, lead based paint may exist. District tax due per quarter \$893. Monthly HOA \$358.12 (includes roof capex \$71.84). Sold As Is.</p> <p><i>Listing Courtesy of Silver Pine Real Estate</i></p>								
	26 FOR SALE • Active: 6/19/2019 MLS ID: 170207963							
	59 Hillside Rd	Residential	5/7	14,192 sq ft	6/19/2019	\$1,899,000	\$1,749,000	8/2/2019 -7.9%
<p>Amazing views and gorgeous surroundings adorn this luxury villa situated on a hillside in historic Woodbury. Enjoy serenity in your remarkable outdoor living space while taking in the miles of rolling hills. Fine details in the construction and finish can be admired throughout the over 9,000 ft² of this dream dwelling "Masterfully" designed by noted Architect Rick Moisan of Moisan Architects. Incredible architectural lighting throughout, as well as French doors leading to the balconies and pool's terrace, heated herringbone hardwood floors and five fireplaces that will warm you on a cold winter's day. Arched central foyer leading to all of the main floor rooms including a beautiful sunroom adjacent to your infinity pool. The kitchen with professional modern appliances, including Wolf gas cooktop, double oven and butler's pantry. The master suite with luxurious spa-like bath and walk-in closet has its own laundry facilities. The guest suite with separate entrance is housed above the heated 3-car garage and additional apartment housed on the main floor has full kitchen, bath, bedroom and two-story great room that opens to the beautiful outdoor terrace. Enjoy summer nights dining under the two turreted loggias or simply enjoy some tea and take in the breathtaking views. Convenient to Historic Arts and Antiques District and immersed in nature at its finest, this spectacular abode is located just minutes from major thruways. Property borders the Trolley Bed Land Preserve.</p> <p><i>Listing Courtesy of Global Real Estate Network</i></p>								
	27 PENDING • Show as of 8/2/2019 MLS ID: 170180372							
	11 Washington Rd	3 Family	8/6	3,955 sq ft	4/9/2019	\$550,000	\$499,900	7/17/2019 -9.11%
<p>Great Investment Property 3 Units with strong financials. 3 residential apartments in the heart of Woodbury. These unique and desirable units offer tenants one of a kind rentals and produce low vacancies and continued increasing rents for landlords. Updated mechanicals and interiors made for form and function. Offered as part of a 3 Property 9-Unit Woodbury Portfolio MLS# 170180381. Possible opportunity for owner occupant. See Also MLS# 170175757 and MLS# 170175756</p> <p><i>Listing Courtesy of Consolidated Realty Services</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>  Active: 4/10/2019 MLS ID: 170181592 </div>								
364 Hoop Pole Hill Rd	Residential	3/4	2,802 sq ft	4/10/2019	\$475,000	\$449,000	7/16/2019	-5.47%
<p>Take a look at this well thought out, custom built expanded cape. Perched at the top of Hoop Pole Hill Rd. the seasonal views and privacy will take you in. A versatile floor plan with 2 bedrooms and 2 baths on the first floor make this home possible for one level living. The main floor also offers a very large kitchen with eat-in area and sitting island, a large laundry room and a formal dining room. The open floor plan flows from the kitchen to the large living room with fireplace and vaulted ceilings. Hardwood floors throughout the entire house make upkeep a breeze. Upstairs you will find 2 additional bedrooms with ample closets, a full bath and two storage rooms. The lower level has a large double door and full size windows that brighten the space and would be excellent for future expansion. Whole house generator with automatic switchover, central air, central vac and dual oil tanks as well! Dont miss out on this great opportunity for a move in ready home. Minutes from shopping, theaters and award winning restaurants. 35 minutes to train station, 1-1/2 hours to NYC.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  Active: 4/10/2019 MLS ID: 170181493 </div>								
1204 Main St S	Residential	8/9	5,415 sq ft	4/10/2019	\$795,000	\$695,000	7/21/2019	-12.58%
<p>A great opportunity to change this ca 1827 Colonial back into a fabulous residential home! Known as the Longwood Country Inn, the house offers over 5,400 sq feet with 8 bedrooms, 7 full and 2 half baths and 6 fireplaces! Lovely vintage details throughout. Covered porches on first and second floor, large blue stone patio and gorgeous stonewalls. On 4.37 acres with 240' of frontage on the Pomperaug River. Conveniently and centrally located on Main Street South just minutes from both Woodbury and Southbury town centers. Currently houses the Olive Tree Restaurant on the main level. Previously a bed and breakfast known as "Longwood Country Inn."</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
<div>  Active: 2/12/2019 MLS ID: 170161725 </div>								
17 Fox Run	Condominium	2/3	1,563 sq ft	2/12/2019	\$109,000	\$79,900	6/29/2019	-26.7%
<p>Countryhouse model townhouse in beautiful Woodlake. This location offers a level yard off the back deck with views of the woods. The one bay garage is directly in front of the unit for your convenience with an additional reserved spot nearby. The kitchen has a generous amount of cabinets and counterspace with a separate breakfast area for a table. There is a passthrough in the kitchen to the dining area section of the living room. Living room has a cozy fireplace and sliders to deck and backyard. Upstairs are two good sized bedrooms with lots of closet space. The master has its own full bath and there is an additional full bath in the hallway. The lower level has a finished family room and additional unfinished storage area with washer/dryer as well. A half bath is also located on this level. All three floors have just been newly carpeted. Woodlake has hiking trails, tennis courts, basketball and a playground plus a clubhouse for parties or private gatherings. This unit is offered at a great price. Motivated seller! Come and see for yourself!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  Foreclosure, Notice of Lis Pendens, Deposit as of 7/31/2019 MLS ID: 170184779 </div>								
6 Hurds Hill Rd	Residential	3/2	1,444 sq ft	4/14/2019	\$254,900	\$244,900	6/5/2019	-3.92%
<p>Bring your imagination because we have the property for you. Bank owned property has great square footage and a country setting. On a large parcel of land, it will please the buyer needing space. Make this your own... agents please read below</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  Active: 3/16/2018 MLS ID: 170061255 </div>								
143 Railtree Hill Rd	Residential	4/3	2,733 sq ft	3/16/2018	\$424,900	\$387,500	7/31/2019	-8.8%
<p>Amazing French Provincial country style home set back off the road with extraordinary views. This home is accented by an authentic two-story foyer with a gorgeous wooden front door with arched opening, three masonry fireplaces, arched true divided light front windows, substantial moldings and beautiful wide pine and cherry wood floors. The first floor provides a combination dining and living area with fireplace and 9-foot ceilings, a family room with beamed ceilings and brick fireplace and a first-floor master bedroom or study with wide board pine flooring. The Kitchen has a bayed breakfast nook, 9' beamed ceilings, two pantries, double farmers sink and stainless steel appliances. The 2nd-floor amenities provide four good sized bedrooms and two full baths including a master bedroom suite with cozy stone fireplace and sitting area with bay window overlooking the grounds. The recently installed master bath has a granite double sink vanity, tiled shower, Jacuzzi tub and 3 walk-in closets. Fantastic outdoor space includes front patio to take in the distant views, stone walls, paved driveway and secluded back patio. A fantastic home that cannot be replicated for anywhere near what it is being offered.</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.
<div>  FOR SALE </div> <div> <i>Active: 7/3/2019</i> <i>MLS ID: 170212222</i> </div>								
206 Upper Grassy Hill Rd	Residential	3/2	2,642 sq ft	7/3/2019	\$325,000	\$299,900	7/31/2019	-7.72%
<p>This 3 bedroom, 2 bath colonial offers an additional Bedroom or office/in-law/rental upper unit with full bath located over the two car garage. Updated kitchen, with tile flooring, Dining room with wood floors and chair rail, with views to the private back yard. First floor full bath and separate first floor laundry room. Spacious family room with wood floors and French doors opening to the large back deck. Enjoy the warm fire in the cozy den. The upper level offers a full bath and laundry room, 2 large bedrooms and an oversized master bedroom with a walk in closet. Located just minutes from Rte. 84 but allows for the quite enjoyment of the Woodbury country living.</p> <p><i>Listing Courtesy of Manzi Real Estate</i></p>								
<div>  PENDING </div> <div> <i>Deposit as of 7/30/2019</i> <i>MLS ID: 170181789</i> </div>								
62 Heritage Dr	Residential	4/3	3,223 sq ft	4/12/2019	\$398,000	\$355,000	5/21/2019	-10.8%
<p>Designers needed for this partially renovated and remodeled 3200+ sq ft sprawling ranch. Make it your own. Property is set on two lots totaling 2.49 acres and includes an in ground heated pool, pool/guest house and gazebo. All the hard work has been completed with updated electrical, new Carrier 3.5 ton propane gas furnace, new heat pump (with propane backup) for central a/c, Kohler 30kw generator and much much more. Main residence includes 4 bedrooms and 2.5 baths, French doors, lovely light throughout & just plain cool. Tiered stone walls from blue stone patio to pool have space for flower and herb gardens. Ample outdoor space around pool is perfect for entertaining and includes a built-in grill. The 930 sq ft pool house can double as a guest house and includes kitchen open to den with fireplace, large game room or bedroom with built-ins and half bath. A shower is conveniently located at the pool side. The lower level has a workshop with storage for lawn equipment, and rooms for pool mechanics & furnace, two 250 gallon oil tanks (for heating) and two changing rooms. There are two 120 gallon leased propane tanks for heating pool. A spacious screened gazebo allows you to enjoy the summer evenings bug-free. An additional shed for your extras. Located just minutes to the village center. A unique property that must be seen! Subject to Probate Approval.</p> <p><i>Listing Courtesy of Klenm Real Estate Inc</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/20/2019</i> <i>MLS ID: 170208221</i> </div>								
12 Lower Cmns	Condominium	2/3	1,182 sq ft	6/20/2019	\$129,000	\$125,000	7/25/2019	-3.1%
<p>Desirable, spacious, townhouse in the Lower Commons community, located in the Woodlake Condominium Complex in Woodbury! This end-unit townhome is full of curb appeal with professional landscaping and gardening from top to bottom! Inside is bright and open with a large combination living and dining room, with a fireplace and brand new 8' sliders that open up to your private patio that faces the woods and trails that surround this popular complex. The main floor also includes a half bathroom with laundry, and a large kitchen with a breakfast bar. Upstairs you have two generously-sized bedrooms, with their own full bathrooms, and lots of closet space! Basement is partially finished, with a large workshop area as well! Two assigned parking space just a few, level steps from your back patio! Minutes to historic town center of Woodbury, Southbury, and I84.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/24/2019</i> <i>MLS ID: 170209269</i> </div>								
99 Flanders Rd	Residential	3/3	2,664 sq ft	6/24/2019	\$394,000	\$374,000	7/27/2019	-5.08%
<p>This approximately 2500 sq. ft. home overlooks a beautiful pond and privacy yet is located minutes to the town center, library, community center, post office, parks and stores. Completely repainted with new windows, gorgeous hardwood floors, spectacular kitchen with new appliances, 2 fireplaces, 3 full baths, large rooms, 2 patios and attached 2 car garage. The living room and bedrooms are on the main floor with the kitchen, family room, dining area and office on the lower walkout area overlooking and just steps to the pond and outside large shed. This home shows well and is easy to view.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								





Price Changes: 50 (cont.)

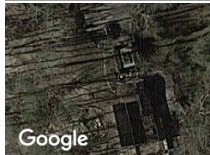
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> * Deposit as of 7/26/2019 MLS ID: 170159773								
693 Upper Grassy Hill Rd	Residential	3/3	1,904 sq ft	2/21/2019	\$449,000	\$424,999	5/24/2019	-5.35%
<p>Fox Ledge Farm. Have you been dreaming of having your horses or other animals at home? Look no further, this renovated colonial has everything you need to move in & start living that dream. This 3 bedroom, 2 1/2 bath home has been lovingly maintained w/ updates such as new kitchen w/ granite, cabinets, appliances, charming propane stove & french doors to deck overlooking large fenced pasture. All the hardwood floors have just been refinished. Upstairs the master has new new bath w/ large tumbled marble shower. There are 2 add. bedroom & a full bath on the second floor. In the walkout lower level family room there is a large brick fireplace & wet bar w/ a keg beer dispenser, as well as sliders that lead to a 3 season room that has a hook up for a hot tub. Outside is a large brick patio. There is also a room that can be used as a work out room. All of this is a total of 970 sq ft of finished space. New updates include furnace and A/C. Outside is a 3 stall barn w/ room for 400 bales of hay, water & electric, a large storage shed & a fenced in riding ring w/ stone dust and dead stand. There is parking for a large horse trailer & room for chickens and other animals. The best feature of this horse property is that there is never MUD! It isn't very often that you find a home for you and your animals that doesn't need some kind of work which often costs much more than expected. This property is move in ready. Check further remarks for total taxes as this property is comprised of two lots</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  FOR SALE </div> * Active: 5/11/2019 MLS ID: 170163890								
109 Flanders Rd	Residential	3/2	2,676 sq ft	5/11/2019	\$650,000	\$515,000	7/25/2019	-20.77%
<p>LOOK NO MORE! This stunning 3-4 bedroom colonial sits on over 4.5 acres. While it is minutes away from all the wonderful amenities that the center of Woodbury has to offer, it feels like it is a private retreat nestled in nature with all the bells and whistles. The home has comfortable room sizes and fabulous interior flow, great for entertaining. Like to cook? You are in luck with this state of the art chef's kitchen finished off with top of the line appliances and beautiful granite. Are you looking for a home that is as beautiful and comfortable on the outside as it is on the inside? Relax and fish in your own private pond, soak in the hot tub under the stars, enjoy a meal outside or have a fire. The house also has a whole house generator and a detached garage with 2 bays and a bonus room upstairs. This house is the best of both worlds- the charm of New England mixed with updated modern conveniences that is difficult to find.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
<div>  FOR SALE </div> * Active: 6/19/2019 MLS ID: 170208394								
171 Kimberly Ln	Residential	5/4	1,346 sq ft	6/19/2019	\$299,900	\$289,000	7/24/2019	-3.63%
<p>Secluded Raised Ranch, with in law set up in the lower level with separate utilities. Located on 4.25 acres. This home has hardwood floors throughout. Large open Living Room - Dining Room with French doors to a deck for family entertaining or some peace and quiet! eat in kitchen with all appliances included. A little TLC will make this your.....HOME SWEET HOME. Close to the Woodbury/Watertown line.</p> <p><i>Listing Courtesy of Westbury Realty CT</i></p>								
<div>  PENDING </div> * Deposit as of 7/20/2019 MLS ID: 170185311								
10 Cedar Spring Ln	Condominium	3/3	1,488 sq ft	4/20/2019	\$100,000	\$85,000	5/3/2019	-15%
<p>This is one of the larger units in the complex and offers a finished lower level. Kitchen, Dining area and Living room with fireplace on main level. 3 bedrooms, 2 baths and laundry on upper level. Unit needs updating and TLC. This is a short sale and requires third party approval. Property sold in as-is condition. Inspections are for informational purposes only. No repairs will be made by the seller. Buyer premium of \$3,000.00 payable to sellers attorney at closing for short sale negotiation services.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  FOR SALE </div> * Active: 4/9/2019 MLS ID: 170175757								
451 Main St S	3 Family	—/—	3,849 sq ft	4/9/2019	\$370,000	\$349,900	7/20/2019	-5.43%
<p>Great Investment Property 3 Units with strong financials. 2 Residential units and 1 storefront. These Unique and desirable units offer tenants one of a kind rentals and produce low vacancies and continued increasing rents for landlords. Central heating landlord pays \$1600/year supplemented by tenant paid electric heat. Offered as part of a 3 Property 9-Unit Woodbury Portfolio MLS# 170180381. Amazing opportunity for qualified investors to add these rare income producing assets and squeeze into this tight market. See Also MLS# 170180372 and MLS# 170175756</p> <p><i>Listing Courtesy of Consolidated Realty Services</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> <div>42</div> <div>FOR SALE</div> <div>Active: 5/6/2019 MLS ID: 170191914</div> </div>								
419 Weekepeemee Rd	Residential	3/3	3,600 sq ft	5/6/2019	\$599,000	\$574,900	7/19/2019	-4.02%
<p>Charm, form & function best describe the uniqueness of this home! This classic Americana converted barn is right out of yesteryear from its reclaimed wood beams to its fieldstone fireplace and wide plank floors. It has been preserved and restored to allow its original character to shine through. The wrap around covered porch invites you into the main living level that includes the family room with fireplace, kitchen with a center island, propane stove & corian countertops, sitting room with built ins and french door to the deck, a master bedroom suite and another large bedroom with cedar closet. The second level is an entire floor of another master suite with a french doors to a balcony, and a large game room. It also has a third level cupola that offers views of the extraordinary property. As an added feature, the lower level is an expansive heated and air conditioned garage that runs full length of home. Built to accommodate any type of collection... cars, boats, tractors, furniture, antiques, or whatever you may collect. The bucolic outdoor setting displays beautiful perennial plantings, bluestone patios, natural stone walls and abuts the Flanders land trust. A truly unique offering!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div> <div>43</div> <div>PENDING</div> <div>Preforeclosure, Notice of Lis Pendens, Show as of 7/18/2019 MLS ID: 170064443</div> </div>								
119 Flanders Rd	Residential Land	—	—	3/23/2018	\$159,900	\$109,900	5/15/2019	-31.27%
<p>Secluded 14 plus acre lot about 1 mile up on Flanders Road. Minutes to own and schools. Lightly wooded parcel with roughed in driveway, level home site, gorgeous stone walls and babbling brook. Build your compound or just get away from the neighbors and enjoy some peace and quiet! Tough to find parcels that you can hunt, shoot or ride those ATVs!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div> <div>44</div> <div>FOR SALE</div> <div>Active: 6/11/2019 MLS ID: 170203774</div> </div>								
35 Old Flanders Rd	Residential	4/3	3,050 sq ft	6/11/2019	\$409,900	\$399,900	6/27/2019	-2.44%
<p>Spruced up four bedroom colonial with fantastic new kitchen, gorgeous lot at the end of a quiet cul de sac and town approval for a second floor in law apartment over the attached two car garage. Over 3000 square feet of living space including a beamed family room with brick fireplace, a formal dining room currently used as an office and a good sized living room with hardwood floors. The upper level includes four bedrooms with hardware floors, a finished play room and two full baths. The recently renovated kitchen provides a large center island, granite counter tops, a propane stove top, double ovens, recessed lighting and sliders opening to a ground level deck. Set back off of Old Flanders Road and nestled against the tree line, this well cared for home checks all the boxes!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div> <div>45</div> <div>FOR SALE</div> <div>Active: 5/1/2019 MLS ID: 170190382</div> </div>								
Chohees Trl	Residential Land	—	—	5/1/2019	\$1,100,000	\$995,000	7/15/2019	-9.55%
<p>Expansive track of rolling acres in rural Woodbury. Subdivide for residential, farming, gun range, dirt bikes, hunting. Many possible uses. Adjoining 4 acre lot on Flanders Rd can also be purchased for a total of 109 contiguous acres.</p> <p><i>Listing Courtesy of Gina Jacobs Real Estate & Property Management</i></p>								
<div> <div>46</div> <div>PENDING</div> <div>Show as of 7/13/2019 MLS ID: 170204850</div> </div>								
21 Woodbury Pl	Condominium	3/2	1,258 sq ft	6/18/2019	\$215,000	\$210,000	7/2/2019	-2.33%
<p>A spectacular Unit. Elegantly updated. Kitchen is impeccable - New appliances, tasteful granite counters (with ample work space), matching miniature granite tile, new stainless steel appliances, and pristine white raised panel cabinetry. Both full baths are also elegantly updated and eye catching. Main level has hard wood flooring. Sunny unit due to cathedral ceilings, skylight, sliders, and side windows. The fireplace has a built in pellet stove which makes heating the unit energy cost efficient. There are 2 bedrooms on the main level so it is possible to have a master bedroom on this level. The Master Bedroom, whose bath has been updated is large, bright and sunny with lots of closet space with access to attic closet space as well. The Entrance to the unit - is unique and inviting with its fenced in blue stone patio and flower garden. BUT is the oversized private back Deck, also fenced in, with its blue stone patio that is so enticing. Lots of space for lounging, table and chairs, and barbecuing, but it is the adaptations for letting your dog out, that is really sweet. There is also a great storage shed. Separate 2 car garage (not common in the complex) with storage. Easy outside parking for guests in front of Unit as well. The pictures contain floor plans.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Price Changes: 50 (cont.)

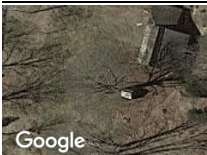
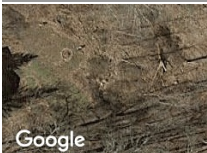
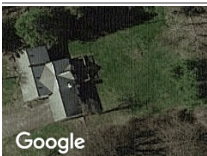
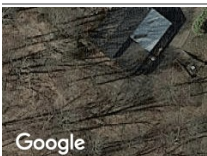
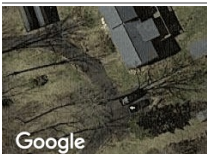
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> <div> Show as of 7/9/2019 </div> <div> MLS ID: 170162564 </div>								
18 Crane Rd	Residential	4/3	4,055 sq ft	3/1/2019	\$574,900	\$499,900	6/26/2019	-13.05%
<p>This home has a little bit of everything! Located on a quiet, tucked away small cul de sac, this sprawling 3300 square foot colonial offers 11 plus acres of privacy, great outdoor space with an in-ground pool & patio and an additional 780 square feet in the walkout lower level. A comfortable center hall home with kitchen/great room overlooking gas fireplace, formal dining & living rooms and an 18 x 24 main level family room with propane stove. The upper level provides four generous sized bedrooms including a fantastic master bedroom suite. Awesome outdoor space including multi-level deck and patio all overlooking the pool that is nestled up against the backyard and acres of woods. Many extras including a full walkout lower level with finished rooms, plenty of lower level storage, a paved driveway, 4 car garage, and a generator hook up. Tough to find this much house on 11 plus acres of land just minutes away from everything!!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  FOR SALE </div> <div> Active: 4/10/2019 </div> <div> MLS ID: 170181544 </div>								
72 Plumb Brook Rd	Residential Land	—/—	—	4/10/2019	\$185,000	\$134,900	7/2/2019	-27.08%
<p>Lovely, level lot **3.73 acres** beautiful meadow area with stone wall across the front; gentle slope to brook and pond at rear of property. Partially wooded - In an area of fine homes leading to a cul de sac! 12 x 12 wood cabin on cement foundation. *Really pretty building lot! Build a weekend retreat or a year round dream home! 348ft Road frontage... This is a special lot!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  FOR SALE </div> <div> Active: 7/24/2018 </div> <div> MLS ID: 170108690 </div>								
31 Woods Way	Condominium	2/2	1,182 sq ft	7/24/2018	\$132,000	\$114,900	6/29/2019	-12.95%
<p>Great townhouse with desirable location, in a private, serene, wooded setting! Large living room with brick fireplace and sliders to deck. Dining area, applianced kitchen and extra room for office or den on the first floor. Hardwood floors & ceramic tile, central air and lots of storage space! The second floor features 2 large bedrooms with double closets, 2 full baths, and new carpeting. Partially finished lower level, new roof and detached 1 car garage. Lake access, clubhouse, tennis courts, and close proximity to fabulous restaurants & antique shops!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>								
<div>  FOR SALE </div> <div> Active: 10/3/2018 </div> <div> MLS ID: 170130882 </div>								
51 Elephant Rock Rd	Residential	3/3	1,880 sq ft	10/3/2018	\$505,000	\$432,000	6/7/2019	-14.46%
<p>What an amazing opportunity for the next owner of this chic and charming home. The current owner has made improvements ranging from the brand new mahogany deck to the top-of-the-line HVAC system to the new furnace to replacement of siding where necessary. And did I mention resurfacing the pool? Set up a driveway that affords privacy is this beautiful three bedroom, two and half bath country home. There is a cook's kitchen with marble countertops and cherry cabinets, sub zero refrigerator and pantry with a half bath off the kitchen. The living room has a fieldstone fireplace and sliding doors from the living room and dining area to the deck. All the details from the beautiful bathrooms to the flow of the house have been well thought out. This is country living at its very best! And to top it off a well known organic market, family owned pharmacies, terrific restaurants and much more are all happening in Woodbury - just minutes away. Come and enjoy!</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								





Distressed Activity: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 PENDING - Preforeclosure, Notice of Lis Pendens, Show as of 7/18/2019 MLS ID: 170064443								
119 Flanders Rd	Residential Land	—/—	—	635,540	\$109,900	3/23/2018	4/17/2019	Preforeclosure
Secluded 14 plus acre lot about 1 mile up on Flanders Road. Minutes to own and schools. Lightly wooded parcel with roughed in driveway, level home site, gorgeous stone walls and babbling brook. Build your compound or just get away from the neighbors and enjoy some peace and quiet! Tough to find parcels that you can hunt, shoot or ride those ATV's! <i>Listing Courtesy of Drakeley Real Estate, Inc.</i>								
 OFF MARKET - Preforeclosure, Notice of Lis Pendens MLS ID: —								
22 Atwood Rd	Single Family	4/2	1,678 sq ft	61,420	—	—	4/24/2019	Preforeclosure
								
 OFF MARKET - Preforeclosure, Notice of Lis Pendens MLS ID: —								
229 Bacon Pond Rd, Apt 153	Condominium Unit (Residential)	2/1	913 sq ft	—	—	—	3/6/2019	Preforeclosure
								
 OFF MARKET - Preforeclosure, Notice of Lis Pendens MLS ID: —								
11 Boxwood Ct	Condominium Unit (Residential)	3/3	1,888 sq ft	—	—	—	6/5/2019	Preforeclosure
								





Distressed Activity: 9 (cont.)

Distressed Activity: 9 (cont.)		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<div> <div>5</div> <div>OFF MARKET</div> </div> <div> <div>14 Easy St</div> <div>—</div> </div>	Single Family	3/2	1,635 sq ft	91,912	—	—	4/17/2019	Preforeclosure
<div> <div>5</div> <div>OFF MARKET</div> </div> <div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: —</div> </div>									
	<div> <div>6</div> <div>OFF MARKET</div> </div> <div> <div>20 Indian Ln</div> <div>—</div> </div>	Single Family	3/3	1,958 sq ft	65,340	—	—	5/31/2019	Preforeclosure
<div> <div>6</div> <div>OFF MARKET</div> </div> <div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: —</div> </div>									
	<div> <div>7</div> <div>OFF MARKET</div> </div> <div> <div>21 Lake Rd</div> <div>—</div> </div>	Single Family	2/2	1,539 sq ft	20,909	—	—	4/2/2019	Preforeclosure
<div> <div>7</div> <div>OFF MARKET</div> </div> <div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: —</div> </div>									
	<div> <div>8</div> <div>OFF MARKET</div> </div> <div> <div>142 Middle Road Tpke</div> <div>—</div> </div>	Single Family	—/—	—	76,666	—	—	3/13/2019	Preforeclosure
<div> <div>8</div> <div>OFF MARKET</div> </div> <div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: —</div> </div>									
	<div> <div>8</div> <div>OFF MARKET</div> </div> <div> <div>285 Upper Grassy Hill Rd</div> <div>—</div> </div>	Single Family	4/2	2,132 sq ft	40,075	—	—	3/14/2019	Preforeclosure
<div> <div>8</div> <div>OFF MARKET</div> </div> <div> <div>Preforeclosure, Notice of Lis Pendens</div> <div>MLS ID: —</div> </div>									

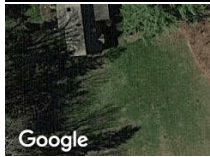
Recently Sold: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 8/5/2019, MLS Listing 170197770: 5/21/2019 MLS ID: 170197770								
41 Fairgrounds Rd	Residential	3/3	2,794 sq ft	41,382	1998	8/5/2019	\$384,900	\$138
<p>First time offered, this meticulously maintained move-in ready home sits on 1 acre level landscaped homesite with access to the Pomperaug River running along Open Space adjoining this property. Located near the center of Woodbury, a wonderful quintessential New England Town â€œVoted by Readers Digest â€œMOST CHARMING SMALL TOWN IN CT.â€ This charmer with covered front porch was custom built by current owners in 1998 on great cul de sac. Not your traditional floor plan, this home boasts 9' ceilings on the main level with transom windows as well as interior transoms. A spacious two story foyer greets guests and opens to a parlor/music room w/stained glass window to the left and formal dining room to the right. The home has an open feel yet is cozy while offering a family room open to the eat in kitchen with window seat as well as the stairway to the 2nd level and a cozy office to the back of the home. There is a generous sized mudroom on the main level from the garage leading to the laundry room. Upstairs with hardwood floors offers an ensuite master bedroom w/walk in closet and newly remodeled master bath w/new vanity, soaking tub and tiled shower. There are two additional guest bedrooms and full guest bath on the second level. Kitchen and baths have been updated. The charming brick patios, a waterfall feature and beautiful gardens offers an oasis in this private backyard. Move right in. Generator Hookup is included.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 RECENTLY SOLD • Sold Date: 8/12/2019, MLS Listing 170208841: 6/20/2019 MLS ID: 170208841								
59 Grey Fox Trl	Residential	4/3	1,862 sq ft	63,597	1973	8/12/2019	\$350,000	\$188
<p>Nothing to be desired in this tastefully updated 4 bedroom 2.5 bath colonial. Gleaming hardwood floors welcome you as you enter 59 Grey Fox Trail and follow you throughout this lovely home. Let the hardwood floors lead you into the spacious living room complete with a charming fireplace with propane insert offering an economical heating alternative. The beautiful eat-in kitchen will be the envy of your friends and family with ample cabinets, quartz counter tops, and subway tile backsplash. The formal dining room adjacent to the kitchen is the perfect place to host your next dinner party or game night! Travel up the hardwood staircase to find a generously sized master bedroom with full bath, 3 additional bedrooms with great closet space, and a hall bath with jetted tub. Outside you will find amazing usable yard space and a huge deck just begging to host a Summer gathering!!! Additional features include attached 2 car garage, newer roof and driveway, thermopane windows, 200 amp electrical service, and generator hookup. All of this offered in a quiet country setting in a charming New England town make this property a must see and the perfect place to call home!</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.
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 8/9/2019, MLS Listing 170195259: 6/6/2019</i> </div> <div> <i>MLS ID: 170195259</i> </div>								
554 Upper Grassy Hill Rd	Residential	4/4	3,628 sq ft	241,322	2008	8/9/2019	\$549,000	\$151
<p>Unique country chic! Sophisticated contemporary custom farmhouse originally built in 2008. Redesigned and extensively renovated in 2013 to unveil a "new" home with all the high end finishes that delight the discerning buyer. The dramatic 2 story living room with cathedral ceiling, weathered beams and wall of windows impresses the senses. The sunny eat in gourmet kitchen will impress any chef. Sliders extend the living/eating space to the deck and covered porch. The inviting main floor master includes a walk in closet and designer bath with vessel sink. Upstairs a 2nd master suite awaits with eyebrow windows, seating area and 2 walk in closets. The tasteful bath offers an over sized marble walk in shower, stand alone tub and custom 2 sink vanity with marble top: a special space designed for those needed moments to unwind and relax. The lower level family room with beautiful stone fire place offers additional space for large gatherings or a quiet retreat. Sliders open onto an impressive stone patio, perfect for alfresco dining or star gazing. Additional special features include a radiant heating system, weathered oak flooring, Windsor trim, solid wood doors, exquisite stone work inside and out, heated garage with epoxy floor. Nature lovers will appreciate the privacy and tranquility that the adjoining 31 acres of wooded protected land provide. Located in quaint historic Woodbury, close to I-84 and 90 minutes to NYC. An exceptional property. An exceptional value.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 8/5/2019, MLS Listing 170161584: 2/7/2019</i> </div> <div> <i>MLS ID: 170161584</i> </div>								
22 Fairgrounds Rd	Residential	4/3	3,719 sq ft	79,714	1998	8/5/2019	\$445,000	\$120
<p>One of the best streets in town and a level lot that can't be beat! Set back from the road on a quiet cul-de-sac, this 4 bedroom colonial has something for everyone! Home features plenty of space for multi-generational living with formal dining and living rooms, eat-in kitchen with granite counter tops, stainless steel appliances, and large open family room with pellet stove and slider to the back patio. Plenty of room for other options with the bonus room over the garage and finished lower level. On close to two acres, the above ground pool and fire-pit offer an environment fit for outdoor entertaining. If you are looking for something more, take a look in the 24 x 30 barn. Already wired for electricity and ready for water hook up, this outbuilding has room for two cars and holds a finished upper loft for a true man-cave or she-shack experience! This home has much to offer and is just a short walk to town center, parks and schools!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 8/1/2019, MLS Listing 170207001: 6/21/2019</i> </div> <div> <i>MLS ID: 170207001</i> </div>								
340 Church Hill Rd	Residential	4/4	3,573 sq ft	143,748	1995	8/1/2019	\$440,000	\$123
<p>Custom Farmhouse Colonial on over 3 acres. Looking for the perfect multi-generational property and a horse property or just a family farm to raise your family. Don't wait this immaculate move in ready home looking for the family who wants privacy, level manicured property room for a pool, hot tub included (as is). First floor offers a formal living room, dining room, family room with wood burning fireplace, den/bedroom and full bath. Second floor offers Master bedroom and full bath, additional full bath and two additional bedrooms. Separate in-law apartment with full bath and open floor plan over 3 car garage. New carpet and just painted with private entrance. Located in north Woodbury with access to Rt. 8 and not far from Rt. 84 for easy commuting. Region 14 schools and great Litchfield County living.</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 8/1/2019, MLS Listing 170187852: 4/30/2019</i> </div> <div> <i>MLS ID: 170187852</i> </div>								
229 Bacon Pond Rd, Apt 331	Condominium	2/1	913 sq ft	—	1971	8/1/2019	\$72,000	\$79
<p>Wonderful Opportunity to Own this 2 Bedroom Ranch Style Unit nestled in this Beautiful Country Setting for less than Renting. This Unit features a Brand New HVAC A/C-Heating Unit (including New Compressor). Newly Painted and Carpeted Throughout the Unit. Newer Bathroom (except Tub). Kitchen has Breakfast Nook and Dining Area. Nice size Living Room with Built-in Shelving and Fireplace for Entertaining. Enjoy a private Patio that overlooks the In-Ground Swimming Pool which you could easily walk to. Seller Leaving TV and TV Mount. Close by & Easy Access to Nearby Shops & Restaurants. Complex has meet their Rental requirements, Cannot rent for 1 year and then have to be put on a waiting list to rent after that time. Coin Operated Laundry Room close by with Storage next door).</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								

Recently Sold: 50 (cont.)



RECENTLY SOLD

Sold Date: 7/26/2019, MLS Listing 170166156: 2/21/2019 MLS ID: 170166156

207 Grassy Hill Rd

Prop
Type

Residential

Bed
/Ba

3/2

Living
Area
(sq ft)

2,044 sq
ft

Lot
Size
(sq ft)

90,604

Year
Built

1993

Sale
Date

7/26/2019

Sale
Price

\$375,000

Price
per
sq. ft.

\$183

SELLERS MOTIVATED!!! Come take a look!!!! Easy one level living. This meticulously maintained home has an open floor plan, vaulted ceilings, bay windows and skylights bringing in plenty of natural light. A three season porch overlooks the lightly wooded lot. Bonus rooms and workshop fill the lower level. Plenty of storage in the walk up attic with expansion possibilities. Convenient to two towns and a quick ride to I84.

Courtesy of KlemmReal Estate Inc



RECENTLY SOLD

Sold Date: 7/24/2019, MLS Listing 170188467: 4/28/2019 MLS ID: 170188467

101 Old Grassy Hill Rd

Residential

4/5

5,794 sq
ft

225,205

2004

7/24/2019

\$616,000

\$106

Living in a world of Nature's Art! The entire property, both inside and out is truly emotionally stirring. A breathtaking statuesque quarry of stone lines one side balanced on the other by the most soothing body of water. Five lush professionally landscaped acres protect your privacy, level yard with industrial catch basins-drainage, low maintenance milled crushed stone driveway, double tiered decking, and an outdoor shower. All of the beauty flows in through enormous windows highlighting the builder's attention to detail and fine millwork...coffered ceilings, oversized crown and baseboard molding, solid large raised panels, and wider board hardwood floors. Additional features include separate entrance living quarters, 5 car garage, and top of the line mechanicals. This home could be comfortable hosting an event for 200 and still feel intimate. Grab your kayak, canoe and ice skates. Dare to be happy!

Courtesy of Coldwell Banker Residential Brokerage



RECENTLY SOLD

Sold Date: 7/23/2019, MLS Listing 170158729: 1/28/2019 MLS ID: 170158729

3 Clubhouse Dr

Condominium

2/3

1,162 sq
ft

—

1972

7/23/2019

\$113,000

\$97

This immaculate 2 bedroom townhouse is located on Woodlake. Woodlake is located close to Connecticut's antique trail, featuring many restaurants that specialize in the freshest of farm to table dining. The main floor has an over sized cozy living room with new flooring, a brick fireplace and double thermopane sliders that overlook beautiful Woodlake and many gardens. A newly remodeled kitchen of whites and grey's with all stainless steel appliances has an eat in kitchen with sliders that bring you out to your flagstone private patio in a slightly wooded secluded spot. Two beautiful sunny bedroom both have plenty of closet space. The master bedroom has its own on-suite. An impressive home that could not be replicated for the current sales price. Owner is motivated. You will be a proud owner, (.002363100) owner of 260 acres on beautiful Wood Lake at a price of \$915.00 per quarter for Woodland district tax.

Courtesy of Century 21 AllPoints Rty



RECENTLY SOLD

Sold Date: 7/19/2019, MLS Listing 170105408: 7/17/2018 MLS ID: 170105408

37 Sherman Heights Rd

Residential

2/2

2,195 sq
ft

47,480

1946

7/19/2019

\$151,377

\$69

Bring this beauty back to life! This 2 bedroom ranch is in need of TLC. In-ground oil tank. Cesspool. Mold is likely present. Some structure cracks. Original windows. Garage is only deep enough for some storage - not vehicles, no basement. Use caution on front patio as bricks are uneven. Sale requires third party approval. Property sold in as-is condition. No repairs will be made by the seller. Inspections are for informational purposes only. Buyer premium of \$3,000.00 payable to seller's attorney at closing for negotiation services. Property must be listed for 7 days prior to any offer acceptance. Will not pass FHA. 12 hour notice required.

Courtesy of Coldwell Banker Residential Brokerage



RECENTLY SOLD

Sold Date: 7/22/2019, MLS Listing 170181464: 4/8/2019 MLS ID: 170181464

23 Upper Cmns

Condominium

2/2

1,182 sq
ft

—

1980

7/22/2019

\$118,000

\$100






We are proud to present one of Woodlake's finest townhouses located in Upper Commons. Updated completely in 2017, its open floor plan accentuates the home's modern finishes and color scheme. The main floor has refinished hardwood throughout the living & dining area flowing effortlessly to large sliding doors to a private deck perfect for after dinner drinks and conversation. The upper level consists of two good-sized bedrooms with a remodeled bath off of the master. The central air-conditioning unit has also been replaced in 2017. This home is truly move in ready. Kitchen Updated in 2017. 2 Full Bathrooms Updated in 2017. Central Air Conditioning Unit Replaced in 2017. Nice Sitting Area/Breakfast Nook/Office Area Across from Kitchen. Garage & Assigned Parking. Open Concept. Brick Fireplace. Full, Unfinished Basement for PLENTY of Storage. All Appliances INCLUDING Washer & Dryer staying.

Courtesy of Coldwell Banker Residential Brokerage



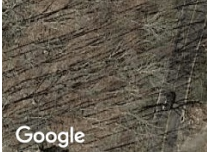


Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>12</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/18/2019, MLS Listing 170162352: 2/7/2019 MLS ID: 170162352</div>								
14 E Hill Rd	Residential	4/5	3,818 sq ft	135,471	1959	7/18/2019	\$449,900	\$118
<p>Sprawling Ranch with 3 car garage and Guest House, set on 3.11 Bucolic acres! Remodeled Eat-in-Kitchen with tumbled marble floors, granite countertops, island, tile backsplash and Stainless Steel appliances including Viking 6 Burner Stove, Viking Fridge, Bosch dishwasher, microwave and beverage fridge. Sunken Living Room with Fireplace, hardwood floors, crown molding and wood paneling. Formal Dining Room with 2 corner hutches, wood paneling, and hardwood floors. Cozy Family Room with Fireplace and hardwood floors. Master Bedroom with attached full bath and walkin closet. 2 additional Bedrooms on the Main level with remodeled full bath with 2 showers. Foyer Entry. Laundry Room on main level. Separate entry for a finished lower level with Den with Fireplace, separate room with attached full bath. Central Air. 3 car attached garage with loft space. cedar closet in attic. Covered Front porch and covered patio great for sitting outside. Copper gutters. Many updates including remodeled kitchen and bath, thermopane windows, boiler, hot water heater, etc... Guest house has Studio setup with Great Room with Fireplace, which is open to a fully appliances kitchen. Full bath with subway tile. Guest house can be used for family or rented if owner resides in the main residence. Buyer to do due diligence with town hall. Town card says Cape, but Home is single level and appears to be a Ranch.</p> <p>Courtesy of Showcase Realty, Inc.</p>								
<div>13</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/18/2019, MLS Listing 170170131: 3/17/2019 MLS ID: 170170131</div>								
229 Bacon Pond Rd, Apt 222	Condominium	2/1	913 sq ft	—	1971	7/18/2019	\$63,000	\$69
<p>The beautiful Town in Country Condominium Complex. Enjoy swimming in the beautiful outdoor pool. New laminate floors and tile throughout. Very quiet/peaceful complex. Enjoy fireplace and private patio. There is a storage area in the laundry room for the tenants use. New water heater. Assigned parking spaces. Close to all of the great restaurants and shops in Woodbury. Purchaser must be resident for one year before applying to rent condo.(Waiting list to rent Condo). Very affordable way to get into the Woodbury community.</p> <p>Courtesy of Coldwell Banker Realty 2000</p>								
<div>14</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/15/2019, MLS Listing 170169775: 3/4/2019 MLS ID: 170169775</div>								
25 Woodbury Hill	Condominium	2/3	1,796 sq ft	—	1985	7/15/2019	\$242,500	\$135
<p>A stand-alone unit in the very charming Woodbury Hill condo complex is just waiting for you! Light, bright and airy, this wonderful unit has been freshly painted on the inside. It has everything you need including a first floor, over-sized master bedroom with walkin closet and full bath with new vanity counter and sink. The formal living room has a two-story brick fireplace and vaulted ceiling. Invite your friends for dinner or dessert in the formal dining room with bay window that overlooks the level back yard. Recently updated, the kitchen has brand new stainless steel appliances, new quartz counters and new flooring. With room for a table and chairs, it has sliders to go to the deck for those warm summer nights of relaxing and enjoying some iced tea or a glass of wine. There's a hallway powder room, too, with a new one-piece vanity top. The second floor has a loft area with railing and looks over the living room - it's perfect for a TV room, office, den or hobby room. There's another extra-large bedroom and a full bath plus walkin attic storage under the eaves (and there's actually an area over the garage for lots of your treasures). Who doesn't like a two-car attached garage so you don't have to get wet in the rain! There's a full basement, too! Just think, no shoveling, no grass mowing! Let someone else do that for you! (Owner will consider giving a credit for the flooring).</p> <p>Courtesy of Coldwell Banker Residential Brokerage</p>								
<div>15</div> <div>RECENTLY SOLD</div> <div>Sold Date: 7/12/2019, MLS Listing 170186532: 4/23/2019 MLS ID: 170186532</div>								
216 Sherman Hill Rd	Residential	3/3	1,836 sq ft	52,272	1999	7/12/2019	\$330,000	\$180
<p>Classic Connecticut charm abounds throughout this custom 3 bedroom, 2.5 bath New England Salt Box style home perfectly situated upon a level and private property. The open and airy cooks dream eat-in kitchen boasts custom cabinetry, chef grade appliances and enough counter-space to make any aspiring chef blush. The cozy family room offers a wonderful venue for entertaining while the formal dining room and office space offers great floor plan flexibility. Upstairs we find a beautiful master suite with tons of closet space and a light and bright full master bathroom. Two other generously sized bedrooms with ample closet space share another well appointed full bathroom. Outside we find an expansive rear deck overlooking a private wooded lot with room for play. The large shed offers even more storage! Great commuting location to town and major arteries. Wonderful pride of ownership within this "move-in" ready home. A true must see opportunity.</p> <p>Courtesy of Coldwell Banker Residential Brokerage</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.
 Sold Date: 7/12/2019, MLS Listing 170154031: 1/8/2019 MLS ID: 170154031								
25 Timber Ln	Residential	4/4	3,248 sq ft	100,188	2001	7/12/2019	\$425,000	\$131
<p>Custom built Cape home situated on a private, landscaped lot in an established Woodbury neighborhood. Wonderful open floor plan features a tiled foyer, A gourmet eat in kitchen with maple cabinets, granite countertops, 6 burner gas stove, double wall oven and breakfast bar. The great room boasts cathedral ceilings and a stone fireplace in the living room. Master suite and guest suite are located on the first floor. The upper level includes two generous sized bedrooms, full bath and plenty of closet space. Other amenities include a private backyard with a blue stone patio perfect for entertaining and a 3 car attached garage. Call for your private showing today.</p> <p><i>Courtesy of Century 21 AllPoints Realty</i></p>								
 Sold Date: 7/8/2019, MLS Listing 170188503: 4/26/2019 MLS ID: 170188503								
56 Orchard Ave	Residential	4/3	2,201 sq ft	60,112	1973	7/8/2019	\$345,000	\$157
<p>Want a place to have a staycation? This charming four-bedroom colonial with gorgeous in-ground, heated sport pool located on a beautifully landscaped private lot within 15 minutes of Rt. 8 and 84 (via Watertown) is a wonderful place to enjoy with family and friends. The enclosed porch offers the best of seasonal living - have your morning coffee or your evening glass of wine while letting the outdoors in! Great for entertaining! The main level includes a good-sized family room with fireplace, eat-in kitchen, formal dining room and serene living room. The Laundry/mud room is on the first floor and currently has a "coffee station". The second level includes master bedroom with en suite and three additional bedrooms. This property is a country oasis - come and take a look! You'll fall in love!</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
 Sold Date: 7/5/2019, MLS Listing 170148965: 12/12/2018 MLS ID: 170148965								
22 Woodbury Pl	Condominium	3/2	1,210 sq ft	—	1979	7/5/2019	\$160,000	\$132
<p>Terrific three bedroom townhouse in southern Woodbury providing quick access to I84 and minutes to many fine restaurants. Fabulous living room with vaulted ceiling, fireplace, sliders to private bluestone patio and an open staircase to second-floor master suite. Other amenities offer two first floor bedrooms, hardwood flooring throughout the main level, detached two car garage and a cozy galley kitchen. Easy worry free living in the small Woodbury Place complex and a fantastic commuting location on the Woodbury/Southbury border!!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
 Sold Date: 7/3/2019, MLS Listing 170165510: 2/22/2019 MLS ID: 170165510								
19 Pomperaug Rd	Residential	4/2	2,106 sq ft	46,609	1848	7/3/2019	\$439,900	\$209
<p>If you're going to live in Historic Woodbury then choose the best Location! Situated on a gorgeous lot just outside of the town village and along historic Pomperaug Road, this charming early colonial home has been meticulously maintained and updated with all of today's modern amenities. Stylish kitchen with Carrera marble counters, subway tile backsplash, island with breakfast bar and French doors to expansive bluestone patio overlooking the beautiful grounds. Radiant floor heating throughout the first floor, two staircases, hardwood flooring throughout, living room with fireplace and cozy front screened in porch are just a few of the many amenities. The upper floor provides three to four bedrooms with a walk up attic for storage. Plenty of outdoor living on this 1-acre plus lot with level yard, porch, patio, and mature landscaping as well as two story barn/garage. A terrific location in Southern Woodbury with just a 5-minute walk to many of Woodbury's fine restaurants and shopping and a similar walk to recently acquired town open space.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
 Sold Date: 7/2/2019, MLS Listing 170187487: 4/29/2019 MLS ID: 170187487								
1 Alder Ct	Condominium	2/3	1,665 sq ft	—	1974	7/2/2019	\$127,500	\$77
<p>Lovely, spacious, townhouse on friendly Alder Court, located in the desirable Woodlake Condominium Complex in Woodbury! This townhome is bright, and open with a large combination living and dining room, with a fireplace and sliders that open up to your private deck. The main floor also includes a den, currently used as an office, a half bathroom, and a kitchen with the perfect breakfast bar! Upstairs you have two generously-sized bedrooms, each with vaulted ceilings and their own full bathrooms, and lots of closet space, as well as your washer and dryer on the same floor! Brand new carpets just installed on the stairway, leading to the finished basement with laminate floors, ideal for a family room, or playroom, as well as a large, separate storage area. One car end-unit carport just a short walk from the townhome, and a second assigned parking space! Minutes to historic town center of Woodbury, Southbury, and I84.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</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.
 Google	21 RECENTLY SOLD • Sold Date: 7/1/2019, MLS Listing 170203223: 6/5/2019 MLS ID: 170203223							
	9 Spring St	Residential	3/2	1,332 sq ft	12,196	1890	7/1/2019	\$185,000 \$139
Charming Colonial just steps to town center. Living room with beautiful wood floor and built-ins shelves, dining room with built-in cupboard, kitchen and half bath with laundry on main level. Three bedrooms and full bath on upper level. Faux fireplace in living room. Energy efficient with new doors and windows. Multiple heating zones. Lovely front porch, rear enclosed porch/mudroom and private rear yard. Storage shed. Level lawn.								
<i>Courtesy of KlemmReal Estate Inc</i>								
 Google	22 RECENTLY SOLD • Sold Date: 7/1/2019, MLS Listing 170164932: 2/18/2019 MLS ID: 170164932							
	28 White Oak Rd	Residential	2/1	1,259 sq ft	23,086	1958	7/1/2019	\$268,000 \$213
Reduced 20k from original asking price!!! Enjoy simple living in your one level ranch with an updated kitchen perfect for entertaining. This home is perfectly placed on a level lot, on a cul-de-sac, complete with a fire pit to relax around on those Spring and Summer nights. You can also gather around the custom stone faced, propane fireplace in the living room if you should decide to have a cozy indoor movie night. Come check out this home that is in move in ready!								
<i>Courtesy of Realty ONE Group Connect</i>								
 Google	23 RECENTLY SOLD • Sold Date: 6/28/2019, MLS Listing 170178752: 4/1/2019 MLS ID: 170178752							
	14 Clubhouse Dr, #22A	Condominium	3/4	2,562 sq ft	—	1973	6/28/2019	\$140,000 \$55
Enter this Charisma. You will notice there is plenty of room to stretch, both inside and out. There are two patio areas, a deck, a balcony and a walkout area at the lower level. The main level features Bamboo flooring; I.E., a Hardwood 2-3 times harder than traditional wood floors. The dining area has a bank of sliders allowing natural light to fill the kitchen and dining space. The kitchen cabinetry is white and conveniently located for inside as well as outside needs. There is a 1/2 bath w/pocket door and a den on the 1st level. Spacious living room has seasonal water views. Upstairs, 3 bedrooms & laundry. One of the bedrooms has a walk-in closet. The walkout lower level has a family room, a finished room w/a closet, a full bathroom, and lg. storage area. The monthly HOA fee is \$413.11 The fee handles, roofing, decking, land-care, pond and trail maintenance, tennis courts, Clubhouse, security services, and pest control. The Woodlake Tax District: \$1029.43 - WTD per Qtr. Pays for sewer, water, roads, trash removal, common lighting, snow removal, fire hydrants and tree work WTD payments & Town of Woodbury payments are tax deductible. Plan your visit soon... Folks residing within the Woodlake complex feel they reside in a vacation type community, w/an easy commute to I84! Woodbury is a quintessential New England Town, part of Connecticut's antique trail. There are a variety of restaurants with cuisine to suit the mood. Many restaurants feature the à la carte concept.								
<i>Courtesy of Adams & Adams Real Estate</i>								
 Google	24 RECENTLY SOLD • Sold Date: 6/27/2019, MLS Listing 170114715: 8/14/2018 MLS ID: 170114715							
	29 Linden Rd	Residential	3/4	3,034 sq ft	26,136	1954	6/27/2019	\$230,000 \$76
This is a very eclectic home, in both layout and features. If you are looking for something truly different and can see the potential of this unique property then welcome aboard. Near town location, established neighborhood, level lot, quaint pool house, in-ground pool, spiral staircases, open gallery, hidden room, stained glass windows, finished basement area and more. Renovation and/or remodeling is most likely going to be wanted but it is priced well below its appraised amount. Lots of potential for those with imagination. Not for those who want traditional.								
<i>Courtesy of Manzi Real Estate</i>								
 Google	25 RECENTLY SOLD • Sold Date: 7/1/2019, MLS Listing 170163608: 4/16/2019 MLS ID: 170163608							
	264 White Deer Rocks Rd	Residential	4/2	2,128 sq ft	130,680	1977	7/1/2019	\$349,000 \$164
Secluded Cape style home on 3 wooded acres along prestigious White Deer Rocks Road. Fantastic new kitchen opening to dining/living room. The main floor provides two bedrooms, a living room with a fireplace and a large all season porch with wood stove & lots of glass to enjoy the outdoors. The upper level offers two more bedrooms, a full bath, and utility room. Many outdoor amenities including a back patio, terraced front yard, and a large three car detached garage with storage above. Several recent upgrades including interior paint, some window replacement, new kitchen, and tree removal. A private, peaceful setting and a short walk to hundreds of acres of nature preserve.								
<i>Courtesy of Drakeley Real Estate, Inc.</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>   • Sold Date: 6/28/2019, MLS Listing 170193257: 5/11/2019 MLS ID: 170193257 </div>								
106 Hoop Pole Hill Rd	Residential	4/3	2,746 sq ft	118,047	1995	6/28/2019	\$460,000	\$168
<p>Stunning Woodbury colonial destined to impress! This custom built 4 bedroom 2.5 bath home is being offered for sale by the original owners. Charming front porch with copper roof invites you to relax with your cup of morning coffee. Through the front door, you will find the impressive two-story foyer leading to a beautifully updated kitchen. The kitchen is complete with new soft close cabinets, granite counter tops, stainless steel appliances, center island, and recessed lighting. Adjacent to the kitchen is the sun-drenched family room with vaulted ceilings allowing tons of natural light to spill in from the thermopane windows and skylights. Continuing on from the family room through french doors to the sophisticated formal living room with woodburning fireplace and built-in shelving and cabinets. The formal dining room is sure to impress your dinner guests with gleaming hardwood flooring complete with decorative border and beautiful moldings. On the upper level, you will find an open hallway leading to a spacious master bedroom boasting a fabulous master bath with beautifully tiled shower complete with luxurious rain shower head, his and hers VMC, and bench seat with storage. On this level, you will also find 3 additional bedrooms (one of which is oversized) and an additional full bath. The almost 3-acre lot is begging to host your Summer parties with an in-ground heated pool, stone patio, teak deck, and plenty of yard space for outdoor games! Truly a must see home!!!</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   • Sold Date: 6/28/2019, MLS Listing 170142675: 11/8/2018 MLS ID: 170142675 </div>								
74 Washington Rd, Apt 32	Condominium	2/1	1,151 sq ft	—	1965	6/28/2019	\$124,000	\$108
<p>Unique condo layout with two story wood plank ceilings. Master bedroom on the first floor, additional closets added. Sliders to private deck. Open stair case leads to loft BR or office w builtins, additional closets also added. Bamboo flooring in LR/DR, maple flooring in master. Small but very efficient kitchen w newer appliances, corian counter all open to the great room. Terrific amount of unique windows and architectural details from its original Fountain Hearth Venue. (The go to place for high end weddings/banquets and large gatherings). Minutes to the town center via side walks or a short ride to Washington or Bethlehem. Quite building w plenty of open parking. A charming and unique place to call home. Historic Woodbury is home not just to it's antique shops and museums, but many award winning restaurants, local theatre and art studios. COMMON FEES INCLUDE WATER. 2018 AVERAGE ELECTRIC BILL \$106.00 PER MONTH!!!!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   • Sold Date: 6/28/2019, MLS Listing 170185670: 4/22/2019 MLS ID: 170185670 </div>								
38 Saxony Ln	Residential	3/4	2,765 sq ft	98,881	1996	6/28/2019	\$389,390	\$141
<p>This well designed colonial is at the end of a cul de sac with plenty of privacy. The master bedroom is on the first floor with oversized master bath. Enjoy the two story family room with fireplace with plenty of windows and doors to the wrap around deck overlooking the quiet and private grounds. The large walkout basement includes a bathroom. It is only minutes to the town center and community theater, health clubs, golf and shopping. In 10 minutes you have access to major routes and 1/2 hr to train to NYC for theater and museums.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>   • Sold Date: 6/26/2019, MLS Listing 170127956: 10/3/2018 MLS ID: 170127956 </div>								
681 Main St N	Residential	2/2	1,672 sq ft	98,010	1982	6/26/2019	\$240,000	\$144
<p>Well known in town, this unique compound consists of a charming cape and 3 outbuildings. The house is currently under construction so you can finish your way. It has two bedrooms and 1.5 baths, open concept with lovely family room, stone patio. The charming stone retail shop has two showrooms is heated and has a half bath. The two story 2,880 sq. ft. barn has soaring ceilings. Newly constructed two bay detached garage with ample space in loft area. The storybook grounds include perennial gardens, a fountain, stone walls and walkway and lush open lawn space with split rail fence. Perfect for home business or antique shop (with town approval). 635' road frontage. Garage has CO. No CO on house. Property being sold "as is". Owner/Agent Related</p> <p><i>Courtesy of Klerm Real Estate Inc</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>  RECENTLY SOLD </div> • Sold Date: 6/24/2019, MLS Listing 170171477: 3/13/2019 MLS ID: 170171477								
76 Curtiss Mdws	Residential	4/4	3,428 sq ft	183,387	2008	6/24/2019	\$570,000	\$166
<p>Pristine colonial home tucked along the Woodbury/Southbury line in the Curtiss Meadows Subdivision. Set back off the cul de sac road, this stately home offers a luxurious kitchen with gorgeous center island, granite counters, stainless steel appliances, butlers pantry and a large eat-in area overlooking the backyard. Fantastic quality throughout including crown in most rooms, built-in speakers, nine-foot ceilings, lots of built-in benches and cabinets and beautiful hardwood floors throughout. The first floor offers a family room with a fireplace, formal living room and dining room and a two-story foyer. The upper floors includes all good sized bedrooms, a master suite with a walk-in closet with built-ins, sitting/changing area with a cherry built-in dresser and a master bath with vaulted ceiling and double vanity. Other second floor rooms include a laundry area, large playroom with full bath and a 4th bedroom with interior french doors for privacy. This well built and designed home has a full walkout lower level with nine-foot ceilings, an oversized three car garage with ten-foot ceilings, a back bluestone patio with firepit and plenty of level yard. A terrific location for commuters and additional land is available.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 6/25/2019, MLS Listing 170191670: 5/5/2019 MLS ID: 170191670								
365 White Deer Rocks Rd	Residential	2/2	2,284 sq ft	870,764	1950	6/25/2019	\$309,000	\$135
<p>Cozy cape on 19 acres nestled in the woods of White Deer Rocks Road and minutes from the Middlebury/Woodbury line. Set back off the road, this home provides complete privacy from any neighbor and just a short walk to acres of land trust property. A well built home with hardwood floors throughout, two stone fireplaces and a bright sun porch with walls of windows taking in the woods, rock outcroppings, streams and distant hillside views. A perfect home for someone willing to invest the time and energy to bring this 1950's classic home back to life.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 6/21/2019, MLS Listing 170185245: 4/18/2019 MLS ID: 170185245								
14 Cam Ave	Residential	2/1	896 sq ft	15,246	1954	6/21/2019	\$175,000	\$195
<p>Charming 2 BR Ranch located in a great location close to Town, Schools, shopping and Restaurants. Eat in kitchen, Spacious living room with pellet stove to supplement the newer high efficiency furnace. Living room has great French Doors that open to large deck and patio overlooking expansive level rear yard. Hardwood floors. Plenty of storage and laundry in full basement. Public water, excellent alternative to condo living.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 6/14/2019, MLS Listing 170074623: 4/20/2018 MLS ID: 170074623								
10 Church St	Residential	4/3	3,716 sq ft	47,916	1914	6/14/2019	\$350,000	\$94
<p>A rare gem. A very spacious 4 bedroom home with an in town location that combines old world charm with many updated features. Enjoy a one acre level lot and a most beautiful heated in-ground and spa built by the owner, a renowned pool designer. This home lends itself to entertaining with a huge great room, large deck, and pool area. A large finished outbuilding can be a home office, man cave, possible in-law apartment, or just a peaceful escape. Within walking distance to virtually every amenity Woodbury has to offer, schools, shops, restaurants, post office, library, and more.</p> <p><i>Courtesy of Manzi Real Estate</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 6/13/2019, MLS Listing 170186701: 4/22/2019 MLS ID: 170186701								
12 Wintergreen Ct	Condominium	2/2	1,796 sq ft	—	1974	6/13/2019	\$80,000	\$45
<p>Hilltop House style end unit. Kitchen offers plenty of cabinet and counter space. Bright open living room boasts vaulted ceilings, fireplace and hardwood floors. Master bedroom has his & her closets and full bathroom. Finished lower level with 2nd fireplace and additional storage space. Lovely lakeside community. Quarterly dues: \$954.92 HUD home Sold As Is. Financing: Cash, Conventional, FHA. Please make an appointment to view this home with a Real Estate Agent or Broker of your choice.</p> <p><i>Courtesy of Realty Group of New England, 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: 6/14/2019, MLS Listing 170150955: 12/21/2018 MLS ID: 170150955 </div>								
130 Tuttle Rd	Residential	3/4	3,014 sq ft	221,720	1998	6/14/2019	\$453,000	\$150
<p>Too many features to describe in one reading. Must see interior. Crown moldings, medium wide hardwood 1st & Lower Levels. Plenty of storage. Large wood deck with spiral stairs to lower level patio and terraced rear lot. Walkout basement to patio. Master Suite, LR and Kitchen access to wood deck. Main levels with approximately 3,000 SF with added 1,000 SF in finished basement. Solid wood raised panel door, crown moldings and chair rails, vaulted ceiling in LR w/FPL. Fenced in court yard at front entry. Kitchen with granite and marble tops, island with cooktop, double wall oven, refrigerator and dishwasher, window box at sink, breakfast nook with access to wood deck. Plenty of cabinets. Walkthrough to vaulted ceiling LR or DR. Front entry open with wide stairs to upper level, den/office with built ins with lavatory. Main level Master Suite with access to wood deck, 2 WIC to master bathroom. Master bathroom with spa tub, double sinks and glass enclosed shower. This is truly a must see to appreciate. Upper level with 2 BRs, bathroom, overlook to LR below, storage space. Finish Lower level with open FR, den/office with wine cellar, mirrored exercise rm, wet bar in side room. The FR has FPL and built ins and access to patio and terrace rear yard. Town states 1,000 SF. Hardwood floor and open stairway to upper levels. Feels like part of the main living area.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
<div>   Sold Date: 6/10/2019, MLS Listing 170179942: 4/5/2019 MLS ID: 170179942 </div>								
30 Saw Pit Hill Rd	Residential	3/3	2,949 sq ft	176,853	2004	6/10/2019	\$455,000	\$154
<p>Beautiful curb appeal, this custom built colonial home on over 4 acres. Slate flooring in kitchen, main level bathroom & mudroom with radiant heat in kitchen, dining room, downstairs bathroom and mudroom. Kitchen Island and soapstone countertops which opens to your living area with built-ins and lighting. Large mud room/laundry area. White oak wood flooring with random widths. Surround sound with flush wall speakers in living room. System also features an outdoor zone for patio and front of garage outdoor speakers. All remotely controlled by iPhone on wifi and bluetooth. French doors to large gorgeous patio overlooking the property for an owner to enjoy. On the second level a master bedroom suite with a clawfoot tub and radiant heat bathroom flooring. Two additional bedrooms plus a large bonus room with closets. House designed with a 4 bedroom septic. The bonus room could easily serve as an in-law or guest suite with its own heat zone and central air with separate staircase. Top notch high efficiency furnace and hot water heater, central air-3 zones along with gasoline generator hookup wired to control panel. Closet organizers installed in mudroom and one of the hall bedroom closet. Wonderful garage organizer system you can not miss. This home is not one to be missed and priced to sell!!</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>   Sold Date: 6/11/2019, MLS Listing 170174788: 3/21/2019 MLS ID: 170174788 </div>								
152 Washington Ave	Residential	6/3	3,324 sq ft	40,075	1948	6/11/2019	\$361,500	\$109
<p>This "In-Town Location" Cape style home offers many possibilities. Legally permitted with an In-Law apartment. This six bedroom home has benefits for many types of buyers. Most obviously, any buyer looking for an In-law apartment will love this home. The In-Law apartment has a separate entrance with a nice deck & private driveway. The home offers other uses such as a single family or a weekend purchaser looking for help with a mortgage payment with additional rental income or someone with someone looking for a large home office space. The first floor is the main living space & offers huge rooms for the price point. It also offer all the charm that one would expect in this style home with features such as built-in shelving, french doors, kitchen butler's door separating the dining room, a large mud room leading from the garage to the kitchen & a heated sun room. The main house kitchen has been beautifully updated with granite counters & stainless steel appliances. The main floor bath has been nicely renovated with a new vanity with a granite counter top, wainscoting, new fixtures & a linen closet. The exterior offer a slate patio & partial fenced yard - a great feature for those with pets. The lower level is partially finished with a room which replicates a log cabin complete with the second fireplace in the home. It is a great space with many uses. All in all, this is a wonderful home, with large rooms, diverse functional uses & in move-in ready condition!</p> <p><i>Courtesy of RE/MAX Professionals</i></p>								
<div>   Sold Date: 6/7/2019, MLS Listing 170051749: 2/12/2018 MLS ID: 170051749 </div>								
20 Lower Cmns	Condominium	2/3	1,182 sq ft	—	1980	6/7/2019	\$60,003	\$51
<p>Highest and Best by 5/10/19 11:59pm. Nice 2 bedroom condo in great area...No changes to P&S /addendum and must be signed within 48hrs of acceptance. Proof of funds/pre-approval letter required with all offers.</p> <p><i>Courtesy of JDS Realty Group, Inc.</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: 6/7/2019, MLS Listing 170138276: 10/27/2018 MLS ID: 170138276								
513 Weekepeemee Rd	Residential	3/2	2,578 sq ft	382,456	1954	6/7/2019	\$350,000	\$136
Peace and tranquility abound in this Cape Cod style home situated on a beautiful lot with stunning valley views. On the first floor of this expanded cape you will find a master bedroom with sitting area and fireplace, a kitchen with granite counter tops and stainless steel appliances opening to a sunken family room with plenty of windows bringing in tons of natural light, a formal dining room, a formal living room with fireplace, and a full bath with walk in shower. Travel up the solid hardwood staircase and you will find two additional spacious bedrooms and a full bath. Walk outside to be charmed by the flagstone patio, stone walls, split rail fencing, and lovely pond. The two story barn awaits you ready to house animals or be any auto or hobby enthusiast's dream. Additional features include attached 1 car garage easily converted to a 2 car, a greenhouse area, and office space with its own private entrance. The property consists of two parcels of land one 3.77 acre lot with house and barn and an additional 5 acre lot with potential to build.								
<i>Courtesy of Coldwell Banker Residential Brokerage</i>								
 RECENTLY SOLD • Sold Date: 5/25/2019, MLS Listing 170143308: 11/12/2018 MLS ID: 170143308								
9 Fox Run, #131A	Condominium	2/2	1,182 sq ft	—	1980	5/25/2019	\$118,000	\$100
Woodlake is nestled in the picturesque area of southern Litchfield County. A convenient (less than) 10 minute commute to I84. The Town of Woodbury offers great restaurants, many featuring the farm to table concept. For those new to the area, you will be sure to find your favorite cuisine in one or more of Woodbury's eateries. Woodbury is part of Connecticut's antique trail. Explore Woodbury's vast selection of beautiful shops! 9 Fox Run, is a well maintained end unit condominium. The condo features hardwood flooring throughout. (The bathroom floors are tiled). The windows had been replaced and a heat pump unit was installed, as well as extra attic insulation. The basement is painted. There are extra storage shelves and also a work bench in the lower level for your project center. All 400 units had new roofs installed in 2015. All new gutters were installed in 2016. Plan your visit soon. The Monthly HOA Fee is \$339.42. The HOA fee pays for landscaping, mowing, snow shoveling, roofing, decking, painting, pond maintenance, trail up-keep, insurance, pest control, annual gutter cleaning, annual chimney inspections, security etc. The Woodlake Tax District payment per Qtr. (WTD) handles Sewer, Water, Roads, Trash removal, common lighting, Fire Hydrants, snowplowing etc. (\$743.08 per qtr. is tax deductible, as are the Town of Woodbury Taxes which are \$2409.68 annually. (Under current tax laws, property owners can deduct up to \$10k total property tax)								
<i>Courtesy of Adams & Adams Real Estate</i>								
 RECENTLY SOLD • Sold Date: 6/3/2019, MLS Listing 170152736: 1/3/2019 MLS ID: 170152736								
3 Inwood Ln	Residential	4/4	3,330 sq ft	40,510	1986	6/3/2019	\$455,000	\$137
Huge price reduction - ready to sell for spring! Don't let the price fool you, there is much to offer here! Updated colonial with 4 bedrooms, 4 full baths and a 3 car garage. The eat in kitchen has white cabinets, a custom made butcher block center island, polished carrera marble counters and back splash, induction cook top and stainless steel appliances. This home has been freshly painted in luxurious Farrow and Ball paints, and the hardwood flooring is dark and dramatic. The main living area features formal living and dining rooms, a large foyer, office and lastly the family room with brand a new Marvin slider to the mahogany deck. It has great flow for entertaining both inside and out and includes a hard wired sound system. The garage entry through the mudroom is great for storing backpacks and sports equipment out of sight. The upstairs has wall to wall carpeting in a neutral tone. The master suite is front to back and offers plenty of light. The oversized master bath is updated and has a beautiful soaking tub and serene views. The master is finished off with a walk in cedar closet. There is an en suite bedroom and the other 2 bedrooms share a jack and jill bath. Plenty of room to throw a ball in the yard and shoot hoops or ride bikes in the driveway. An ideal cul de sac in the picturesque town of Woodbury close to Main Street.								
<i>Courtesy of William Raveis Real Estate</i>								
 RECENTLY SOLD • Sold Date: 5/31/2019, MLS Listing 170122603: 9/6/2018 MLS ID: 170122603								
6 Maple Hill Ln	Condominium	2/3	1,249 sq ft	—	1974	5/31/2019	\$68,800	\$55
Investors take note! Bank owned property. Kitchen is newer! The master bathroom is gutted and ready for you to add your finishing touches! Walkout basement to private yard needs work as well. Turn this two bedroom 3.1 bathroom home with an open floor plan and cozy fireplace into yours! Woodlake community offers Tennis, Basketball, Grounds Maintenance, Trash Pickup, Snow Removal, Water, Property Management, Pest Control, Ground Maintenance.								
<i>Courtesy of BHGRE Bannon & Hebert</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: 5/29/2019, MLS Listing 170179004: 3/31/2019 MLS ID: 170179004								
8 Sherman Heights Rd, #RD	Residential	4/4	3,308 sq ft	91,476	1997	5/29/2019	\$408,000	\$123
This home is move in ready and has many features. The hardwood floors were just refinished to a gleam, fresh paint throughout, brand new carpet on the second floor and a yard that has just been over seeded. The home can take on any storm as it is wired with a generator hook up, sub-panel and leaf guard gutters. Equipped with central air on the second floor, Mitsubishi ductless cooling on the main level, newer well pump and well pump electrical, 2 master bedrooms, vaulted ceilings, granite counters, stainless steel appliances, cherry cabinets updated master baths, master soaking tubs, wood burning stove. The exterior was painted two years ago. Simply move in and start by relaxing as you soak in your 6 person hot tub out back, looking at the stars above. Courtesy of Realty ONE Group Connect								
 RECENTLY SOLD • Sold Date: 5/24/2019, MLS Listing 170162015: 2/6/2019 MLS ID: 170162015								
11 Hard Hill Rd	Residential	4/3	4,415 sq ft	402,058	2000	5/24/2019	\$500,000	\$113
Spectacular property with farming or residential zoning on over 9 acres of land. With a 3 car attached garage, a 4 bay detached barn and an oversized metal barn with 14 foot doors and open ceilings, the possibilities are endless. The entire property is surrounded with stone walls and fencing. The property was custom built with over 4400 square feet of living space. The home is bright, airy, and features a high end eat-in gourmet kitchen which includes Thomasville hickory cabinets, a double oven, electric cooktop, deep drawers with pull out trays, and walk in pantry. The random width maple hardwood floors flow through out the lower level and lead to a wonderful living room with a large stone fireplace, vaulted ceiling, and breathtaking views. The first floor office, formal dining room, and laundry room provide great functionality on the main level. There are two options to go up to the second level: A wide stair case from the foyer which leads up to a sitting area with views of the land, or a private stair case off the back of the kitchen which leads up to the bonus room with vaulted ceilings and exposed beams. The rest of the second level includes a master suite with full bath, double sinks, Jacuzzi tub, and walk in closet, and 2 other bedrooms with great size and closet space. 8 miles to both 84 and Route 8 make traveling convenient. Courtesy of Century 21 AllPoints Realty								
 RECENTLY SOLD • Sold Date: 5/24/2019, MLS Listing 170166961: 2/25/2019 MLS ID: 170166961								
7 Highpoint Ct, #116C	Condominium	3/3	1,467 sq ft	—	1980	5/24/2019	\$135,000	\$92
Enter the exterior via a lovely walkway and landscaped lawn. The setting is convenient to the assigned parking space and one car garage. The home is well designed and quite comfortable. The kitchen is tiled and spacious with an abundance of cabinetry and plenty of room for a table. The living room and the dining room offer wide-board flooring and a wood-burning fireplace. Notice the deck with delightful privacy overlooking a greenbelt and woods beyond. The lower level has a large finished gathering area, plenty of storage and a clean bright laundry space. The baths are tiled with decorative accents. Visit soon... this three bedroom condo can be your new home! Woodbury is a quintessential New England Town. It is part of Connecticut's antique trail. There are a variety of restaurants with cuisine to suit the mood. Many restaurants feature the farm to table concept. Courtesy of Adams & Adams Real Estate								
 RECENTLY SOLD • Sold Date: 5/23/2019, MLS Listing 170120504: 10/11/2018 MLS ID: 170120504								
473 Main St S	Residential	4/3	2,285 sq ft	109,335	1930	5/23/2019	\$422,000	\$185
Charming extended 1930s Cape Cod with 2 story barn and inground pool. Was a thriving Antiques business with owner occupied residence. Barn has possible apartment status. The home is freshly painted inside and out. Remodeled eat-in kitchen with center island. Front to back formal living room with built-ins that opens to 3 season room overlooking the pool. Ground level guest room with full bath and private entry, possible in-law. Three large rooms upstairs and another bath and a half. Wonderfully sited, well back from the road on very level and lightly wooded 2.3 acres. Additional, adjacent 1.1 acre building lot available separately- MLS 170120822. This property is in the Main Street Design District, to see all the allowed uses please download the full description of the district from the attached documents. Courtesy of Joseph Bette REALTORS 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>  SOLD </div> • Sold Date: 5/3/2019, MLS Listing 170171180: 3/10/2019 MLS ID: 170171180								
34 Arrowhead Way, #A7	Condominium	1/1	546 sq ft	—	1965	5/3/2019	\$54,000	\$99
<p>A cozy nook. Sunny and bright. A handsome building. Lovely brick walks and patio area. Tranquil woodsy view. Charming neighbors. Nice hardwood floors. Heat and hot water included in the fee. Close to the venerable colonial era town green with its august houses of worship, monuments and three centuries of charm. The place to see and be seen since 1673. Stroll around the galleries, antique and specialty shops. Stop for coffee or a little nosh, dine fireside at Curtiss House, Connecticut's oldest inn. Head over the Three Rivers Park to drop a line or watch the birds. At lovely Nonnewaug Falls you can contemplate the friendship of Chief Nonnewaug. An easy jaunt to endless country destinations; leaf-peeping in the Litchfield Hills, harvest fairs, pick your own everything farms, skiing, boating or fishing. A sweet and oh so genteel country life. Sorry, no pets are allowed.</p> <p><i>Courtesy of Divine Realty, LLC</i></p>								
<div>  RECENTLY SOLD </div> • Sold Date: 5/16/2019, MLS Listing 170164353: 2/14/2019 MLS ID: 170164353								
63 Heritage Dr	Residential	3/3	2,340 sq ft	60,112	1965	5/16/2019	\$270,000	\$115
<p>Lots of potential for immediate equity in this well built and ideally located center hall colonial. Conveniently situated on the corner of Heritage Drive and Sage Road, this three bedroom home offers front to back living room with fireplace & hardwood floors, a large family room with wood stove, built-ins & hardwood floors, and three good sized second-floor bedrooms. A fantastic location on the southern end of Woodbury that allows for a few minute drive or walk to restaurants and shopping and a 7 to 10 minute commute to exit 16 or 17 off of 184. A solid house with good bones and room for improvement.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  SOLD </div> • Sold Date: 5/15/2019, MLS Listing 170169492: 3/4/2019 MLS ID: 170169492								
93 Washington Rd	Residential	3/2	1,305 sq ft	56,192	1952	5/15/2019	\$240,000	\$184
<p>Hard to find manageable ranch home within a short walk to schools and town center. This solid three bedroom home offers a large eat-in kitchen, a fantastic living room with a stone fireplace & hardwood floors and, a detached two car garage. Located on a level lot tucked into Washington Ave., this 1300 square foot home offers privacy and a level yard with plenty of room for ball or picnics. A well constructed one owner home with a full finishable basement with half bath, walk out access and a semi-finished office area. A perfect home for those just starting or scaling down!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
<div>  SOLD </div> • Sold Date: 5/1/2019, MLS Listing 170166415: 2/20/2019 MLS ID: 170166415								
56 Westside Rd	Residential	4/3	2,158 sq ft	130,680	1948	5/1/2019	\$158,000	\$73
<p>Cozy 4 BR Cape on 3 acres with plenty of space to entertain. Interior features formal dining room, family room with wood burning fireplace and 2 full baths. Exterior has many possibilities with a private wooded backyard and long flat driveway!</p> <p><i>Courtesy of Perrella Realty</i></p>								

Expired Listings: 15

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>1</div> <div>RECENTLY EXPIRED</div> <div>MLS Listing 170156810: 1/17/2019</div> <div>MLS ID: 170156810</div>								
85 Flanders Rd	Residential	3/2	1,417 sq ft	39,639	1972	\$273,000	8/10/2019	\$193
<p>Best of both worlds, privacy and convenience in one. Located only 6 miles from I84. This ranch style home offers 3 bedrooms and 2 full bathrooms. Tons of potential here it make it your own for under \$300k, the current owner of 26 years is downsizing and is ready to pass the baton to someone new. Walk into the open floorplan living room with wood burning fireplace, dining room is open to kitchen. Easy access to the 2 car garage is off the living room. Master bedroom has its own suite with stall shower, all 3 bedrooms are carpeted, as is the finished walk out lower level. Expansive lower level offers so many options with a 2nd wood burning fireplace and 2 sliders to the private backyard. Do you need a home office, want a bonus space, rec/playroom the possibilities are endless. The laundry room is also located on this lower level. Roof is 4+ years old, and electric hot water heater is only 3 months old. Woodbury has so much to offer great restaurants, summer theater, local wineries, the list goes on and on.</p> <p><i>Listing Courtesy of Higgins Group Real Estate</i></p>								
<div>2</div> <div>RECENTLY EXPIRED</div> <div>MLS Listing 170120227: 9/5/2018</div> <div>MLS ID: 170120227</div>								
87 Pond Valley Rd	Residential	4/4	2,688 sq ft	60,112	1995	\$409,900	7/31/2019	\$149
<p>Spacious 4BR Colonial on 1.38 acres located on a quiet cul-de-sac in "The Farms" subdivision. Bright eat-in kitchen with granite counters and stainless appliances adjoins FR with FP and sliders to 57 foot deck with hot tub. Large bonus room with cathedral ceilings and additional full bath plus main level office/den. MBR with cathedral ceiling, large walk-in closet and full bath with granite. Three additional bedrooms and full bath/laundry on upper level. Partially finished basement with an additional 264 sq. ft. for rec room/gym. Plenty of room for a large or growing family. Private, yet close to town amenities. Contingent on seller finding suitable housing.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								



Expired Listings: 15 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>  RECENTLY EXPIRED </div> <div> <i>MLS Listing 170107840: 7/20/2018</i> <i>MLS ID: 170107840</i> </div>								
38 Ridgewood Rd	Residential	5/3	4,121 sq ft	49,222	1982	\$519,900	7/31/2019	\$121
<p>Gracious entry to this majestic home. First floor boasts hardwood and rooms big enough for dancing! 23 x 15 Living room with fireplace and study. Great room is 37 x 23 and is spacious for entertaining, relaxing by fireplace, watching TV, and can be a great playroom. Updated kitchen with Sub-zero and Viking Appliances, granite and fabulous cabinetry and desk. There is a front and back staircase leading to 5 bedrooms and 2 full baths. One of the bedrooms would be a great bonus room at 15 x 19. Interior and exterior have been recently painted, newer furnace and roof. Attached 2 car garage leads to kitchen. Back door from deck leads to great mud room and laundry. Great commuting location almost on Southbury line.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  EXPIRED </div> <div> <i>MLS Listing 170187005: 4/24/2019</i> <i>MLS ID: 170187005</i> </div>								
126 Sherman Hill Rd, Apt B9	Condominium	2/1	1,150 sq ft	—	1964	\$165,000	7/25/2019	\$139
<p>Rare opportunity at Woodbury's Heritage Hill, a delightful all ages condominium community. This home has two of the very few carports deeded to it. The attractive brick building features gorgeous gardens out front and ample guest parking. Inside, this second floor space offers cathedral ceilings, wide board floors and lots of natural light. The remodeled kitchen includes wood cabinets, granite counters and is open to the dining area. The living and dining areas include a floor to ceiling fireplace. From the living room step through the sliders to the deck with views of the community's charming courtyard with in-ground pool. The full bath has also been renovated and is between the two bedrooms. The double carport includes plenty of space for two vehicles, bikes, kayaks and more! The condo fees include heat and hot water!</p> <p><i>Listing Courtesy of Joseph Bette REALTORS Inc</i></p>								
<div>  EXPIRED </div> <div> <i>MLS Listing 170155788: 1/15/2019</i> <i>MLS ID: 170155788</i> </div>								
158 Scuppo Rd	Residential	5/3	5,551 sq ft	397,702	1999	\$640,000	7/15/2019	\$107
<p>PRIVACY, VIEWS, VIEWS, LOCATION, LOCATION!! CONVENIENCE TO HIGHWAY AND COMPLETELY PRIVATE ON 9.13 ACRES WITH MAGNIFICENT VIEWS, PROPERTY ABUTS 14 ACRES OF NATURAL PRESERVES. CUSTOM BUILT COLONIAL FEATURES GOURMET KITCHEN WITH LARGE PANTRY, OPENS TO LIGHT AND BRIGHT FAM. RM WITH CUSTOM WOODWORK AND SPECTACULAR FIREPLACE. 1ST FLOOR OFFICE, MASTER BEDRM SUITE W/ DRESSING ROOM, 2ND OFFICE AND COVERED BALCONY. ADDITIONAL 650 SQ FT FINISHED IN BASEMENT</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div>  EXPIRED </div> <div> <i>MLS Listing 170158903: 1/26/2019</i> <i>MLS ID: 170158903</i> </div>								
29 Woodbury HI	Condominium	2/3	1,796 sq ft	—	1985	\$264,900	7/14/2019	\$147
<p>Stop paying rent and buy your own Woodbury condo! You'll love this spacious unit with large kitchen, living room with cathedral ceiling and wood-burning fireplace to ground-level deck. Features 2 large bedrooms and 2 full and 1 half bath. Plenty of storage and laundry space in the unfinished basement. No more snow on your car with the 2 car attached garage. Easy to show and easy to own. Call today for a private appointment.</p> <p><i>Listing Courtesy of Coldwell Banker Realty 2000</i></p>								
<div>  EXPIRED </div> <div> <i>MLS Listing 170103831: 7/11/2018</i> <i>MLS ID: 170103831</i> </div>								
70 Tuttle Rd	Residential	4/4	3,448 sq ft	60,112	2005	\$499,900	7/10/2019	\$145
<p>Tucked away on over an acre, this custom Colonial home offers a wonderful open floor plan with privacy, quality craftsmanship, and beautifully landscaped grounds. The first floor includes a gracious two story foyer with half bath which leads to a formal dining room and living room both with bay windows and tray ceilings. Light and airy family room with brick fireplace flanked by palladium windows opens to kitchen with granite counters, stainless steel appliances, large island and sliders to expansive deck, perfect for entertaining! The second floor provides four bedrooms, two baths including a generous master bedroom suite with sitting area, double walk-in closets and gorgeous new bath including Carrara marble, double vanity, glass enclosed walk-in shower and soaking tub. Lower level den/playroom with built-ins and a half bath has sliders leading to patio. Great commuting location and close to town!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								



Expired Listings: 15 (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 170177394: 3/27/2019</div> <div>MLS ID: 170177394</div> </div>								
131 Hazel Plain Rd	Residential	4/3	3,256 sq ft	124,146	2002	\$495,000	6/27/2019	\$147
<p>Sprawling colonial with spectacular year round views!!! This 4 bed 2.5 bath colonial is destined to impress both inside and out. Gleaming hardwood floors greet you at the front door and follow you through most of the main level. The spacious eat-in kitchen is designed perfectly to flow with both indoor and outdoor entertaining complete with stainless steel appliances, subzero refrigerator, double wall ovens and oven/range, dishwasher, center island, and plenty of countertop for prep surface. An oversized family room with fireplace and two magnificent palladium windows allow the natural light to pour in and making for the perfect spot to admire a colorfully painted sunset. A formal dining room with plenty of trim and a tray ceiling will make for an elegant setting for your next dinner party. The formal living room will lead you through French doors to an incredible home office space with tons of built-in shelving and cabinetry overlooking an amazing backyard. Travel up the hardwood staircase to a master bedroom with a luxurious master bath with soaking tub and even a romantic balcony. On this level, you will also find 3 additional generously sized bedrooms and a full hall bath with double vanity. This home is perched on 2.85 acres offering wonderful outdoor living space with a heated in-ground swimming pool, screened in porch, firepit, outdoor shower, oversized shed, and breathtaking views and is just waiting for you to come and make some memories that will last a lifetime!!!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div> <div>9</div> <div>EXPIRED</div> <div>• MLS Listing 170149156: 12/10/2018</div> <div>MLS ID: 170149156</div> </div>								
126 Sherman Hill Rd, Apt A3	Condominium	2/1	1,150 sq ft	—	1965	\$129,500	6/10/2019	\$113
<p>Heritage Hills resale! First floor unit with level entry from parking area. Needs your personal touches! Come make it your own! View of inground pool. HOA includes heat and basic cable. Can't beat the location!</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								
<div> <div>10</div> <div>EXPIRED</div> <div>• MLS Listing N10218669: 5/4/2017</div> <div>MLS ID: N10218669</div> </div>								
48 Mill Rd	Residential Land	—/—	—	73,180	—	\$75,000	5/4/2019	—
<p>Wooded lot in a nice area of Woodbury. Good location for a rear lot build.</p> <p><i>Listing Courtesy of Sette Real Estate LLC</i></p>								
<div> <div>11</div> <div>EXPIRED</div> <div>• MLS Listing 170151069: 12/19/2018</div> <div>MLS ID: 170151069</div> </div>								
8 Woodbury HI	Condominium	2/3	1,796 sq ft	—	1985	\$305,000	4/30/2019	\$167
<p>WOODBURY HILL....A fabulous place to call home with newer tennis court, new salt water pool & gazebo to meet with friends. Located within walking distance of the quintessential New England Village...Woodbury, part of the CT Antique Trail. It is the perfect address. Built with style and comfort in mind. You have a choice of upstairs or main level MBR. Huge loft with skylights for in home office. The main level offers a two story Living Room with beautiful wood floors and floor to ceiling brick fireplace. The Dining Room has wood floors with loads of light. The newly renovated and freshly painted eat in kitchen has a slider to an extended deck which overlooks a beautiful back yard. Lower level exercise room is heated and adds living space with extra space for expansion or storage. Your new home awaits you.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
<div> <div>12</div> <div>EXPIRED</div> <div>• MLS Listing W10206818: 3/30/2017</div> <div>MLS ID: W10206818</div> </div>								
156 Washington Rd	Residential	5/4	3,922 sq ft	81,457	1848	\$550,000	3/30/2019	\$115
<p>Blending two centuries together to create cohesiveness is what you will find in this beautiful turn key vintage colonial/mid-century home. This is for the buyer who wants it all. Built on the axis points every room is filled with light. Gleaming wide floor boards, whether they are chestnut or oak you will be impressed. The home boasts a freshly painted interior, open living, remarkable cabinetry, views from every window. I think you will say "Wow" this is not a drive by. Two bedrooms have full baths. Possible in-law. One very large bedroom (24 x 20) is on the third floor could actually become a large studio with all its closets and book cases. The open level yard, multiple brick and stone terraces shows off the 20x40 Scott pool. Beautiful gardens are positioned to view from every window as well as flowers and vegetable gardens viewed from pool side. The entire property is fenced. Owner Agent Related.</p> <p><i>Listing Courtesy of Klerm Real Estate Inc</i></p>								



Expired Listings: 15 (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> <div>MLS Listing 170057931: 3/5/2018</div> <div>MLS ID: 170057931</div> </div> </div>								
203 Carmel Hill Rd	Residential	3/2	1,690 sq ft	37,026	1940	\$249,900	3/4/2019	\$142
Renovated starter home with many upgrades! Open floor plan with kitchen facing family room with wood stove, chestnut beamed ceiling, French doors to private deck. Fenced in back yard and partially finished basement. Quiet country road with lots of farmland nearby. SHORT SALE.								
Listing Courtesy of Joseph Bette REALTORS Inc								
<div> <div>14</div> <div>EXPIRED</div> <div> <div>MLS Listing 170057243: 3/1/2018</div> <div>MLS ID: 170057243</div> </div> </div>								
29 Meadowbrook Ln	Residential	4/4	4,388 sq ft	221,720	1998	\$749,900	2/28/2019	\$166
Exceptional property. This beautiful home nestled in a secluded cul-de-sac comes with what can only be described as a magnificent property. One that offers an abundance of privacy and where you can enjoy the sunrise and sunset from its phenomenal wrap around porch. This superbly built home was designed well beyond the normal specifications that you'll find in most any property. Its beauty defies the rugged and thoughtful construction intended to protect the homeowner. The frame is strong enough to weather any storm that nature will throw at it. Everything was done correctly on this special home, right down to its stainless steel nails holding the specially treated clapboard siding to its beautiful exterior. A Newly renovated gourmet kitchen with all stainless steel appliances, wine cooler and spacious walk in pantry is just the beginning to this truly special home. High ceilings, wide plank white oak flooring throughout lead to everything you can ask from a home. Warmth and charm is the feeling you'll get as you walk into the master suite. It is spectacular and spacious with a high tray ceiling and a gas burning fireplace. The walk in closet will handle even the most substantial of wardrobes and the on suite bathroom rivals any five star hotel. Welcome home.								
Listing Courtesy of Klemm Real Estate Inc								
<div> <div>15</div> <div>EXPIRED</div> <div> <div>MLS Listing 170056474: 2/24/2018</div> <div>MLS ID: 170056474</div> </div> </div>								
92 Tuttle Rd	Residential	4/4	5,990 sq ft	502,682	2005	\$749,900	2/24/2019	\$125
This charming 4 bedroom colonial features a 3 car garage & is sitting on over 11 acres located privately as it is set back from the road. Plenty of yard space with beautiful wooded views create a peaceful setting. Please be aware that this home is a possible "short sale" and is sold "as is" and subject to lienholders approval. A current pre approval letter from a lender is required prior to making a showing appointment.								
Listing Courtesy of Property World								




New For Lease: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 OFF MARKET LEASE • Foreclosure, Notice of Lis Pendens, New, Active: 8/8/2019 MLS ID: 170223444								
33 Washington Ave	Rental/Lease	2/2	1,968 sq ft	36,590	1937	8/8/2019	\$2,600	\$1
<p>Stunning over-sized Cape on serene, parklike grounds adjacent to a nature preserve. This inviting 2 bedroom home has been lovingly renovated with a great eye for detail. Quiet street centrally located in historic Woodbury. EVERYTHING IS NEW! Newly finished hardwood oak flooring throughout. Two full bathrooms. The large living room with fireplace also includes a bright and airy sunroom. Updated kitchen with modern stainless steel appliances. Formal dining room with cozy sitting room that can double as a home office. Convenient breezeway/mudroom leads to laundry area and a huge high ceiling studio with loft that opens directly out to expanded deck overlooking the gorgeous, private backyard...perfect for a main floor master bedroom! 2 large bedrooms upstairs. Entire house has been freshly painted. New mechanicals (furnace and air) Beyond move-in ready. Mint condition!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 FOR LEASE • New, Active: 8/1/2019 MLS ID: 170222244								
229 Bacon Pond Rd, Apt 253	Condo	2/1	913 sq ft	—	1971	8/1/2019	\$1,400	\$2
<p>Welcome to Town in Country condominiums, located in the heart of Woodbury, voted Reader's Digest most charming town in CT. This move in ready unit is a ranch style home with 2 generously sized Bedrooms with over-sized closets. Open concept Living / Family room with transom lights and brick wood-burning fireplace. Sliders lead to private back deck with country view. Formal dining room with peninsula open to kitchen. Fresh, clean, just painted and ready for occupancy. 2 assigned parking spots. Landlord requires credit and background check at tenant's cost. Yearly lease minimum. No smoking, no pets. 2 security deposits due upon signing/ move in (over 62 y/o 1 security deposit)</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								

New For Lease: 3 (cont.)

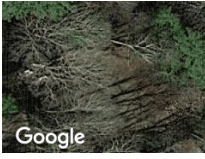
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
  * Show: 6/24/2019 MLS ID: 170209823								
59 Cat Swamp Rd	Rental/Lease	1/1	817 sq ft	1,437,480	1900	6/24/2019	\$1,200	\$1
<p>The most adorable Cottage for rent. Private personal space surrounds for your use. This is just adorable, but not for everyone. Walk into main level w exposed beams, wide board floors and bath, Eat in kitchen on lower level w door to very private patio and upper level is BR. (Point being, lots of stairs for daily life). Rustic and charming little cottage. Must have good credit and references. Shared drive w Main house. Grounds taken care of except immed garden and patio. Winter maintenance of drive included, tenant must clear their own walkway. Tenant is responsible for all utilities. Garbage removal is included. Washer & dryer included, but if they should break, tenant then supplies their own. NO SHOWINGS MONDAY - FRIDAY UNTIL 4:30 OR AFTER</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								

Recently Leased: 18

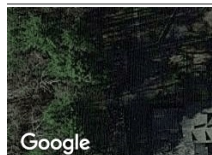
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 RECENTLY LEASED • Leased Date: 7/26/2019, MLS Listing 170212584: 7/8/2019 MLS ID: 170212584								
8 Lower Cmns	Condo	2/3	1,182 sq ft	—	1980	7/26/2019	\$1,600	\$1
Bright and Sunny renovated unit in pristine condition with finished lower level with recessed lighting and built-in surround. Open floor plan with large living/dining room, fireplace and 6' sliders to private back patio. Two over-sized bedrooms, with lots of closet space. Pets on a case by case basis.								
<i>Courtesy of Drakeley Real Estate, Inc.</i>								
 RECENTLY LEASED • Leased Date: 6/20/2019, MLS Listing 170206823: 6/14/2019 MLS ID: 170206823								
4 Upper Cmns	Condo	2/2	2,184 sq ft	—	1979	6/20/2019	\$1,675	\$1
The Condo is for Lease, Lease Purchase or sale. See MLS # 170206138 for additional sales information. Subject to Owner's Review and Approval of application, Credit report with score. Tenants shall have a Tenant insurance policy naming landlord co-insured. Tenants will abide by all Woodlake Regulations including allowing access for the Annual Chimney inspection. No smoking and no pet preference.								
<i>Courtesy of Adams & Adams Real Estate</i>								
 RECENTLY LEASED • Leased Date: 6/6/2019, MLS Listing 170156144: 1/15/2019 MLS ID: 170156144								
163 Washington Rd	Rental/Lease	2/1	675 sq ft	22,651	1836	6/6/2019	\$1,150	\$2
Pristine second floor apartment with plenty of Antique charm! Two good sized bedrooms, eat-in kitchen and loft. Heat and hot water included, one month rent and one month security deposit upon lease signing. Available March 1st. No pets, no smoking.								
<i>Courtesy of Drakeley Real Estate, Inc.</i>								



Recently Leased: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	4 RECENTLY LEASED • Leased Date: 6/8/2019, MLS Listing 170193301: 5/9/2019 MLS ID: 170193301							
	206 Westwood Rd	Rental/Lease	4/3	2,210 sq ft	154,202	1870	6/8/2019	\$9,000 \$4
A country retreat: approximately 2,500 square foot fully furnished 4-bedroom house with AC, 40-ft gunnite pool, stone spa, separate gym with weights and treadmill, duck pond, large lawn for croquet and other sports, 3 fireplaces, living room with Yamaha baby grand piano, den with 50 inch Panasonic TV, formal dining room, breakfast nook over looking the pond, close to gourmet market, 20 minutes from Danbury train. Available July 2019 and August 2019 House is on 1.54 acres with an additional 2 acre lot. Courtesy of Klerm Real Estate Inc								
	5 RECENTLY LEASED • Leased Date: 5/25/2019, MLS Listing 170171599: 3/10/2019 MLS ID: 170171599							
	229 Bacon Pond Rd, Apt 443	Condo	2/1	913 sq ft	—	1971	5/25/2019	\$1,450 \$2
Town in Country newly updated, 2 bedrooms, 1 bath,condo with 1 fireplace, laundry on premises. Enjoy the view of the lawn and woods from you private deck. Cool off in the in ground pool and club house. This complex is set back and quite, offering easy access to town. One month security, credit check required. No smoking and NO PETS!! Tenant to pay utilities,cable and carry renters insurance. Courtesy of Manzi Real Estate								
	6 RECENTLY LEASED • Leased Date: 5/25/2019, MLS Listing 170198048: 5/22/2019 MLS ID: 170198048							
	255 Main St S	Rental/Lease	3/2	1,539 sq ft	4,792	1860	5/25/2019	\$1,500 \$1
Live in town! Lots of room in this charming cape with front and back porches. Hardwood floors, generous room sizes and storage. Located in center of town-minutes to schools, town offices and parks. Courtesy of Drakeley Real Estate, Inc.								
	7 RECENTLY LEASED • Leased Date: 5/28/2019, MLS Listing 170143033: 11/11/2018 MLS ID: 170143033							
	15 Pilgrim Trl, #B8	Condo	1/1	546 sq ft	—	1965	5/28/2019	\$875 \$2
Freshly painted, hardwood floors just refinished, and bath remodeled. Second floor unit with heat and hot water included. No pets allowed per HOA. Owner/Agent Courtesy of Weichert REALTORS Briotti Group								
	8 RECENTLY LEASED • Leased Date: 5/22/2019, MLS Listing 170184190: 5/1/2019 MLS ID: 170184190							
	27 Pleasant St, #2	Multi-Family Rental	1/1	1,000 sq ft	—	1904	5/22/2019	\$1,300 \$1
Looking for something spacious and just a little bit different? Then you must see this charming 2 level apartment, conveniently located just minutes walk from town. Enter through your private entrance. Ascend the staircase to the first level, containing a newer kitchen and full bath. Upstairs is a divided great room with soaring cathedral ceilings, fireplace, and double height windows that will leave you wondering if you don't live in a tree house. Leave the common area at the top of the staircase (the apartment has 2 staircases) to enter the serenity and spaciousness of your bedroom. Outside, you can relax on the porch, enjoy the park-like beauty of the backyard, walk into town to savor the various fine dining establishments, or jump in your car to access the varied activities available to you in Litchfield County. The landlord lives on the property in the main house and will provide tenant with a washer and dryer to use while they occupy the apartment. There are still projects the Landlord needs to complete but everything will be done prior to occupancy. Courtesy of William Raveis Real Estate								
	8 OFF MARKET • Leased Date: 2/25/2019, MLS Listing 170141813: 11/5/2018 MLS ID: 170141813							
	97 Owl Ridge Rd	Residential Land	—/—	—	152,460	—	2/25/2019	— —
Build your ultimate dream house on this beautiful lot with breathtaking views. This is just fantastic location, best of Woodbury. Don't miss this unique opportunity call listing agent today for maps and more info. Courtesy of William Raveis Real Estate								



Recently Leased: 18 (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>10 OFF MARKET</div> <div>Leased Date: 4/25/2019, MLS Listing 170171176: 3/9/2019 MLS ID: 170171176</div>								
126 Sherman Hill Rd, Apt B2	Condo	2/1	1,150 sq ft	—	1964	4/25/2019	\$1,500	\$1
Woodbury Condo- Heritage Hill- 2 bedrooms, heat included, pool, remodeled- nice!!Unit to be painted throughout. Available April 1- non smoker \$1600/month								
Courtesy of Drakeley Real Estate, Inc.								
<div>11 OFF MARKET</div> <div>Leased Date: 4/22/2019, MLS Listing 170173294: 3/19/2019 MLS ID: 170173294</div>								
153 Flanders Rd	Rental/Lease	2/2	1,030 sq ft	88,426	1945	4/22/2019	\$1,425	\$1
 <p>Charming guest house!!! This adorable and private two bedroom cottage has wood floors, exposed beams and built-ins. Partially furnished - loveseat and coffee table; dining table with 4 chair; 2 twin beds; double bed and dresser; microwave in kitchen. Set among gardens and stone walls with small front porch for relaxation. Main level includes living/dining combo, kitchen, full bath and both bedrooms. The lower level has two usable rooms (lower ceilings), laundry room and half bath. Fireplace in lower level not usable. One car detached garage. Owner uses some space in the back of the garage. Washer, dryer, snow plowing and land care included. Tenant responsible for shoveling walkway. A real charm! Must have good credit. Windows are being replaced and there is a new kitchen counter and sink</p>								
Courtesy of Klemm Real Estate Inc								
<div>12 OFF MARKET</div> <div>Leased Date: 4/19/2019, MLS Listing 170181862: 4/9/2019 MLS ID: 170181862</div>								
35 Washington Rd, Apt A4	Multi-Family Rental	1/1	700 sq ft	—	1970	4/19/2019	\$925	\$1
Close to town one bedroom apartment with new carpet, new paint and new bath! Tenant is responsible for utilities, cable and phone, no pets, no smoking. Available immediately, first month's rent and one month's security as deposit.								
Courtesy of Drakeley Real Estate, Inc.								
<div>13 OFF MARKET</div> <div>Leased Date: 4/18/2019, MLS Listing 170168045: 3/1/2019 MLS ID: 170168045</div>								
16 Pilgrim Trl, #F8	Condo	1/1	546 sq ft	—	1965	4/18/2019	\$950	\$2
Cozy one bedroom end unit located on the second floor with hardwood floors and lots of natural light. Coin laundry located in complex. Heat and hot water included, no pets, no smoking, available immediately, credit check required. One level living in a quiet Woodbury community. Close to Woodbury center, shopping and restaurants								
Courtesy of Re/Max Right Choice								
<div>14 OFF MARKET</div> <div>Leased Date: 4/9/2019, MLS Listing 170159682: 2/12/2019 MLS ID: 170159682</div>								
111 Park Rd	Rental/Lease	2/1	1,094 sq ft	84,506	1968	4/9/2019	\$1,500	\$1
2 bedroom ranch close to town with one full bath.								
Courtesy of Drakeley Real Estate, Inc.								
<div>15 OFF MARKET</div> <div>Leased Date: 4/1/2019, MLS Listing 170117875: 8/23/2018 MLS ID: 170117875</div>								
205 Upper Grassy Hill Rd	Rental/Lease	3/3	2,876 sq ft	48,787	2003	4/1/2019	\$2,400	\$1
A ton of house, and set up perfectly for multi-family living. Full walkout lower level that would make an ideal in-law apartment with private bath, sauna, and sliders out to concrete patio and lap pool. Located on Upper Grassy, a short walk from land trust property, this multi-level home provides and oversized eat-in kitchen with breakfast nook and large center island, front to back living/dining room and two good sized bedrooms on the main level. The upper floor includes a master suite with plenty of closets and big master bath. Many other amenities including full house generator, plenty of storage, vaulted ceilings, paved driveway, stone retaining walls, and plenty of grass to mow or play.								
Courtesy of Drakeley Real Estate, Inc.								

Recently Leased: 18 (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>16</div> <div>OFF MARKET</div> <div> • Leased Date: 3/26/2019, MLS Listing 170159245: 2/19/2019 MLS ID: 170159245 </div> </div>								
60-62 Westwood Rd	Multi-Family Rental	2/1	1,330 sq ft	80,150	1950	3/26/2019	\$1,250	\$1
CONVENIENT CLEAN AND READY TO MOVE IN. LIVE CLOSE TO WOODBURY CENTER. 2 NICE SIZED BEDROOMS, FULL KITCHEN SPACIOUS LIVING ROOM W GAS PROPANE STOVE FOR ALTERNATIVE HEAT TO ELECTRIC. TENANT GETS LEFT LEFT OF DETACHED GARAGE (SHARED WITH OTHER TENANT). NEWER CARPET. PRIVATE YARD. WALK TO 3 RIVERS PARK.MUST HAVE GOOD CREDIT. CREDIT CHECK & REFERENCES REQUIRED. NO PETS (DONT ASK). NO SMOKE. LEFT SIDE UNIT. QUIET SETTING. AVAILABLE APRIL 15, 2019. UNIT IS SIMILAR TO PHOTOS.								
<i>Courtesy of Coldwell Banker Residential Brokerage</i>								
<div> <div>17</div> <div>OFF MARKET</div> <div> • Leased Date: 3/18/2019, MLS Listing 170169063: 3/4/2019 MLS ID: 170169063 </div> </div>								
36 Church St, Apt 1A	Multi-Family Rental	2/1	1,000 sq ft	100,188	1968	3/18/2019	\$1,000	\$1
Two bedroom apartment, with eat-in kitchen, living room, and full bath within walking distance to town and schools! Main floor unit in a 17-unit building with secured entrance. Absolutely no smoking, and no pets allowed. Credit check required. Available Immediately!								
<i>Courtesy of Drakeley Real Estate, Inc.</i>								
<div> <div>18</div> <div>OFF MARKET</div> <div> • Leased Date: 3/6/2019, MLS Listing 170160240: 1/31/2019 MLS ID: 170160240 </div> </div>								
36 Church St, Apt B	Multi-Family Rental	1/1	1,000 sq ft	100,188	1968	3/6/2019	\$900	\$1
One bedroom unit available immediately! Lower level unit in a 17-Unit building with secured entrance. Renovated unit with washer/dryer facilities on the same floor. No pets, no smoking, and credit check required. Just a short walk to town, schools, and parks!								
<i>Courtesy of Drakeley Real Estate, Inc.</i>								

Open Houses: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
 FOR SALE • Active: 5/9/2019 MLS ID: 170193132								
5 Woodside Cir	Residential	4/3	2,600 sq ft	104,108	5/9/2019	\$488,800	8/18/2019	2:00PM-4:00PM
<p>Modern Farmhouse completed in February 2019. Set on almost 3 acres, the house has 4 bedrooms, 2.5 baths, and a large 2 car garage. Luxurious high-end finishes which are normally not found at this price range! The first floor is as perfect for a family with young kids as it is for entertaining with an open floor concept including dining living room area and large kitchen with a built-in breakfast nook. The second floor contains a master suite with bath, additional 3 bedrooms, and a laundry room. This house was designed to be energy efficient, including spray foam insulation which does not degrade the R-Value over time.</p> <p><i>Listing Courtesy of Blue Lighthouse Realty, Inc</i></p>								
 FOR SALE • Active: 7/13/2019 MLS ID: 170215787								
33 Ridgewood Rd	Residential	3/3	2,192 sq ft	43,124	7/13/2019	\$398,000	9/8/2019	12:00PM-2:00PM
<p>New Price for this almost new center hall colonial with all the major work completed, is ready for new owners. Prior to listing, the sellers installed a new 1000 gal septic tank in 2017, a new roof in 2018, replaced the majority of old windows with energy efficient thermal pane windows and repainted the exterior. The chimney was rebuilt in 2017 and central air installed on the main level in 2007. The wiring was added for central a/c to the bedrooms, but never installed. A great house for entertaining, you're going to love cooking in the eat in kitchen with its stainless steel appliances, white kitchen cabinets and access to the screened in porch, which some might say is the best feature of the house. The front to back living room with fireplace leads to a finished room that could be an office, den, or first floor bedroom with access to the 1/2 bath and the screened in porch. The home sits back from the road with an easy care backyard overlooking a wooded area. Upstairs are 3 bedrooms including a large master with full bath and walk in closet. In the back bedroom, you'll find a door to the space designated for the air handler. Copper porch roof and copper flashing help control snow build up. Located in the foothills of Litchfield County, you're close to fine and casual dining, antiquing, outdoor activities and so much more. With so much to love about this home, you're going to want to schedule your showing as soon as possible.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

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