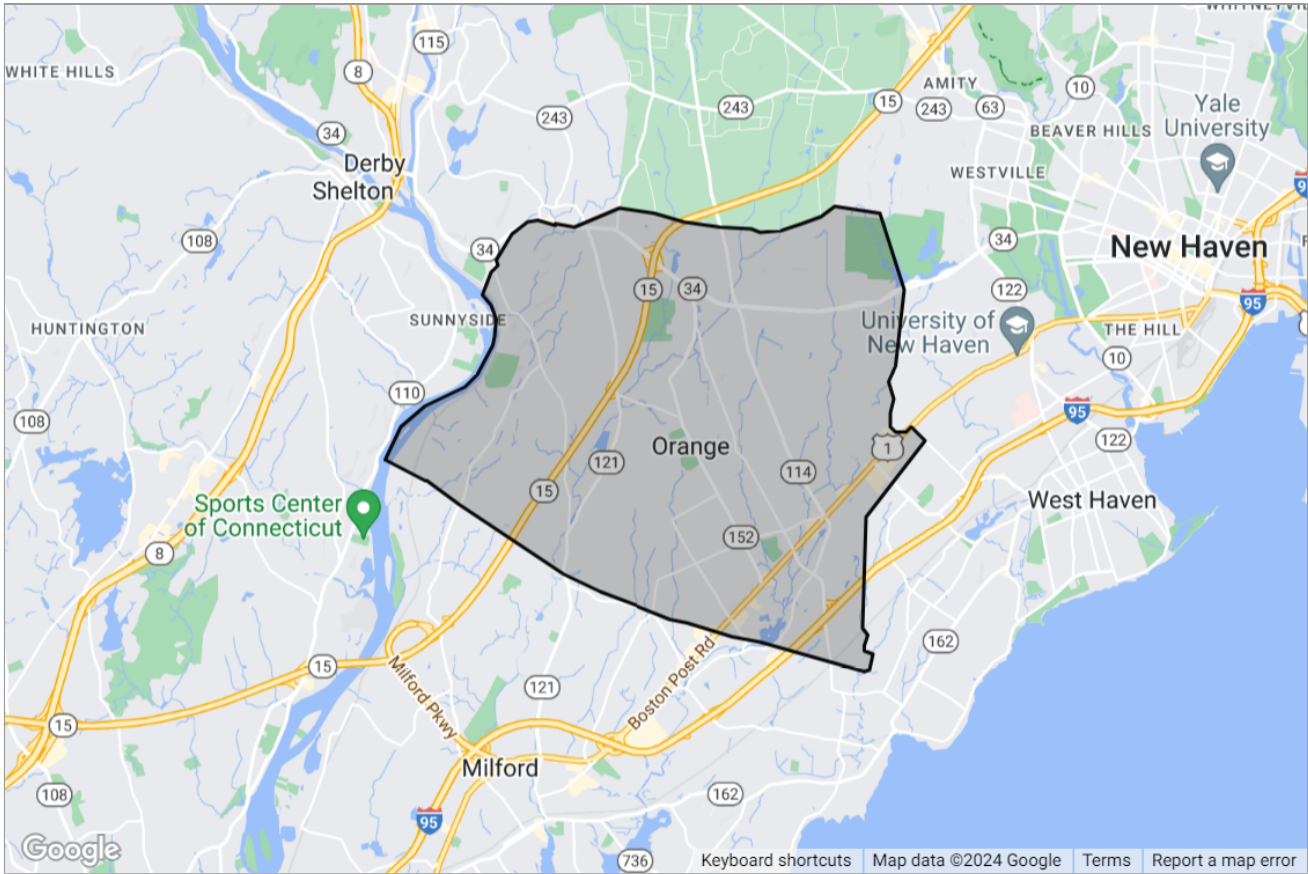


MARKET ACTIVITY REPORT

Orange, Connecticut



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

GRI, SRS
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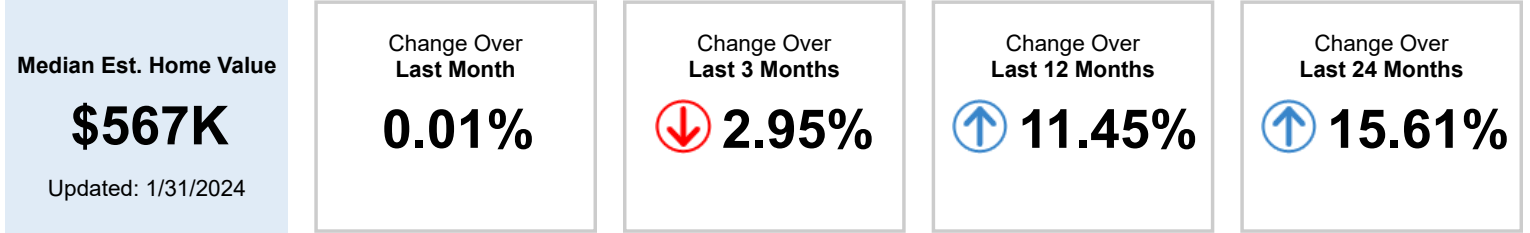
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Orange, Connecticut

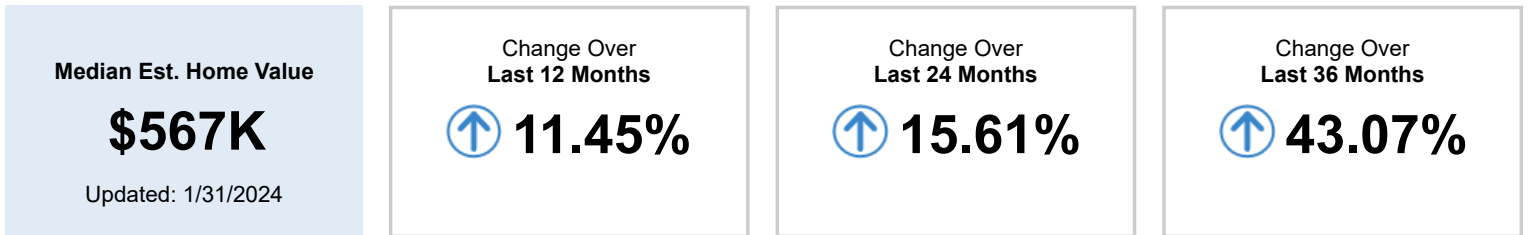
Market Snapshot: Estimated Home Values



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.

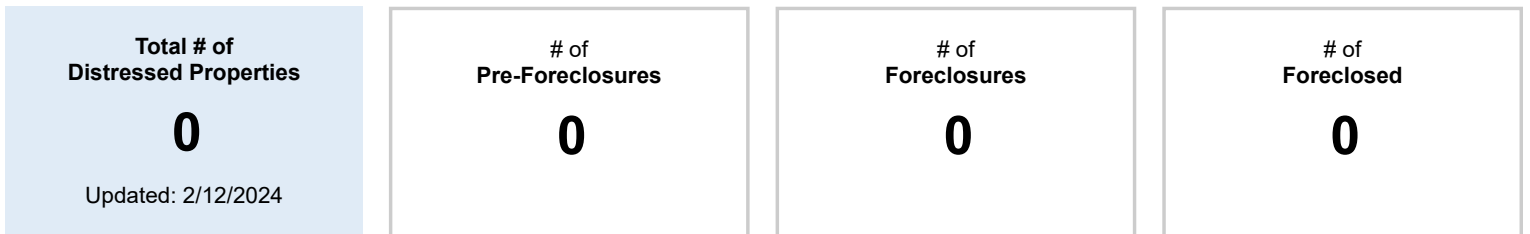
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



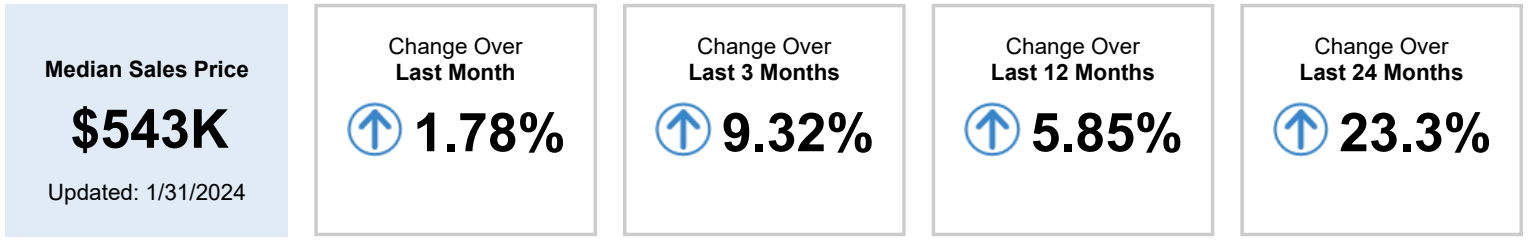
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



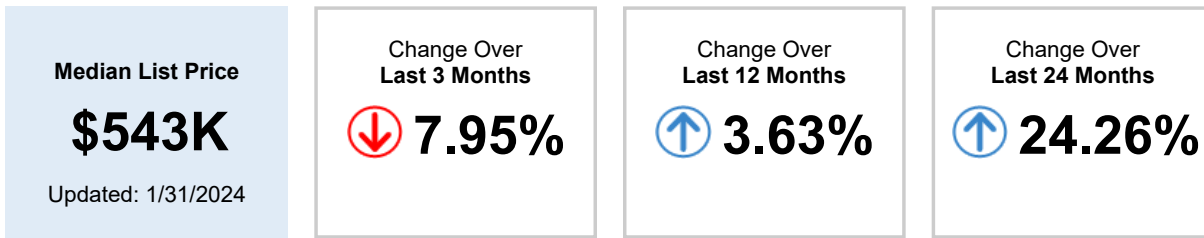
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



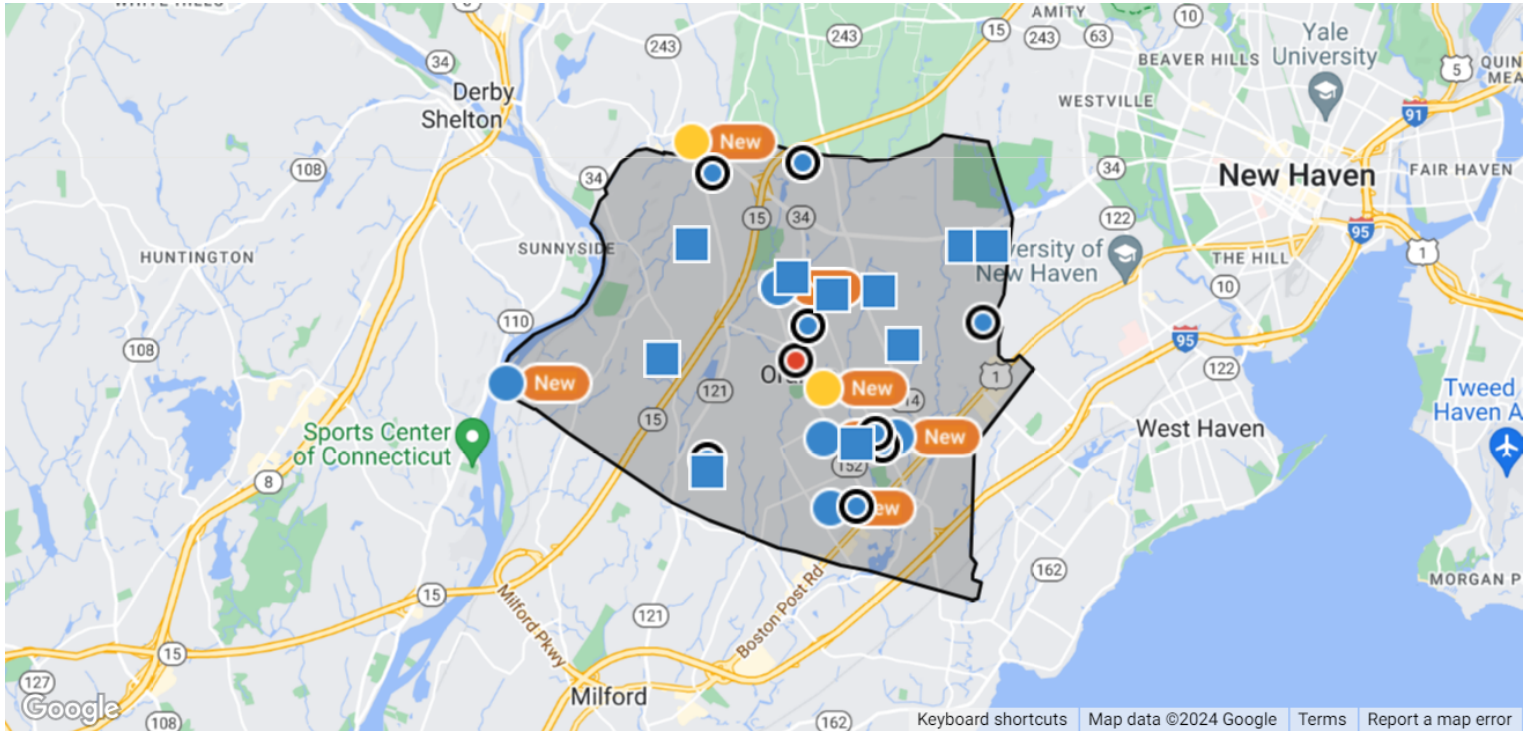
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

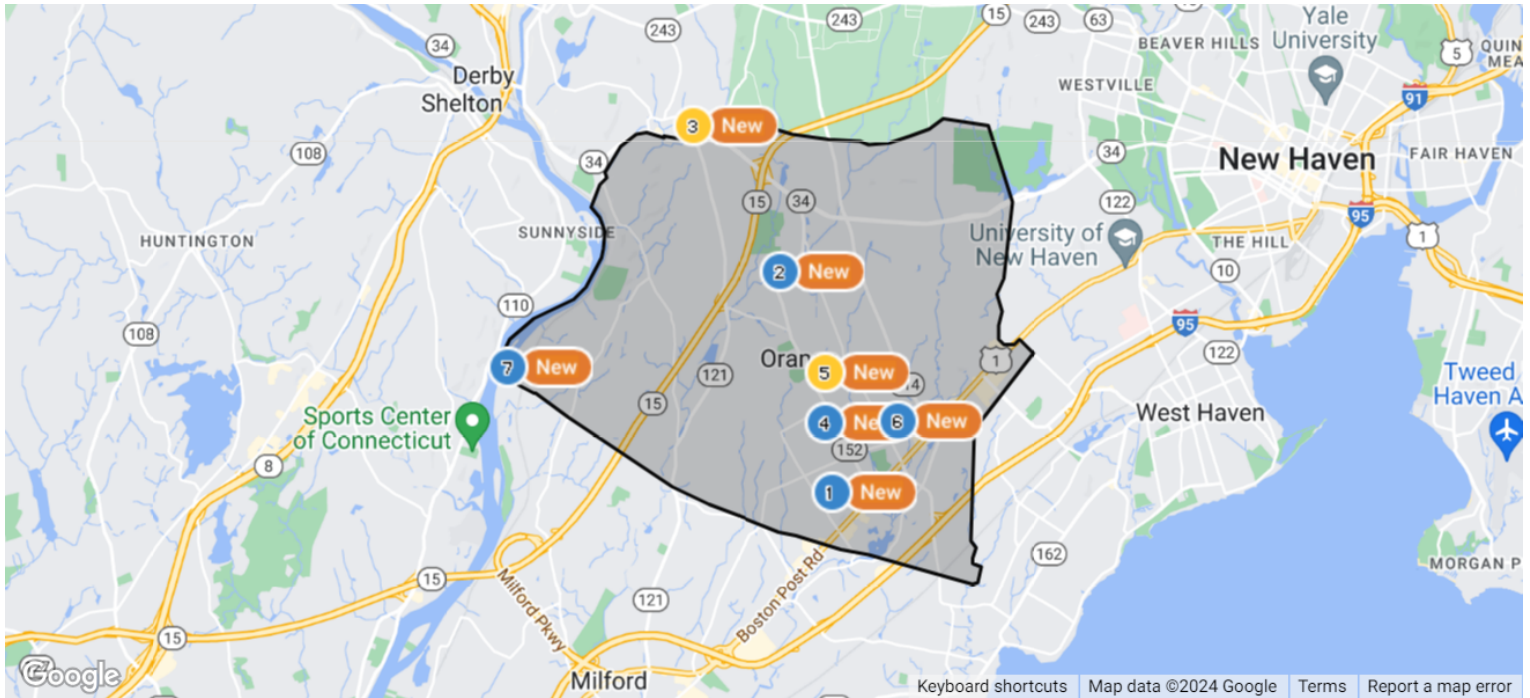
Market Activity Summary Stats



Search Criteria | **Location:** Orange, 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	7	9	10
Low Price / Value	\$3,200	\$374,900	\$200,000
Median Price / Value	\$639,900	\$600,000	\$583,500
High Price / Value	\$899,999	\$1,650,000	\$742,500
Average Price / Sq. Ft.	\$173	\$265	\$241
Median Price / Sq. Ft.	\$197	\$261	\$236
Average Days in RPR	20	105	59
Median Days in RPR	17	91	65
Total Volume	\$3,306,399	\$6,516,800	\$5,615,500

Orange, Connecticut



New Listings: 7

	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: 2/6/2024* MLS ID: 170621342

210 Wilson Rd

Single Family 3/2 2,052 sq ft 60,112 1958 2/6/2024 \$639,900 \$312

Discover the epitome of modern living in this beautiful remodeled ranch, boasting an inviting open concept design that seamlessly blends functionality with style. With 3 bedrooms and 2 full baths, this home offers ample space for comfortable living. Admire the cozy ambiance of the fireplace while enjoying the expansive living areas. The huge finished lower level provides additional space for recreation or relaxation, enhancing the versatility of this stunning property. Complete with a one-car garage, this home is situated on a gorgeous 1.38-acre lot, conveniently located near restaurants, shops, and highways, offering both tranquility and accessibility. Don't miss out on the opportunity to call this gem your own and experience the perfect harmony of modern luxury and convenience.

Listing Courtesy of William Raveis Real Estate



2 ● **Active** • *New, Active: 2/8/2024* MLS ID: 170622757





726 Lambert Rd

Single Family 4/4 4,737 sq ft 30,056 1950 2/8/2024 \$899,999 \$190


In an era of owning private retreats away from the hustle of city life, you'll find 726 Lambert Road. This 4 bedroom, 3 full & 1 half bath home offers an ideal, functional layout for families of all sizes. Sitting on .69 acres of land, including a flat manicured lawn with irrigation, 3 car attached garage with epoxy floor, gazebo area, patio, deck with retractable awning & shed for exterior storage, this home is ideal for all. A large driveway welcomes you as you take the bluestone paver walkway to the covered front entryway with columns. The sun filled eat in kitchen showcases plenty of cabinets, granite counters, pantry and just steps away is your formal living room with fireplace, along with the dining room featuring butlers pantry. Off this space is your home gym, a powder room and a fabulous mud room with dual closets, perfect for keeping messes out of your living space. On the other wing is your amazing sunken great room with double sliders to the yard. There is one bedroom and a full bathroom off this space. Head to the 2nd floor and you will find 2 guest bedrooms which share a full bathroom, your laundry room, and the primary suite, featuring a bonus room inside, perfect for a nurse, office, or many other uses, a walk in closet, and the en-suite bathroom offering a soaking tub, separate walk in shower, double sinks and heated floors! For the icing on the cake... your own home movie theater!

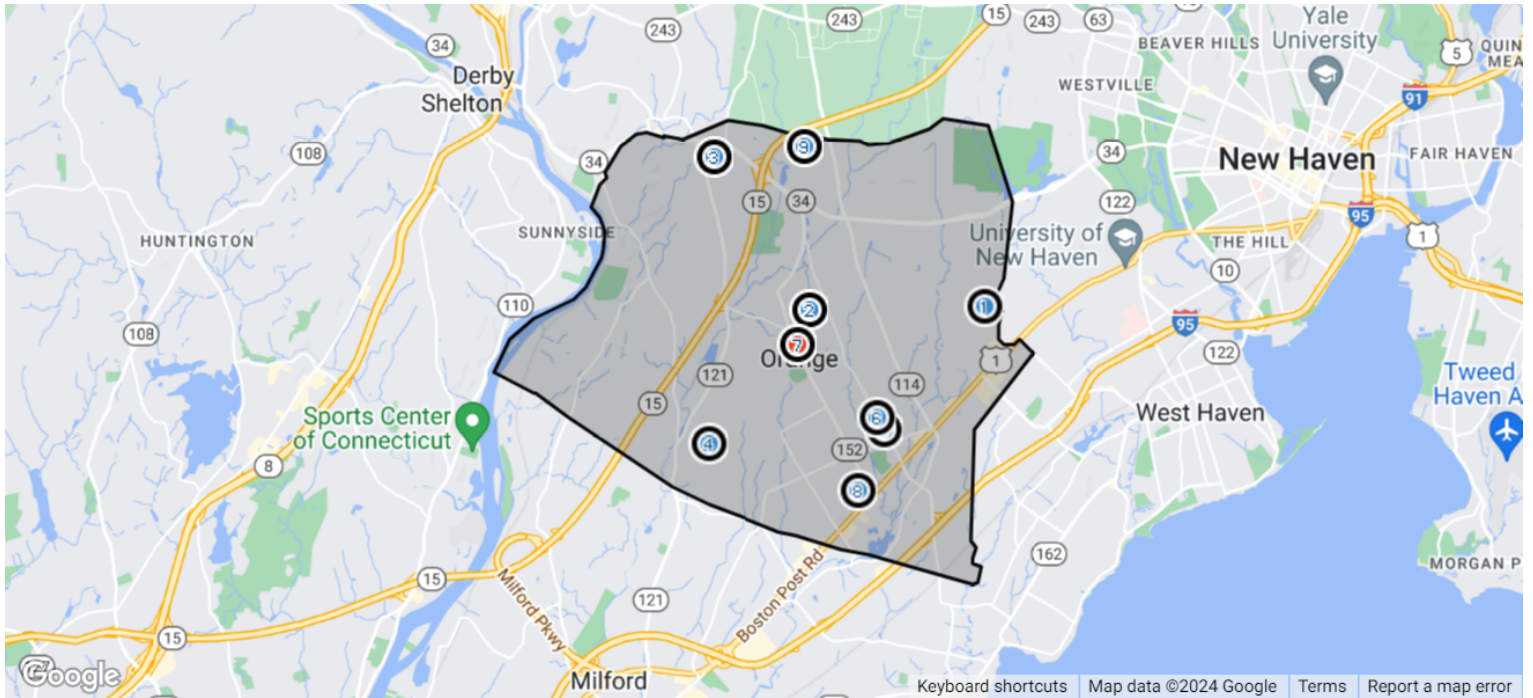
Listing Courtesy of Coldwell Banker Realty

New Listings: 7 (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>3 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170621288</i></p> <p>836 Baldwin Rd</p> <p>Single Family 3/2 1,450 sq ft 88,862 1950 1/26/2024 \$3,400 mo. \$2</p> <p>Electric & central air conditioning paid by landlord. Perfectly appointed, brand spanking new! Airy, spacious. Lovely new granite, stainless kitchen: light-bathed, cheerful! Primary BR with chic new tile bath. New hall bath. Freshly finished HW flrs thruout. Conv 1st flr laundry. Enjoy the peaceful view from the expansive covered deck: room to entertain 30 guests! Perfectly level lawn great for relaxing, sports, entertaining. Grow some flowers or veggies! Ample parking for RV, boat, guests. Stork Club child-care is just a stone's throw. Orange is a great town to call home. Since forever a comfortable place to live. Savor the centuries of history on the colonial era town green. Turkey Hill Elementary School is amazing. Region 5 Amity middle school, high school are exceptional. There is a great community spirit. The holiday parades are soul-stirring. High Plains Community Center boasts a fabulous array of activities. There are hiking trails, ball fields, intriguing programs & the ever-popular Fireman's Carnival. Eisenhower Park nearby has a great splash pad. Wright's Pond is a great place to watch the birds, go ice skating or mud-bogging (!) Head over for a relaxing afternoon or wine-tasting at wonderful Stappa Vineyards. Amble about sweet old farms nearby where you can pick your apples or pumpkins, cut your holiday tree. Just a short jaunt to free ocean beach, marinas, charming seaside hamlets or quaint New England villages, harvest fairs, many state Parks, skiing. Welcome!</p> <p><i>Courtesy of Divine Realty, LLC</i></p>								
 <p>4 ● Active • <i>New, Active: 1/13/2024</i> <i>MLS ID: 170620674</i></p> <p>425 Barton Dr</p> <p>Single Family 4/3 1,575 sq ft 54,885 1960 1/13/2024 \$465,000 \$295</p> <p>Nestled on a quiet cul-de-sac this 1.26 acre lot offers ample space to expand and add a pool. The dining room and living room allow for tons of entertaining space and can easily be converted to an open floor plan with the kitchen. On the main level you will find 3 of the 4 bedrooms with hardwood flooring throughout. The master bedroom offers an abundance of natural light with its own private master bath. On the lower level the den, complete with second fireplace, provides for more entertaining space and walk-out deck. The fourth bedroom and third full bath are also located on the lower level, giving it the possibility to create an in-law setup. SOLD AS IS</p> <p><i>Listing Courtesy of Higgins Group Real Estate</i></p>								
 <p>5 ● Active • <i>New, Active: 1/2/2024</i> <i>MLS ID: 170616610</i></p> <p>501 Lambert Rd</p> <p>Single Family 3/2 1,400 sq ft 37,897 1953 1/2/2024 \$3,200 mo. \$2</p> <p>Well-maintained 3 bedroom ranch on almost an acre, located in a convenient Orange location. The main level features include hardwood floors, spacious living room with fireplace, bay window and built-ins, a large eat-in kitchen, three bedrooms and one and a half baths. There's an additional 500 sqft of living space in the lower level family room, and a large storage area. The covered patio leads to the detached 2-car garage and beautiful backyard.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 <p>6 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623233</i></p> <p>315 Racebrook Rd</p> <p>Single Family 4/4 3,049 sq ft 18,730 1948 2/6/2024 \$649,900 \$213</p> <p>Welcome home to this gorgeous custom built home featuring amazing open floor plan, recessed lighting, hardwood floors, large family room, fabulous kitchen with granite counter tops, ss appliances, center island with breakfast bar open to living room with fireplace and dining room. Main level offers a beautiful full bath. Upstairs find 4 spacious bedrooms with high ceilings, skylights, laundry room and 3 full baths including a bright over sized master suite with sitting area, balcony, master bath/spa with double vanity sinks and walk in shower. Out back find a level yard with enormous deck for entertaining. That's not all! Lower level affords a theater room, bar and sitting room. This amazing home has it all including a high rated school system. Click on virtual tour icon for a 3D walk through offered on this property. Motivated seller.</p> <p><i>Listing Courtesy of Stacy Blake Realty LLC</i></p>								

New Listings: 7 (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>7 ● Active • <i>New, Active: 1/6/2024</i> <i>MLS ID: 170616695</i></p> <p>518 Scenic Rd</p> <p>Privacy awaits you! 4 bedroom, 3.5 bath very spacious Colonial in Orange in desirable neighborhood. Low traffic road, near Great River Golf Club. The home is situated on almost an acre and boasts serene views. Hardwood throughout. Bright kitchen, family room w/wood burning fireplace, formal dining room and bright sunroom with beautiful views. 4 beds on the upper level. Freshly painted throughout. Bathrooms were recently remodeled. All new windows! The lower level, which was recently remodeled, is perfect for a future in law setup, has a full bath and walkout to an enormous deck with a gorgeous view. Oversized 2 car garage. Conveniently located close to the Merritt Pkwy, Route 34, I95, restaurants & shopping and a few mins to the Milford Train Station. Won't last!</p> <p><i>Listing Courtesy of RE/MAX Right Choice</i></p>	Single Family	4/4	3,280 sq ft	40,510	1979	1/6/2024	\$645,000	\$197






Pending: 9

	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 - Continue To Show as of 2/12/2024 <i>MLS ID: 170610416</i></p> <p>477 Grace Trl</p> <p>Welcome to 477 Grace Trail. This home has three bedrooms, two bathrooms, kitchen, living room and laundry room all on the same level. The entry has a large window and desired closet. Walking into the living room you will see a beautiful stone wall to wall fireplace. The kitchen and primary bedroom allow access to an oversize deck with views of the backyard. Additionally, the home has a large finished lower level area which includes a bar, pool table and a fireplace! You will find the wide driveway and connected garage an added convenience. This ranch home on .73 +/- acres. Come in and see for yourself!</p> <p><i>Listing Courtesy of Colonial Properties Inc</i></p>	Single Family	3/2	2,517 sq ft	31,798	11/13/2023	\$469,000	2/12/2024	\$186
 <p>2 Pending • Under Contract as of 1/27/2024 <i>MLS ID: 170620602</i></p> <p>150 Wildrose Rd</p> <p>Welcome Home to your spacious, bright 4 bedroom 3.5 bath Center Hall Colonial with 1.22 acres on a peaceful cul-de-sac. The multistory front entry opens to LR, DR and powder room - then to the open country kitchen and family room with wood burning fireplace. Newer kitchen appliances include Subzero side by side refrigerator/freezer, GE Profile built in microwave, Wolf double wall ovens, Wolf 5 burner gas cooktop and Bosch dishwasher. French Door sliders open to deck and backyard. Right off the family room the Home Office has built-in cabinets and a bay window. Mudroom with full bath on this level. The Upper Level Primary Bedroom has new oak floors, walk in closet, and spa bath with whirlpool tub, separate shower, and 2 vanities. There are 3 additional bedrooms all with newly refinished hardwood floors. The hall bath has a laundry hook-up with included 2nd washing machine. In addition to 4 bedrooms on the upper level there is a large finished bonus room - the wall mounted TV on a flexible bracket is included. On the Lower Level you have a finished carpeted walk-out bonus room/playroom/exercise room. The main laundry room and pantry are on this level with washer/dryer, laundry sink, and additional refrigerator/freezer. Abundant storage in the unfinished part of the basement and the insulated and floored walk up attic. The Whole House 20 Kilowatt automatic standby Generac Generator with 500 gallon underground propane tank will add to your peace of mind. 3 car garage.</p> <p><i>Listing Courtesy of Brown Harris Stevens</i></p>	Single Family	4/4	4,128 sq ft	53,143	1/24/2024	\$995,000	1/27/2024	\$241

Pending: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 3 Pending • <i>Under Contract as of 12/22/2023</i> <i>MLS ID: 170611316</i> 307 Goose Ln	Condo/Townhouse/Apt. 3/4		2,599 sq ft	–	11/29/2023	\$699,900	12/22/2023	\$269
<p>Introducing a wonderful home within the vibrant 55+ community of Fieldstone Village. This well maintained home offers comfort and convenience. The house has an open concept which is perfect for entertaining or every day living. The living room with cathedral ceilings, hardwood floors and gas fireplace opens to the dining room and the kitchen. The kitchen has granite counters, stainless steel appliances and wood floors. There is a 1st floor laundry room with a large closet near the entrance to the attached 2 car garage. There is also an eating nook and a small all-windowed sitting area which has sliders to a deck. This light filled residence features 3+ bedrooms and 3 1/2 baths. There is an office with a closet on the 1st floor. The 2nd story has a loft and a bedroom with a full bath and a generous amount of storage. The upstairs is carpeted. The lower level has a bonus space and an additional bedroom and full bath. Fieldstone is located 1.5 miles from the Merritt Parkway. It is convenient to shopping, dining and recreational activities. Fieldstone Village has many amenities which include a heated pool, tennis courts, bocce courts and a clubhouse. Come see this vibrant community today!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 4 Pending • <i>Under Contract as of 1/20/2024</i> <i>MLS ID: 170616658</i> 411 Janet Ln	Single Family	3/2	1,868 sq ft	40,075	1/3/2024	\$600,000	1/20/2024	\$321
<p>Welcome to your dream home in Orange, CT! This fully remodeled split-level gem is ready for you to make it your own. Step into the inviting, open floor plan with a sparkling kitchen featuring white marble counters and backsplash. The huge island is perfect for entertaining during every holiday gathering! Upstairs boasts three bedrooms and a full bath. The lower level features a fully renovated living room with a convenient powder room. Step outside to the expansive, open yard â perfect for outdoor fun and activities. An attached extra garage is ready to house all your toys! But that's not all â an additional driveway and a quaint shed complete the picture of this sunny haven. Enjoy the flat, sunny open yard, perfect for creating lasting memories. An attached two-car garage adds to the convenience of this home. Located in the award winning Amity School District and Peck Place Elementary, this neighborhood offers charm and everything that the town of Orange has to offer! This property comes with a host of updates, including new 2023 Marvin windows and doors. The kitchen underwent a full remodel in 2020, featuring marble counters, hardwoods, soft-close drawers, an enormous refrigerator/freezer combo, modern lighting, skylights, and more. Don't miss out on this incredible opportunity to call this fully renovated house your home! Act now and set up a showing to experience the warmth and charm of this Orange, CT residence. Your dream home awaits â seize the moment!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 5 Pending • <i>Under Contract - Continue To Show as of 1/10/2024</i> <i>MLS ID: 170609238</i> 372 Lambert Rd	Single Family	4/3	2,318 sq ft	30,492	11/11/2023	\$525,000	1/10/2024	\$226
<p>Back on the market, buyer financing fell through! This quintessential, New England cape has everything you're looking for in a home! As you enter the front door, you're greeted with hardwood floors throughout and beautiful, custom built-ins around the fireplace. The dining room and spacious, expanded kitchen open up to a perfect family/breakfast room. There is a first floor primary bedroom with en-suite that is perfect for aging in place! The bedroom features stunning vaulted wood ceilings, a deck overlooking the back yard, and ample closet space. The half bath completes the first floor. The beautiful hardwood floors extend upstairs where there are three bedrooms and a full bathroom. The basement is dry and features a newer on demand hot water heater and plenty of space to add a finished room! Outside, there is an expanded two car garage with a finished room off the back that is perfect for your home office/workshop. The location of this home is ideal with close proximity to shopping, I95 and the Merritt Parkway. With award winning Amity school system, this home is a must see!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>6 ⦿ Pending <i>*Under Contract as of 2/2/2024</i> <i>MLS ID: 170612628</i></p> <p>396 Lambert Rd</p> <p>Single Family 3/2 2,078 sq ft 33,976 11/29/2023 \$543,000 2/2/2024 \$261</p> <p>Welcome to this exquisite ranch-style home with charming brick siding, perfectly situated in the highly sought-after area of Orange, CT. Conveniently located just a quarter mile from Boston Post Rd, this recently renovated property offers a seamless blend of modern elegance and classic French Country style. Step into the home and be captivated by the tastefully updated interior. The main level showcases a beautifully renovated kitchen, complete with stainless steel appliances, granite countertops, and luxurious limestone flooring. An overhang countertop offers a convenient spot for quick meals, while the nearby dining room is perfect for formal gatherings. The cozy living room boasts a wood fireplace, creating a warm and inviting ambiance. 2 exterior doors lead to the back deck and front of the house, providing the ideal indoor-outdoor flow for entertaining or simply enjoying the serene surroundings. On the main level, you'll find two spacious bedrooms, both offering comfort and ample natural light. The lower level features an additional bedroom and flexible living space that can be utilized as either a fourth bedroom or a home office. The full bathroom is thoughtfully designed with a walk-in shower, jacuzzi, and a stylish vanity with marble top. Hardwood flooring graces the upper level, while the lower level features easy-to-maintain vinyl flooring.</p> <p><i>Listing Courtesy of Milas Realty Advisors</i></p>								
 <p>7 ⦿ Pending <i>*Notice of Lis Pendens, Under Contract - Continue To Show as of 1/15/2024</i> <i>MLS ID: 170606086</i></p> <p>643 Orange Center Rd</p> <p>Single Family 3/2 1,584 sq ft 16,552 10/24/2023 \$374,900 1/15/2024 \$237</p> <p>Circa 1900 3 Bedroom, 2 full bath Colonial in need of updating offers the great opportunity to live in central Orange where New England charm abounds. Located in the Historic District that is recognized by the National Registry of Historic Places, this home has been partially updated periodically over the years, while retaining the exterior charm and character. The main level has hardwood floors in the living room, dining room and kitchen and a full bath with shower stall. The second floor is home to 3 bedrooms, each carpeted, walk up attic storage and full bath with tub shower. There are 2 staircases, one in the front hall and another back staircase to the kitchen. The gas furnace is newer as is the central air. Enjoy the spacious lot, convenient access to town hall, library, churches and Orange's community center, home to annual country fair, weekly farmer's markets, summer concerts, car shows and indoor swimming pool for Orange residents' use.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>8 ⦿ Pending <i>*Under Contract - Continue To Show as of 1/10/2024</i> <i>MLS ID: 170595670</i></p> <p>221 Wilson Rd</p> <p>Single Family 3/2 2,505 sq ft 48,351 9/5/2023 \$660,000 1/10/2024 \$263</p> <p>Discover easy living in this beautifully remodeled contemporary ranch, located in desirable Orange. Featuring 3 bedrooms and 1.5 bathrooms across an estimated 2,505 sq.ft. of heated space between main and lower levels, details include vaulted ceiling & a cozy fireplace in the living room and a remodeled eat-in kitchen with granite countertops, Fabuwood cabinets, custom tile backsplash, and luxury vinyl waterproof flooring throughout. The primary bedroom offers sophistication with built-ins, while two additional bedrooms provide ample space. The full & half bathrooms each boast tasteful upgrades. The lower level offers a spacious family room, a versatile bonus room which may serve as a home office, gym, or additional bedroom, and even a custom wine cellar! Essential updates include a new 200-amp electrical service & wiring throughout, new roof, an entirely new HVAC system - including propane furnace and AC system w/ new ductwork for year-round comfort, plus a new tankless water heater which ensures hot water on demand and energy efficiency. Outdoors, a newly installed two-level paved patio beckons for relaxation on the spacious 1.11-acre lot. Proximity to amenities and a mere 10-minute drive to the beach make this home's location truly exceptional. This remarkable property combines modern luxury and functionality to create a more refined lifestyle, with a captivating mix of indoor and outdoor living spaces. Don't miss out on the opportunity to make this your forever home!</p> <p><i>Listing Courtesy of Realty Exclusive LLC</i></p>								

Pending: 9 (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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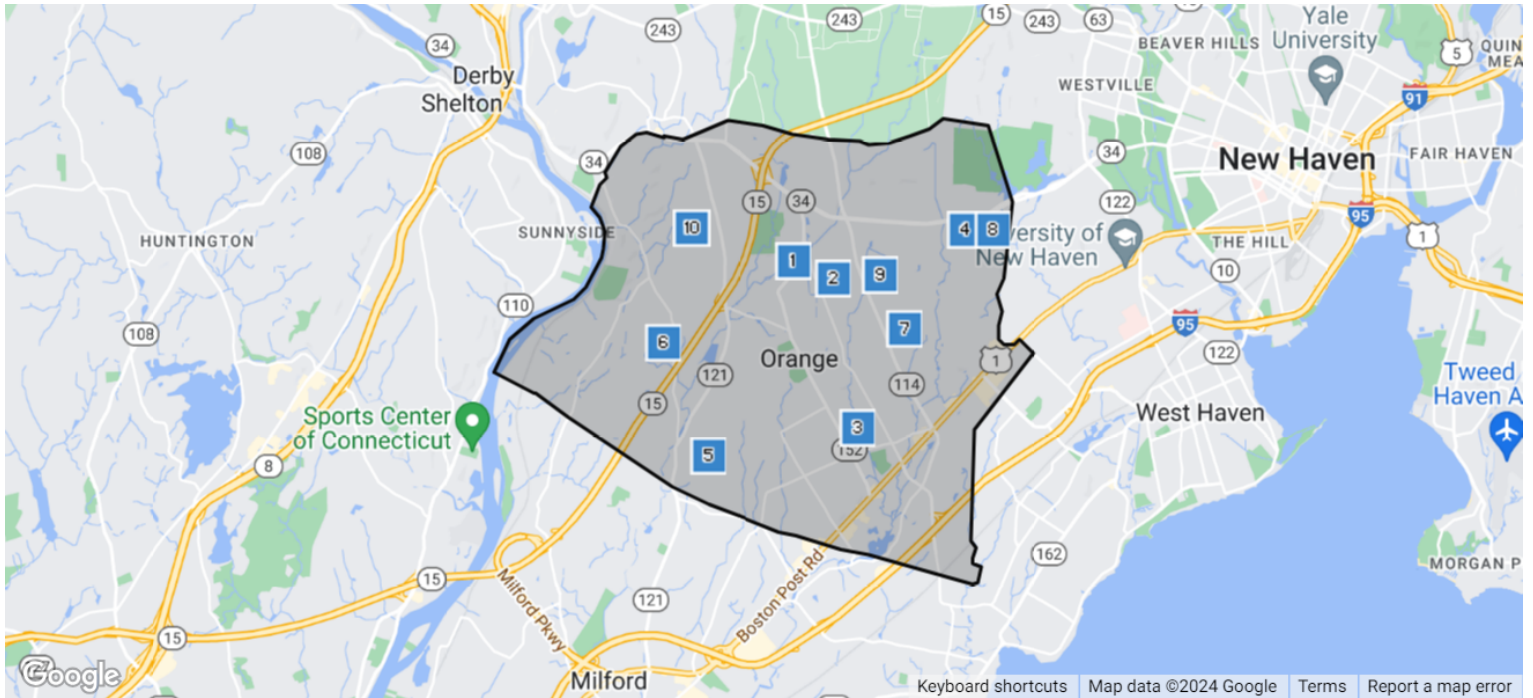


9 **⦿ Pending** **Under Contract as of 12/18/2023* *MLS ID: 170568002*

14 Morning Glory Dr Single Family 5/5 4,350 sq ft 60,984 5/5/2023 \$1,650,000 12/18/2023 \$379

Introducing a stunning new construction colonial home boasts a welcoming stone front entry porch, triple front windows, and garage, all accented with a sleek and stylish metal standing seam roof. As you step through the front door, you are greeted by a grand two-story foyer with exquisite finishes. To your left, you'll find two French doors leading to your private home office, while on your right, an elegant formal dining room awaits. Continue into the grand family room, which is open to the chef's kitchen featuring a 5x9 breakfast bar that easily accommodates up to four people, as well as a sunny breakfast nook. The home has oversized windows that generously allow for an abundance of natural light, creating a warm and inviting atmosphere. The 5-inch oak plank floor adds a touch of elegance. On the second level, you'll discover a luxurious primary bedroom suite with an exquisite bathroom. The bathroom features two walk-in closets, a private dressing room, double sinks, a walk-in shower, and a soaker tub for ultimate relaxation. The attention to detail in this house is impeccable, with crown molding, oversized doors, and quality finishes. The second level also features additional bedrooms and a catwalk that allows for an open feel, perfect for families and entertaining guests. Located in the award-winning Amity school district. Quality Olsen built home.

Listing Courtesy of Coldwell Banker Realty



Closed: 10

	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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1 Closed • Sold Date: 2/9/2024, MLS Listing 170614574: 12/12/2023 MLS ID: 170614574

132 Pardee Manor Rd Single Family 3/2 1,928 sq ft 31,363 1962 2/9/2024 \$565,000 \$293




HIGHEST & BEST offers due by Monday 12/18 at 7PM. Decision will be made Tuesday Afternoon Immerse yourself in the charm of this meticulously maintained family home, a single-level living ranch that has been cherished by one family since 1962. Step through the welcoming foyer into the open living room and dining room, adorned with abundant natural light, cozy fireplace and stunning hardwood floors. The eat-in kitchen boasts stainless steel appliances and a breakfast nook, seamlessly connected to a screened-in porch à the ideal spot for your morning coffee. A versatile den/family room/home office, complete with custom built-ins, offers flexible living spaces to suit your needs. This residence features three bedrooms, with the primary bedroom having its own full bathroom. Some fantastic updates include a brand-new furnace & hot water heater, and some updated windows, complemented by central air cooling to enhance your comfort. The full unfinished basement provides abundant storage and potential for additional living space. Outside, the manageable-sized manicured lawn, landscaped beds, and inviting patio create an idyllic outdoor space for relaxation. Three zone irrigation system! Located in Central Orange, you'll be immersed in the best of what the town has to offer, with convenient access to everything you could need. The renowned Amity School District further adds to this home's appeal. Don't miss the opportunity to make this cherished family home your own!

Courtesy of Coldwell Banker Realty




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>2 Closed • Sold Date: 2/9/2024, MLS Listing 170607246: 10/28/2023 <i>MLS ID: 170607246</i></p> <p>676 Royal Ln</p> <p>Single Family 3/3 2,647 sq ft 31,363 1962 2/9/2024 \$630,000 \$238</p> <p>Due to unfortunate hardship, the buyers are unable to complete this purchase. Now is your chance to scoop up a TRUE ranch style home on a cul-de-sac! Recently, it underwent some fantastic upgrades. All the wallpaper has been removed, giving it a fresh and modern look, with a brand-new paint job that adds to the appeal. Say goodbye to carpeting because it has been replaced with beautiful wood flooring, providing a warm and inviting atmosphere. But that's not all-this house is also equipped with two brand-new septic tanks and a state-of-the-art radon system, ensuring safety and convenience for its residents. A new, full-size generator also ensures continuous power for your home all year round. And to top it off, a new hot water heater too. This home boasts a living room with an oversized bay window, fireplace and sliders that lead to a partially covered patio overlooking the yard with mature trees. Relax in the 3-season sunroom while reading a good book. The eat-in kitchen features granite countertops, a breakfast nook, and more. The master suite is complete with a dressing area and a full bath for ultimate relaxation. The family room includes bookshelves, a charming wood stove, 1/2 bath and even offers the possibility of converting into a fourth bedroom if needed. With a walk-up attic, basement and mudroom with laundry, you'll have plenty of space to store all your belongings. Let's not forget about the award-winning Amity school system!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>3 Closed • Sold Date: 2/5/2024, MLS Listing 170614670: 12/30/2023 <i>MLS ID: 170614670</i></p> <p>417 Barton Dr</p> <p>Single Family 3/2 1,784 sq ft 47,044 1959 2/5/2024 \$550,000 \$308</p> <p>A wildlife lover's paradise! Convenient central Orange location in a quiet subdivision backing up to a large tract of forest with beautiful views of Indian River. Extensively renovated and landscaped in 2019 with new siding and Andersen windows throughout. This Ranch home boasts an open Kitchen/Family Room with SS appliances, 21'x10' deck and covered porch-Family Room with LVT flooring and sliding door with fenced in bluestone patio (27'x23')-perfect for pets. A two-sided wood fireplace with raised hearths in Living Room and Family Room adds an understated elegance and charm. Entertain with ease in the Dining Rm. The Primary Bedroom has a new ensuite full Bath with tile & glass shower. Two additional bedrooms, one is being used currently as a home office; and a second new full tiled Bath with quartz vanity and laundry area (12'x8'). Hardwood floors, Large lower level allows for expansion. 2-bay garage, city water, new front walk, septic tank-1250 gal-10/2023, in-ground oil tank removed 11/2023, new all-house fan-12/2023, split unit in Family Room/Kitchen(heat & AC)-2019, washer and dryer, and more! Easy access to popular attractions, shopping, restaurants and major routes. Convenient to downtown New Haven and the Metro North Railroad. This is a well-loved home with one owner since construction in 1959! Just move in and enjoy the natural beauty of this property. SUBJECT TO PROBATE COURT APPROVAL (in process).</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>4 Closed • Sold Date: 12/27/2023, Public Record <i>MLS ID: -</i></p> <p>646 Chestnut Ridge Rd</p> <p>Single Family 3/2 1,296 sq ft 20,038 1934 12/27/2023 \$200,000 \$190</p> <p>-</p>								

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>5 Closed • Sold Date: 12/7/2023, MLS Listing 170600631: 9/27/2023 <i>MLS ID: 170600631</i></p> <p>418 Clark Ln</p> <p>Single Family 4/3 2,026 sq ft 40,510 1963 12/7/2023 \$742,500 \$366</p> <p>Welcome home to 418 Clark Lane, where comfort meets style and sophistication. Upon entering this 4 bed, 2.5 bath home you'll soon discover this is not your typical colonial. High ceilings, open concept floor plan, hardwood floors, elegant moldings, gracious custom arches and a location that is 'par' to none are just a few of the highlights of this fabulous property. An inviting entryway leads to the living room with an oversized picture window and fireplace. The kitchen has been updated with stainless steel appliances, gas cooking, built-in microwave, granite countertops and opens up into the dining area with sliders out to your backyard oasis. Step down from the kitchen into your spacious, yet cozy family room with another set of sliders out to the covered patio/deck. A 1st flr bedroom, powder room and separate laundry room complete this level. Head upstairs and find the primary bedroom with double closets and an attached full bath. Two more bedrooms and a full bath with tub/shower combo are located on this floor. Bonus - lower level space adds an additional 500 sqft, perfect rec room or playroom. If you enjoy entertaining you'll love the resort-like backyard with a beautiful covered patio, tiered deck and hot tub located directly on the 15th tee of Grassy Hill Country Club. This convenient location is just 15 mins to Downtown New Haven, Hospitals and Yale, 3 miles to the Milford train station and close to shops and restaurants! This home is a "hole in one!"</p> <p><i>Courtesy of Seabury-Hill REALTORS</i></p>								
 <p>6 Closed • Sold Date: 11/30/2023, MLS Listing 170590598: 8/10/2023 <i>MLS ID: 170590598</i></p> <p>614 Douglas Dr</p> <p>Single Family 4/4 4,476 sq ft 87,555 1987 11/30/2023 \$650,000 \$145</p> <p>If you enjoy entertaining then you will love this home! Custom designed 4 bedroom Ranch offers over 3,200 sq. ft. of living space. This lovely home is located on a cul de sac nestled on 2 private acres. The home has lots of wonderful amenities such as a 3 car garage, Central Air, newly built Trex deck, central vacuum, 2 fireplaces and more! The tiled foyer with a vaulted ceiling includes a powder room. The well designed Eat-in-kitchen has a center island with separate sink, stone counter tops, appliances including double ovens and lots of cabinets and counter top space. A main level laundry room is conveniently tucked away right off of the kitchen. The Sunken Family room flows nicely off of the Kitchen. The FR is well equipped with custom glass front cabinetry, raised hearth fireplace, cathedral ceiling with skylights, hardwood floors and French doors that lead to a 3 season porch and a wonderful deck. The open floor plan gives easy access to the formal Dining room which has a vaulted ceiling and to the spacious Living room (23âx17â).The large Master bedroom suite offers a walk-in closet, fireplace and a full bath which includes a skylight, whirlpool style tub and a separate shower. There also is a main level office. The lower level includes approximately 1,260 sq. ft. of additional finished living space. This includes another bedroom, beautiful full bath and a large recreation room and game room which is heated with baseboard electric heat. See additional remarks</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 <p>7 Closed • Sold Date: 11/15/2023, MLS Listing 170603143: 10/9/2023 <i>MLS ID: 170603143</i></p> <p>518 Ferry Rd</p> <p>Single Family 3/2 1,957 sq ft 28,749 1952 11/15/2023 \$536,000 \$274</p> <p>Introducing this charming Cape, offering an opportunity to immerse yourself in all that Orange has to offer. Boasting versatile space to cater to the diverse needs of modern living, this home features an expansive open-plan living area seamlessly integrating the kitchen, dining room, and a 400+/- square foot family room with an abundance of natural light and a cozy propane stoveâan ideal space for both entertainment and relaxation. The main level showcases elegant hardwood floors, a formal living room with a fireplace, a full bathroom, and a versatile first-floor bedroom/office. Ascend to the upper level to discover two generously sized bedrooms and a full bath, complete with a walk-in closet in the primary bedroom. The kitchen stands as a focal point, featuring granite countertops and stainless steel appliances. The partially finished basement offers flexible space to meet your specific needs, accompanied by ample storage and a laundry area. Outside, the property boasts a spacious deck, ideal for the changing seasons of New England around a cozy firepit. Additional amenities include a two-car garage, mudroom, two storage sheds, and a 5-zone irrigation system. Nestled within a wonderful community, this home offers a multitude of features to meet your lifestyle. Schedule your showing today and experience the charm of this home firsthand!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								

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>8 Closed *Sold Date: 12/26/2023, MLS Listing 170603002: 10/11/2023 MLS ID: 170603002</p> <p>308 Great Oak Rd</p> <p>Welcome to this beautifully maintained 3 bedroom,2 1/2 bath Ranch located in a quiet neighborhood. This turn-key home has been renovated from top to bottom. Step inside the foyer, you are greeted by HW flooring, crown molding, and wainscoting throughout. The LR has a large bay window that fills the space with natural light and a fireplace which creates an inviting atmosphere for relaxing and entertaining. Adjacent to the LR, the DR is just right for intimate meals or hosting gatherings. The DR seamlessly connects to the eat-in kitchen, creating a space that is not only functional but also a chef's delight, with ample granite countertops, and cabinets. Beside the DR, there is a cozy den with lots of windows overlooking the private backyard. Off the kitchen, there is a 1/2 bath, and a large composite-covered back deck where you can sip your morning coffee, read a good book, or enjoy the rain. There are three spacious bedrooms, an updated full bath, and a walk-up attic. One of the standout features is the additional 1000 sq. ft. finished lower level. This living area has been remodeled with laminate wood flooring, a large pantry, an office/exercise area, and a full bath. Enjoy an oversized two-car garage with space for a workbench and storage. Whether you are looking for your first home, a larger home, or want to downsize this home is for you. Along with an award-winning school system, proximity to RT 15 & RT 34, and great shopping and restaurants.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,672 sq ft	30,056	1955	12/26/2023	\$602,000	\$225
 <p>9 Closed *Sold Date: 12/1/2023, Public Record MLS ID: -</p> <p>71 Hampton Close</p> <p>-</p>	Single Family	4/5	4,182 sq ft	40,075	2004	12/1/2023	\$700,000	\$239
 <p>10 Closed *Sold Date: 1/3/2024, MLS Listing 170600433: 9/30/2023 MLS ID: 170600433</p> <p>369 Hilltop Rd</p> <p>Location, condition and price support make this property a great deal in a sparse market! MAKE AN OFFER. Huge value in this sprawling ranch in a quiet and very convenient location off Grassy Hill Road, minutes to Merritt Pkwy or downtown NEW HAVEN. New quality siding and Anderson windows throughout. Your ideas for an open floor plan would make this a home run! Hardwood floors, and generous sized rooms. The basement is huge for storage or whatever, no sump AND generator included!. The mechanics and oil tank are updated. The garage is huge! This custom built family built home is mint from driveway drainage, great walkway to front door, and a pumping system from a pond in the backyard for sprinkler use! There is also electricity back there from an above ground pool. Yard goes way into the woods. Sit on your screened in porch abutting family room with beautiful fireplace, wood and coal insert. OR change the porch to a three season porch! Super private yard. Needs paint throughout, but the new windows and mint hardwood flooring will immediately shine with paint! Just change this huge kitchen and you are done! Clean, ready to go!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,878 sq ft	42,688	1968	1/3/2024	\$440,000	\$234

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