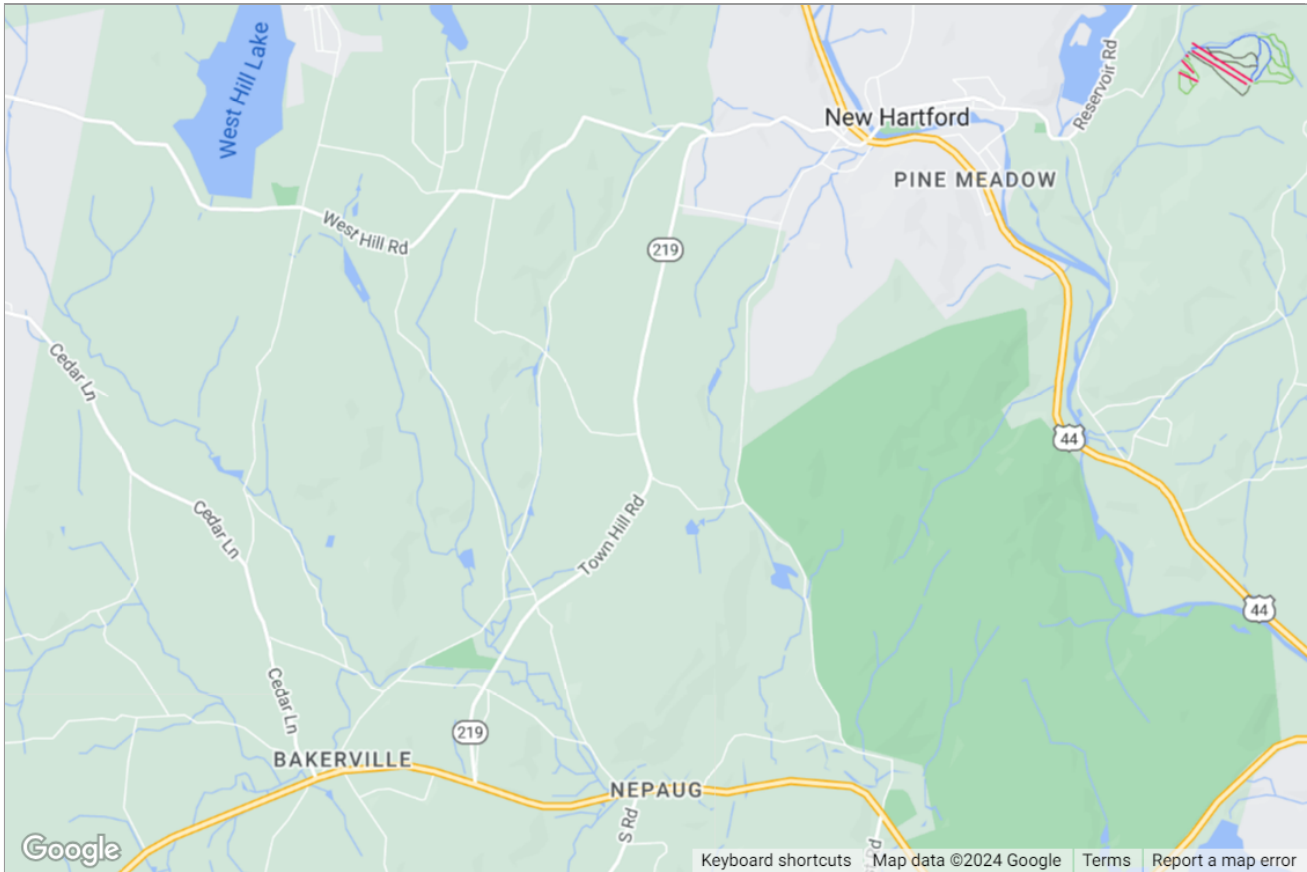


MARKET ACTIVITY REPORT

New Hartford, Connecticut



Presented by
Steve Schappert | **The Connecticut Real Estate Broker**

GRI, SRS
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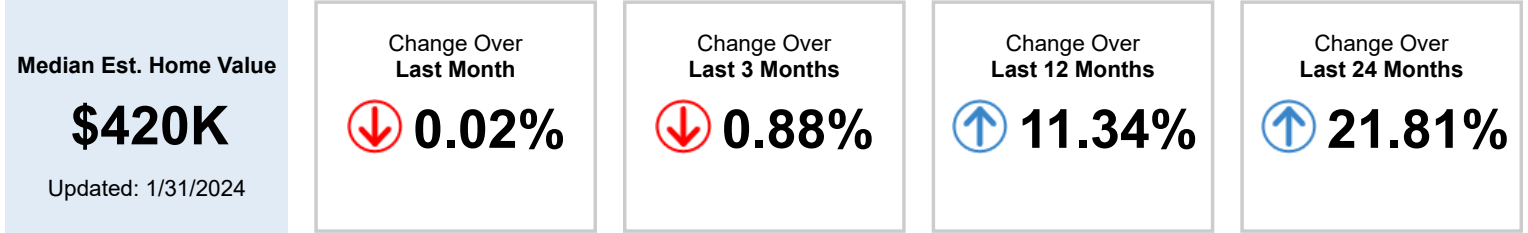
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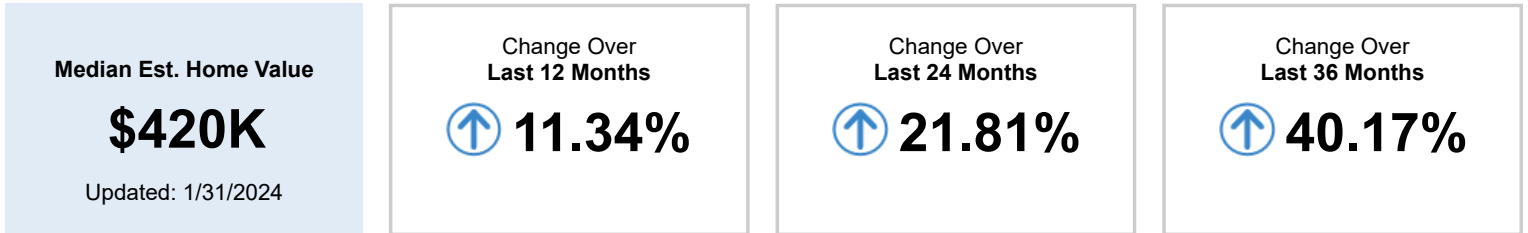
Market Snapshot: Estimated Home Values



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.

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.

Market Snapshot: 12-Month Change in Estimated Value



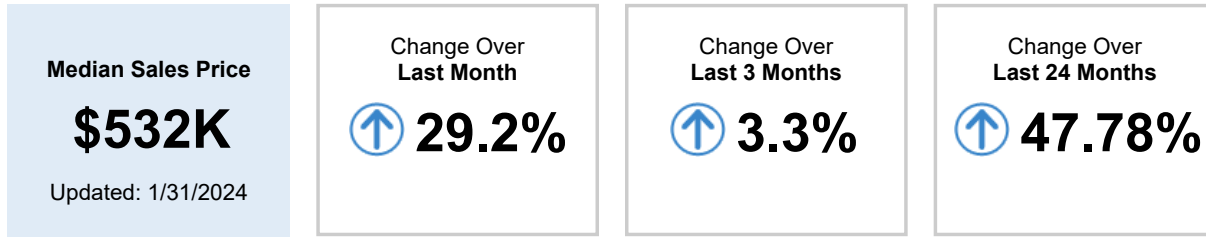
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



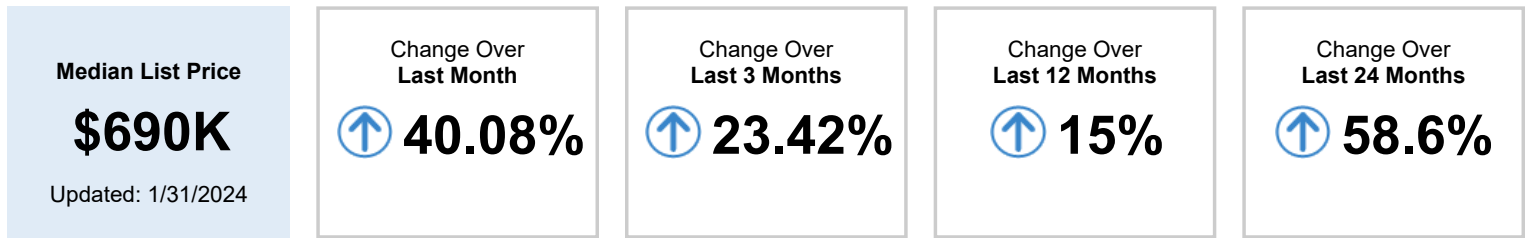
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



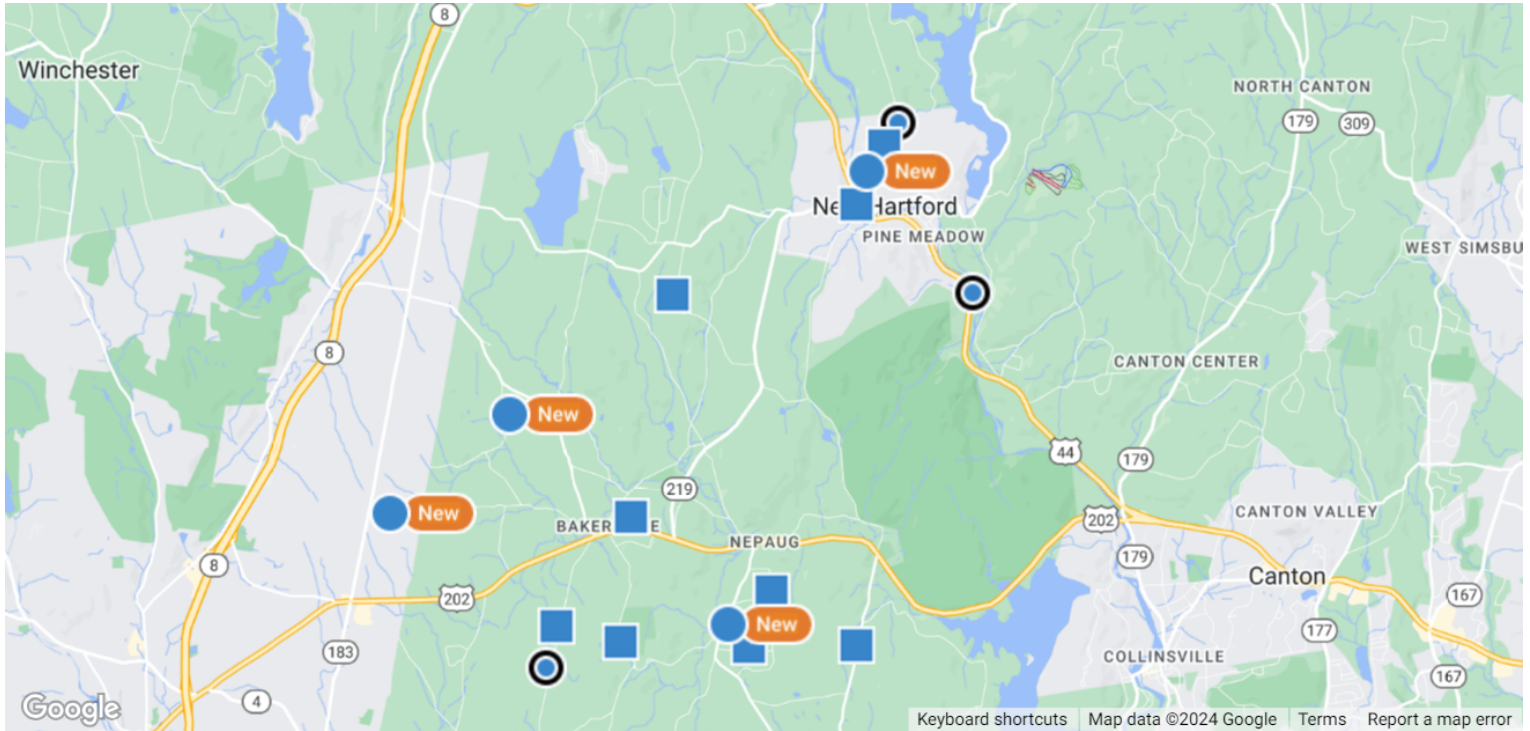
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

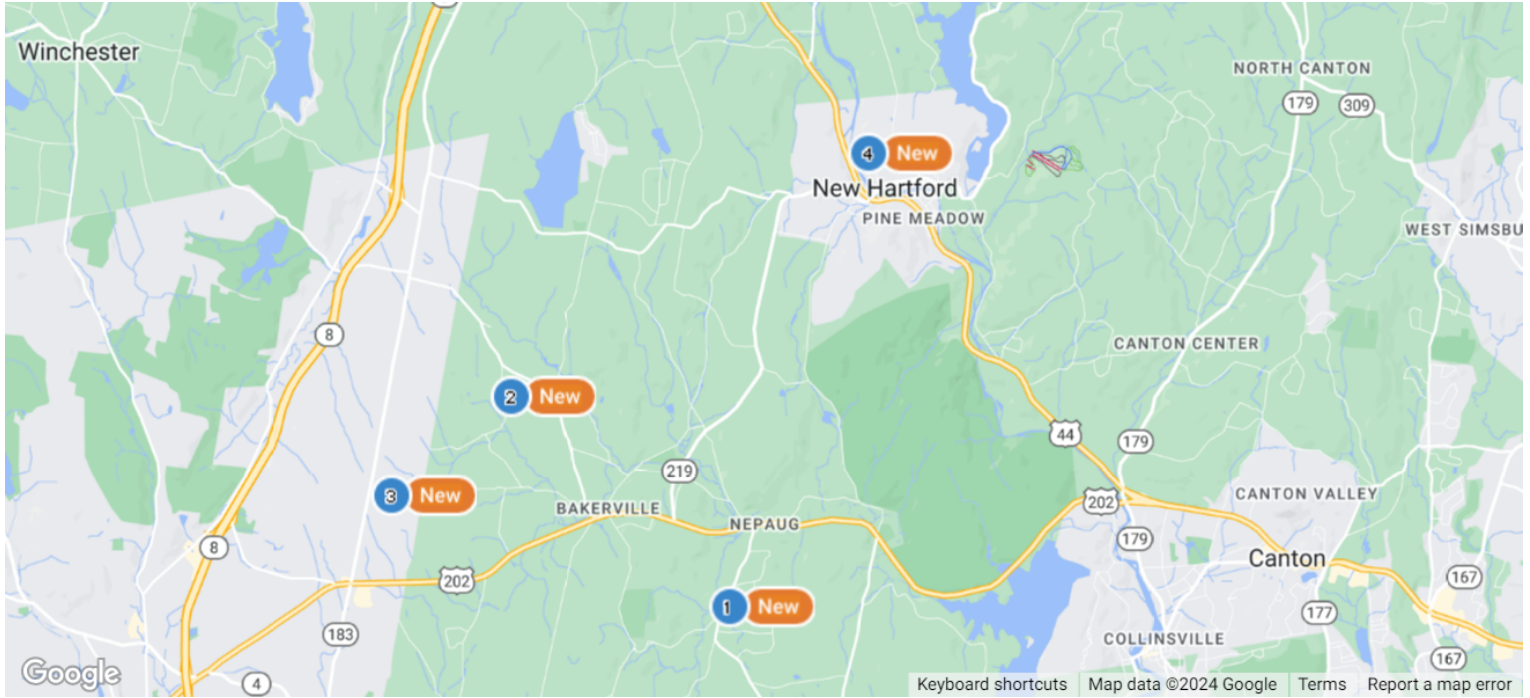
Market Activity Summary Stats



Search Criteria | **Location:** New Hartford, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed
Number of Properties	4	3	10
Low Price / Value	\$389,900	\$349,900	\$403,500
Median Price / Value	\$644,950	\$399,000	\$538,500
High Price / Value	\$963,900	\$400,000	\$830,000
Average Price / Sq. Ft.	\$252	\$198	\$188
Median Price / Sq. Ft.	\$240	\$148	\$205
Average Days in RPR	20	33	82
Median Days in RPR	17	35	76
Total Volume	\$2,643,700	\$1,148,900	\$5,406,140

New Hartford, Connecticut



New Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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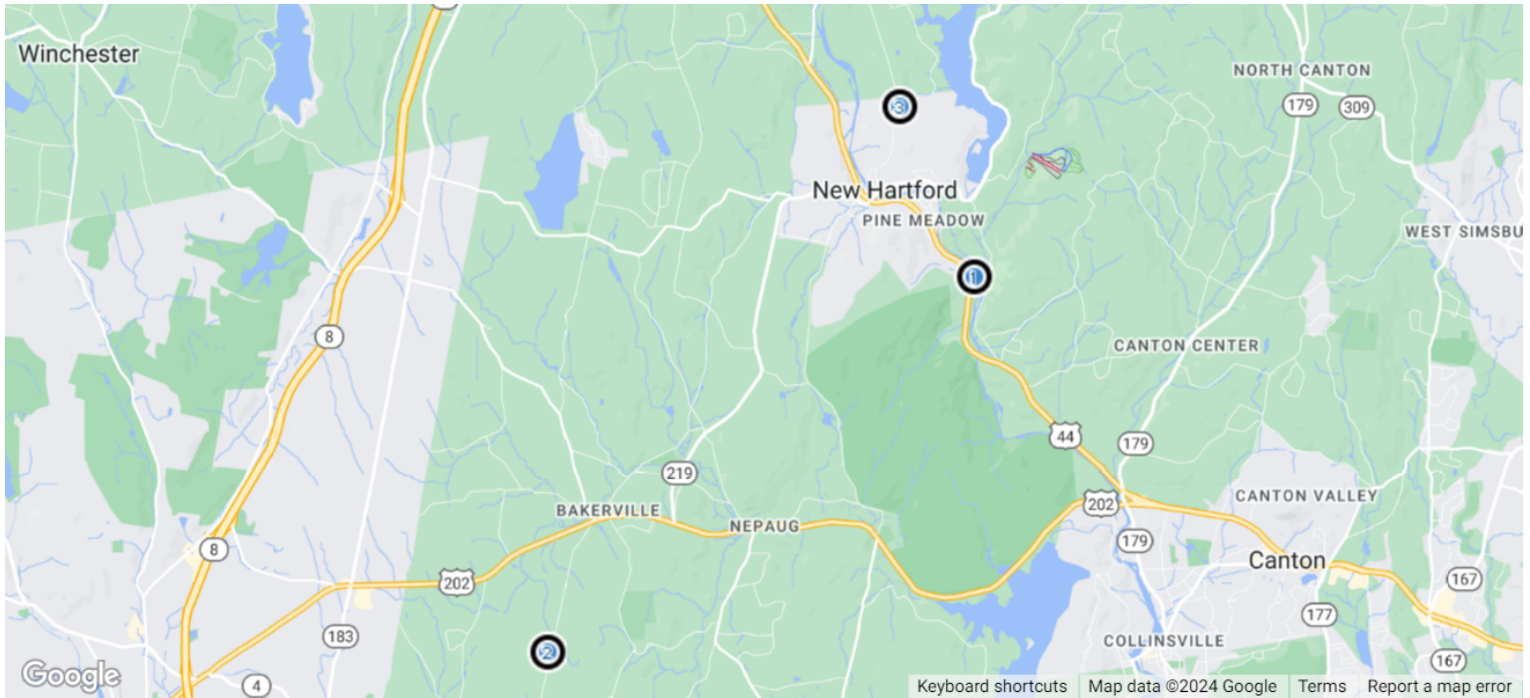
1 ● Active	• New, Active: 1/26/2024	MLS ID: 170620864						
48 Bee Mountain Rd	Single Family	4/4	3,008 sq ft	94,960	2001	1/26/2024	\$600,000	\$199

A stunning residence in the coveted town of New Hartford, Connecticut. This thoughtfully designed home offers not only a desirable location but also an array of distinctive features that make it truly exceptional. As you step inside, you're greeted by a spacious and well-lit, two story great room adorned with a floor-to-ceiling fireplace, creating a warm and inviting ambiance. The heart of the home, this space is perfect for cozy family gatherings or entertaining guests. The kitchen, a chef's delight, is equipped with modern amenities and a stylish hub for all of your culinary endeavors. Whether you're hosting dinner parties or preparing family meals, this kitchen is sure to impress. With four bedrooms and four bathrooms, privacy and comfort are paramount. The master suite, a sanctuary of relaxation, features its own private bathroom, creating a retreat within the home. The additional bedrooms provide flexibility for guests, a growing family, or crafting personalized spaces such as a home office or fitness room. The inclusion of two, private work-from-home spaces ensures that your professional life seamlessly integrates with your home life. Whether you need a dedicated office or a quiet corner for creative endeavors, these spaces cater to the demands of modern living. Don't miss the chance to make 48 Bee Mountain Rd. your dream home. Schedule a private showing and experience firsthand the unparalleled combination of style, comfort, and functionality that this residence offers



Listing Courtesy of William Pitt Sotheby's Int'l

New Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 ● Active • <i>New, Active: 1/10/2024</i> MLS ID: 170617960</p> <p>301 Cedar Ln</p> <p>This custom-built post-and-beam contemporary home welcomes you the second you pull in the driveway. Sprawling with stonewalls, fruit trees, and mature perennial gardens, you are surrounded by nature. Privacy at its finest on just under 5 acres! The elegance this well-maintained home offers is unmatched; the wide-plank oak flooring and rustic wooden beams run throughout the main floor. The eat-in kitchen has Corian countertops, a gas stove top, a wall oven and microwave, and endless cupboard space. Attached to the kitchen is a half bath/laundry room combo, and access to the two-car garage. The living area off of the kitchen was designed for entertaining; a built-in wet bar next to the fireplace; a 4 season porch on the front of the home, and a newly added Florida room complete the main level. The second floor boasts the primary suite with an attached bathroom, a private porch, and a study/library. Down the hall, another full bath, and two more bedrooms complete the upstairs. The basement connects to 3 more garage bays, two of which can fit two cars deep. The house also features a wrap-around porch. The detached two-story barn has endless space to offer; it has an additional 3 bays around the backside in the basement of the barn, and wide doors on the main level providing access for several more vehicles, or toys. That's a total of 10+/- garage spaces! Stairs connect to the 2nd floor which would make a great studio, or anything else your heart desires. Seller-agent-related.</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>	Single Family	3/3	2,945 sq ft	213,444	1985	1/10/2024	\$963,900	\$327
 <p>3 ● Active • <i>New, Active: 1/31/2024</i> MLS ID: 170621934</p> <p>370 Gillette Rd</p> <p>Welcome to 370 Gillette Rd, a charming colonial-style home offering over 1600 square feet of comfortable living space. This well-maintained residence features beautiful hardwood floors throughout, providing a warm and inviting atmosphere. The main level boasts an inviting eat-in kitchen, perfect for gatherings and everyday meals. Upstairs, you'll find new carpeting providing a cozy retreat. The two full baths add convenience to the daily routine. Enjoy the convenience of an attached two-car garage, providing secure parking and additional storage space. With its classic colonial design and modern comforts, 370 Gillette Rd is a wonderful place to call home. Don't miss the opportunity to make this property yours - schedule a viewing today! Red barn is part of the property and is sold AS-IS no entry allowed.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	3/2	1,692 sq ft	174,240	1974	1/31/2024	\$389,900	\$230
 <p>4 ● Active • <i>New, Active: 1/26/2024</i> MLS ID: 170621224</p> <p>116 Holcomb Hill Rd</p> <p>Fresh, timeless and custom crafted. Build your dream home in the picturesque town of New Hartford. Beautiful, energy efficient 4 bedroom, 2 ? bath farmhouse Colonial on a private, serene 4.3 acre lot. This exquisitely appointed home boasts luxury, meticulous style and unparalleled craftsmanship in every detail. Spacious light filled kitchen with large center island opens to a lovely breakfast area and nice sized family room w gorgeous hardwood floors and gas log fireplace, perfect for hosting holiday events, family gatherings and more! Upstairs you will find the luxurious Primary bedroom suite w fabulous walk-in closet, luxe bath, double sinks and tile walk-in shower. There are also three good sized bedrooms and an additional media/game -anything you can imagine- room making this home a cut above the rest. CUSTOMIZE THE FLOOR PLAN! Construction has not yet started so there is plenty of time to make it your own. Whatever is on your wish list this sun filled, gorgeous 4.30 acre home site is your canvas. Country living at its best just minutes to Route 44 and the town center, where you will find boutique shops, great restaurants, the Farmington River. Just a stone's throw away from Ski Sundown and all kinds of outdoor recreation and fun. Live life to the fullest in the home of your dreams. Images are from renderings or photos of builder's previous homes, similar to what is planned. Still time to choose everything!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,769 sq ft	187,308	2024	1/26/2024	\$689,900	\$249



Pending: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170619473</i></p> <p>230 Main St</p> <p>GREAT INVESTMENT-SEPARATE 4 BR CAPE WITH 2 FULL BATHS-ALL HARDWOOD FLOORS UP AND DOWN WITH OIL HEAT-LIVE IN THE CAPE AND RENT OUT THE SEPARATE 2 UNITS IN THE OTHER BUILDING-THE OTHER BUILDING HAS A 2 BR AND AN EFFICIENCY UNIT WITH A 3 CAR GARAGE UNDER THESE 2 UNITS-LARGE LEVE LOT WITH A SMALL PATIO AND FIREPIT FOR OUTSIDE ENTERTAINING.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	7/4	2,700 sq ft	26,136	1/19/2024	\$399,000	2/12/2024	\$148
 <p>2 Pending • Under Contract as of 1/6/2024 <i>MLS ID: 170615722</i></p> <p>301 Cotton Hill Rd</p> <p>Rare opportunity to own a home in the Cotton Hill area and what a Gorgeous property it is! Come check out this 3 Bedroom colonial that has tremendous potential and sits on a 3.05 acre lot. Bring your contractor or do it yourself and use your imagination to bring this property back to its former glory! This is an unbelievable opportunity to own an absolutely beautiful piece of property with nearby amenities galore! Property is being sold as-is so please due your own due diligence. Do not miss out!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,541 sq ft	132,858	1/2/2024	\$349,900	1/6/2024	\$138

Pending: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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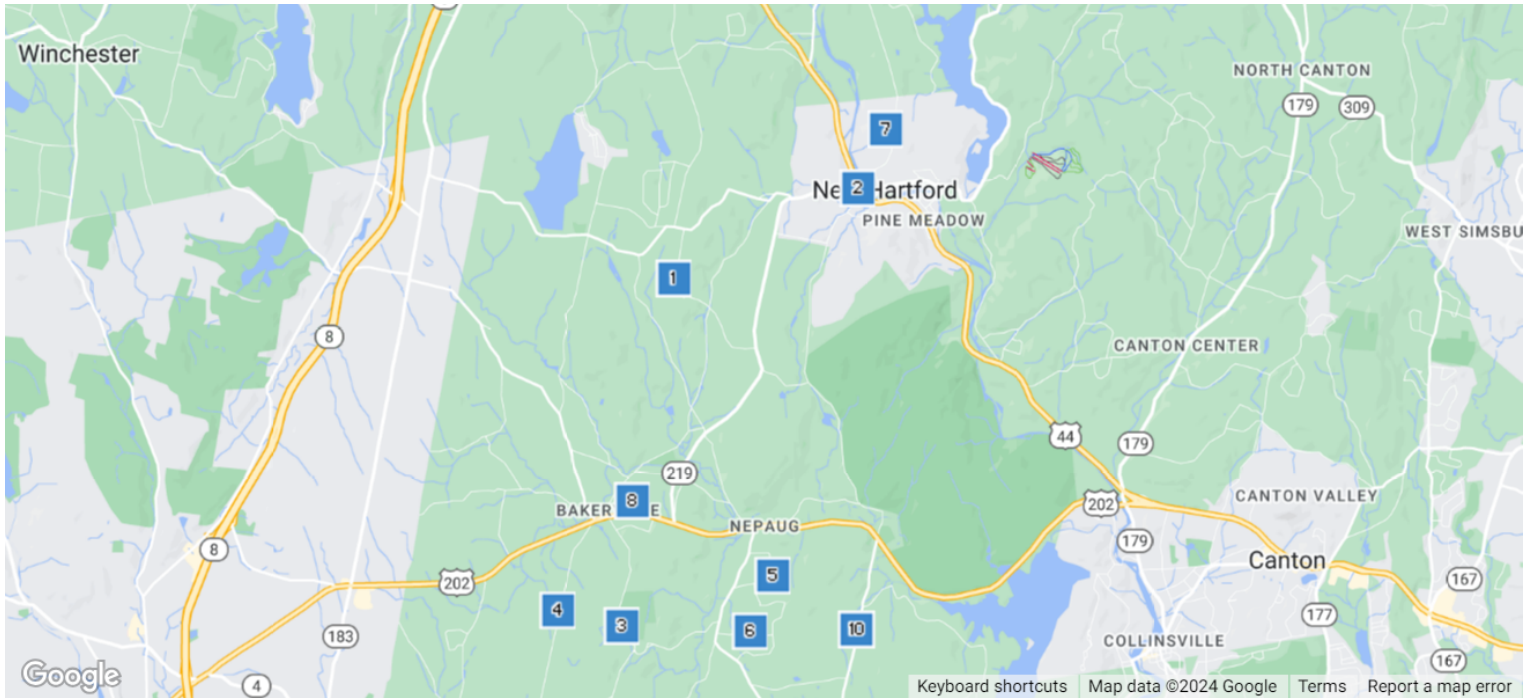


3 **Pending** • *Under Contract - Continue To Show as of 1/14/2024* *MLS ID: 170617862*



218 Holcomb Hill Rd Single Family 3/2 1,300 sq ft 69,696 1/8/2024 \$400,000 1/14/2024 \$308

There is so much to love about this 3-bedroom, 2 bathroom, open-concept Ranch style home situated on 1.6 stunning acres. Perfect for nature lovers, the beautiful grounds are equipped with a large fenced in area, a fire pit, and multiple sheds including a new barn with electrical and a metal roof, perfect for a workshop! The 2 car pull through garage contains 220 amp electrical, sufficient to hook up an RV. From the garage, you may enter into a spacious, conveniently located mudroom/pantry area surrounded by built-in shelves and cabinets. A sizable living room with a wood burning fireplace opens to the beautifully remodeled eat-kitchen which includes granite countertops, a stylish tile backsplash, and SS appliances with a gas stove. The primary bedroom has an updated bathroom with a relaxing bubble tub. The versatility of this home lends itself to various living arrangements! There are washer/dryer hook ups on both the main level and the lower level. The basement has a bonus room with a closet as well as a large finished area. Best of all, this home will also come with a BRAND NEW ROOF! Other updates and features include, but are not limited to, a mini split AC and heat system in the LR as well as all bedrooms, a new hatchway door to the basement, a generator hook up, a remodeled main level hallway bathroom, and so much more! This home is located close to the center of New Hartford where you will find shops, restaurants, and even Ski Sundown.

Listing Courtesy of Carol Cole Real Estate, LLC



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 1/17/2024, MLS Listing 170602004: 10/7/2023 <i>MLS ID: 170602004</i></p> <p>109 Beeney Rd</p> <p>Lovely, Custom built Modern Victorian home. Welcoming feel as soon as you pull in the driveway. Take notice of the beautiful trim throughout the house, Custom made and installed by the current owner, all of which came from the trees on the lot where the house is built. Front entryway opens up to a Parlor/sitting room over looking the front yard. Large dining room with beaming light wood hardwood floors. Large eat in Kitchen with granite counter tops, Tons of custom birch cabinets with pull outs. Sunken living room with wood burning fireplace (Also made from wood from the property). Laundry room with storage and conveniently located right off the garage. Upstairs you will find the Primary Bedroom with tray ceiling. Large walk in closet. Updated master bath with double sinks. Wash your day away in the huge walk in shower, Porcelain/glass tile with rain shower head and granite shower bench. Two additional bedrooms upstairs with hardwood floors. Office/study with attached large bonus/rec/game room. Tons of storage in the attic and large basement with high ceilings. Two car garage with third bay on the side of the house to store your mower or toys. But who wants to be inside when you can enjoy your fall days or nights on an over sized, two level composite deck leading out to the 18ft round pool. Wooded back yard adds tons of privacy.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/3	2,240 sq ft	82,328	2004	1/17/2024	\$532,000	\$238
 <p>2 Closed • Sold Date: 1/10/2024, Public Record <i>MLS ID: -</i></p> <p>55 Church St N</p>	Single Family	5/3	4,681 sq ft	87,120	1866	1/10/2024	\$550,000	\$120

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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3 ■ **Closed** • Sold Date: 12/20/2023, MLS Listing 170600294: 10/7/2023 **MLS ID: 170600294**

265 E Cotton Hill Rd Single Family 3/3 2,255 sq ft 83,199 1983 12/20/2023 \$500,000 \$222

Welcome to 265 East Cotton Hill Rd., located in the quaint, bucolic town of New Hartford This sprawling Ranch style home features an open concept living space with wood floors throughout. The kitchen features Kraftmaid custom cabinets, granite counters, stainless appliances, a breakfast peninsula & stone tile flooring. The kitchen is open to the large dining room with a bay window and doors leading to the large deck overlooking the private back yard. With an open concept, spacious rooms & a large deck, this home is ideal for entertaining year-round! Primary Suite offers a vaulted ceiling with beautiful chandeliers and a DREAM Walk in Closet! Primary bath with an oversized shower, decorative tile flooring & double sinks. Main level laundry for convenience. Large, light & bright walk out basement has excellent potential to finish for additional living space or potential in-law. The basement has roughed in plumbing for an additional half bathroom & also features a cedar closet. Enjoy gorgeous sunrises from the covered front porch with decorative pillars & stone veneer siding. 3 car attached garage spaces, generator. New Hartford is considered the "Town for All Seasons"! Enjoy year-round outdoor recreation including World renowned fishing on the Farmington River, kayaking & tubing down Satan's Kingdom, downhill skiing & snowboarding at Ski Sundown, brewery & wineries, & endless hiking trails including People's State Forest!

Courtesy of Sheaffer & Company Real Estate LLC



4 ■ **Closed** • Sold Date: 11/17/2023, MLS Listing 170595152: 8/31/2023 **MLS ID: 170595152**

213 Cotton Hill Rd Single Family 4/3 2,421 sq ft 91,476 1986 11/17/2023 \$555,000 \$229

Meticulous Colonial with Barn/workshop/studio. Enjoying this home will be easy and fun on this lovely level lot. There is absolutely nothing to do but move in and make dinner. The spacious kitchen offers a breakfast bar and informal dining area which flows into a family room with a fireplace housing a wood stove. Seasonally you'll enjoy the enclosed porch overlooking the deck and large level back yard. On the main level you also have the formal dining room and large formal living room which boasts crown molding and lovely cornices. The laundry and ? bath are conveniently located on this main level. The upper level has 4 bedrooms, 2 full baths and a full walk-up attic. The oversized attached 2 car garage should accommodate almost any size daily vehicle. The full basement with a hatchway opening is unfinished so you can let your imagination take over. There is storage galore in this home. Now let's talk shop, The barn/workshop/studio offers water and electricity, 2 horse stalls, one main level oversized garage, a large compressor and work area, and 2 heated lower-level garages. ALSO a walk-up attic. This Barn could be used by a car enthusiast, for a workshop, studio, or favorite hobby. Did I mention all this is meticulous. Don't take my word for it, come check for yourself.

Courtesy of Manzi Real Estate






5 ■ **Closed** • Sold Date: 11/14/2023, MLS Listing 170588700: 9/15/2023 **MLS ID: 170588700**

20 Den Rd Single Family 4/3 3,424 sq ft 70,131 1987 11/14/2023 \$545,000 \$159

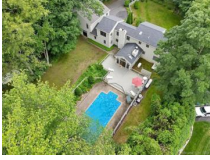
Prepare to be impressed by this custom-built Contemporary Saltbox tucked away on a quiet, cul-de-sac street. The original owners have maintained this property meticulously with updated mechanicals... top-of-the-line Buderus boiler, Fujitsu mini-split central-air system (2019) and new oil tank (2021). The main level has a thoughtful open floor plan with high ceilings, 2 fireplaces, oak flooring, numerous skylights and an abundance of natural light. The convenient 1st floor bedroom can easily double as a den, guest space or in-home office. The welcoming kitchen boasts granite counters, a breakfast bar and a casual dining area that overlooks the deck and flower gardens beyond. The upper level includes a convenient laundry space, full granite bathroom, 2 sizable bedrooms, plus the primary suite with vaulted ceiling, remodeled tile bathroom and cozy deck overlooking the gorgeous landscape and pool. The WOW factor is a step into the backyard where the huge deck blends with the natural hardscape, mature plantings and the most inviting oversized (16' x 36') heated in-ground pool. Are you in need of additional space for a hobby, office, gym or game room? Check out the partially finished (815'+/- sq. ft.) lower level with an abundance of cabinetry, a toasty propane stove and a walk-out to a 2nd private deck and wooded view. This stunning home will check all the boxes with its serene setting and ease of living. Truly a beautiful property (and quintessential town) to call home!

Courtesy of William Raveis Real Estate

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>6 Closed • Sold Date: 11/27/2023, MLS Listing 170603360: 10/14/2023 <i>MLS ID: 170603360</i></p> <p>52 Honey Hill Rd</p> <p>Wonderfull like new Honey Hill Colonial on a private lot. Lovingly cared for, this home has so many exceptional features. A covered front porch greets you as you enter the front door and the oversized foyer. Hardwood floors are present throughout the house. A first floor office is off the foyer as well as the living room through french doors. The Kitchen is open to the great room and also a formal dining room. Stainless appliances, granite center island, tile backsplash and maple cabinets all come together in this special kitchen. The Open floor plan makes for easy entertaining in the great room with vaulted ceilings and a cozy gas fireplace. Sliders lead to an Adirondack style 3 season sun room which gives you another great gathering spot. The composite deck is truly a work of art with night lighting and a gas fireplace all overlooking a scenic and private back yard. Upstairs we have a lavish primary suite with walk in closet, soaking tub, tile shower and granite double sink. Two bedrooms and a renovated granite bath are down the hall along with a oversized bonus room for guests or a media room. Open space land is on three sides of the property ensuring complete privacy in the future. Heating system was upgraded to a high efficiency propane boiler in 2022, architectural grade roof was done in 2016. In a country setting but located just down the road from Farmington Valley shopping. Make your appointment to see this beautiful home today!</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,727 sq ft	91,911	1994	11/27/2023	\$640,640	\$235
 <p>7 Closed • Sold Date: 12/18/2023, MLS Listing 170588237: 8/14/2023 <i>MLS ID: 170588237</i></p> <p>18 Livery Pool Rd</p> <p>Huge Reduction!!! - Now Priced To Sell ! This Colonial home has a park like setting featuring mature trees and level lot on a quiet Cul de sac and can accommodate multigenerational living with a flexible floorplan. The Main floor features entry/breezeway with wood burning fireplace, great room which was added in 2012 with amazing natural light, propane fireplace and vaulted ceilings, eat-in kitchen with custom tile backsplash featuring pictures of town landmarks from a local artist, Corian sink and granite counters. kitchen flows into the formal dining room with new flooring plus built ins. There's a powder room off kitchen and primary bedroom finishes out the main floor with new carpeting spacious bathroom and fabulous laundry room also added in 2012 making this house accessible and convenient for all ages. The upper floor features three additional bedrooms and two full baths, providing ample space for family members, guests, or even a home office. These additional bedrooms provide privacy and separation from common living areas. Exterior features spacious deck and additional barn/garage with propane whole house generator. This home is a nice mix of rustic charm and modern convenience. Owner must find suitable housing of choice. Recent updates include central air conditioning, new septic tank, new lally columns in basement, new chimney cap and liner for wood fireplace and leaf gutter guards</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	4/4	2,275 sq ft	51,400	1975	12/18/2023	\$430,000	\$189
 <p>8 Closed • Sold Date: 12/18/2023, MLS Listing 170604273: 10/14/2023 <i>MLS ID: 170604273</i></p> <p>72 Maple Hollow Rd</p> <p>Motivated Sellers! Sprawling Ranch with 3 bedrooms, 2 1/2 baths on nearly 4 acres! Interior features new eat in kitchen with hardwood flooring, granite counters, and newer appliances! Large Family room has cathedral ceilings, wood burning fireplace insert and hardwood flooring. Family room, Dining room and Sun room also on main floor! Main bedroom has own private deck, Full bath with double vanity and shower. 2 additional spacious bedrooms! Updated baths, new decks in 2023, roof in 2022. New well mechanicals. Boiler replaced as well as oil tank. Relocating out of state!</p> <p><i>Courtesy of Perrella Realty</i></p>	Single Family	3/3	2,416 sq ft	161,172	1986	12/18/2023	\$420,000	\$174

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 9 Closed *Sold Date: 12/1/2023, MLS Listing 170580562: 6/29/2023 <i>MLS ID: 170580562</i> 92 Shafer Rd	Single Family	5/4	4,648 sq ft	62,726	1986	12/1/2023	\$403,500	\$87
<p>MOTIVATED SELLERS! This New England 5 bedroom colonial is nestled among the trees of New Hartford. Overlooking 1.44 acres of magnificent private land with beautiful gardens and an in ground heated pool with spacious deck and patio. The open floor plan showcases the gorgeous kitchen which features granite counters and a breakfast bar. Follow the sunlight into the family room showcasing cathedral ceilings and a beautiful gas fireplace. The formal living and dining rooms offer ample space for entertaining with hardwood floors. Additionally, on the main level you have a craft room or home office as well as laundry room. The second level of the home features a primary bedroom suite with sitting room & gas fireplace, oversized walk in closet, and full bathroom with double sinks and tub with jets. There are 4 additional bedrooms with two full bathrooms. The two bedrooms over the garage could be utilized as an In-law space or guest suite. The garage itself has a large workshop or storage space in the back that walks out to the back yard. This home has been lovingly maintained. The lower level is finished with an additional large walk-in closet offer 800 sq. ft. of heated living space. New Hartford is a close-knit community that makes you feel welcome as soon as you move in. It truly is the âTown for All Seasonsâ with Farmington River Tubing, Ski Sundown, State forests & parks including Nepaug Reservoir, & several local farms you will never have a shortage of local fun.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>								

 10 Closed *Sold Date: 11/17/2023, MLS Listing 170586698: 7/28/2023 <i>MLS ID: 170586698</i> 201 Southeast Rd	Single Family	6/3	3,621 sq ft	210,830	1830	11/17/2023	\$830,000	\$229
<p>AN ANTIQUE FEDERAL WITH PARK-LIKE VIEWS This 6-bedroom antique brick Federal, built by Gordon Henderson in 1830, is one of the distinctive landmark brick houses to be found in Litchfield County. This stately home features original wood floors, built-ins, vintage woodwork, historic color palette, and 4 charming antique fireplaces (including two wood burning stoves). A thoughtful 2010 addition compliments the original house and features a covered entry porch, great room with spacious kitchen, private office, and a wide mahogany deck. An abundance of windows provides ample light and expansive views of the gardens and pool beyond. The kitchen boasts a six-burner range, custom wood cabinetry, and a generous island. An adjoining pantry provides ample storage, an additional oven, and convenient main level laundry. An earlier addition provides a restful main level primary ensuite with private entrance, bath and a sitting area complete with seating and walls of windows. The historic portion of the home includes an inviting living room with wood burning stove and an antique mural depicting the home, a brilliant formal dining room, a rich and cozy den (currently in use as a weaver's studio), as well as a tranquil three-season sun porch. Five upper-level bedrooms (one currently used as an office) include a large dormitory-style room with window seating and a striking Palladian window. The hand hewn barn, pool and fire pit are enclosed by custom fencing and lush borders of rhododendron.</p> <p><i>Courtesy of The Bella Group, LLC</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

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

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

