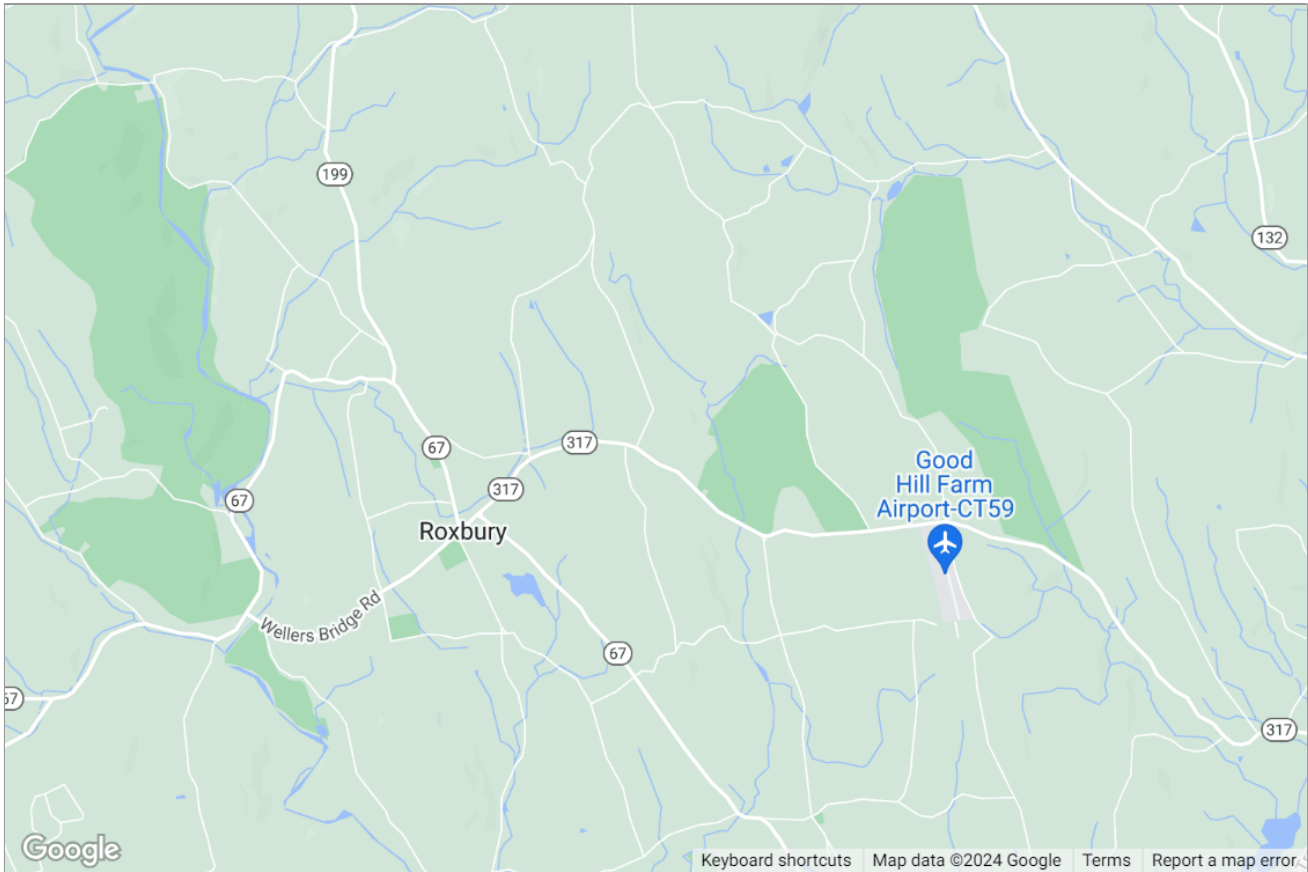


MARKET ACTIVITY REPORT

Roxbury, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: Broker@ctreb.com

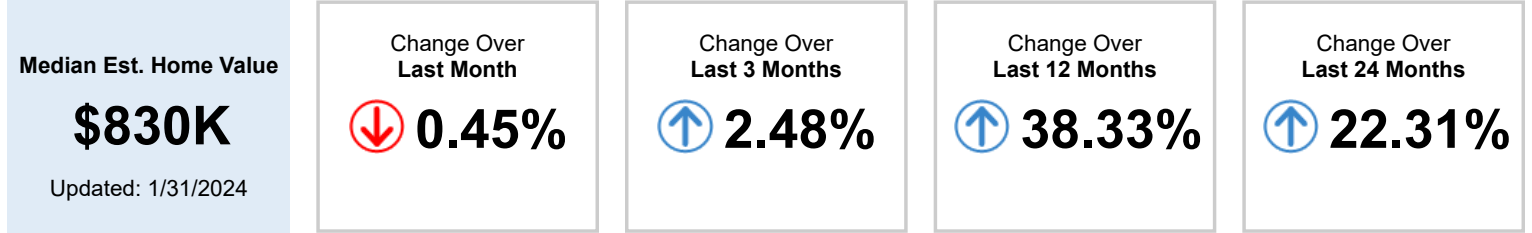
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Roxbury, Connecticut

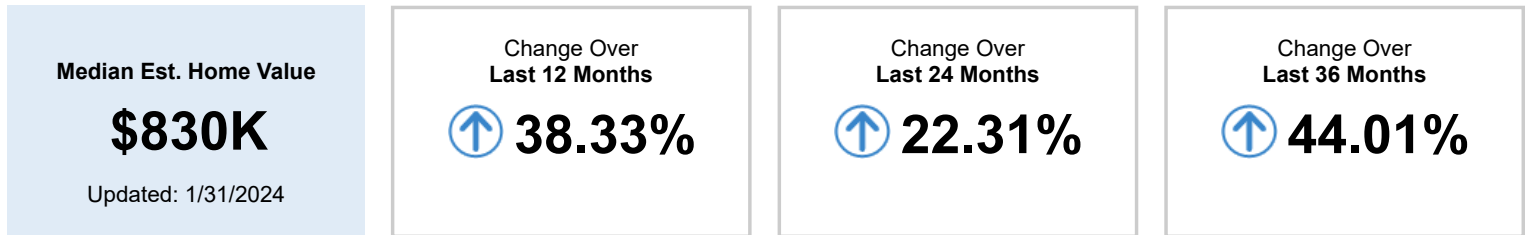
Market Snapshot: Estimated Home Values



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

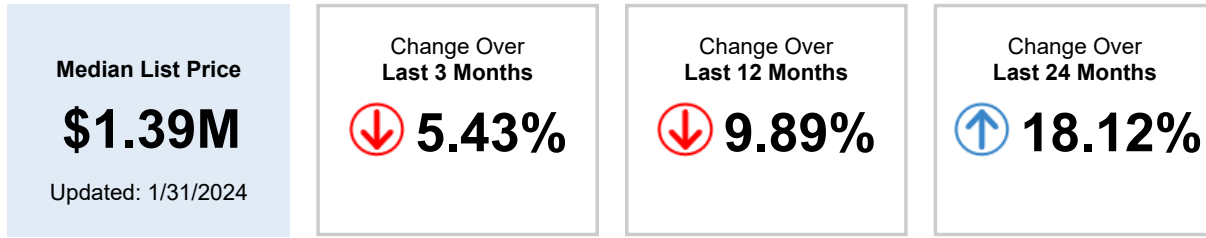


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price

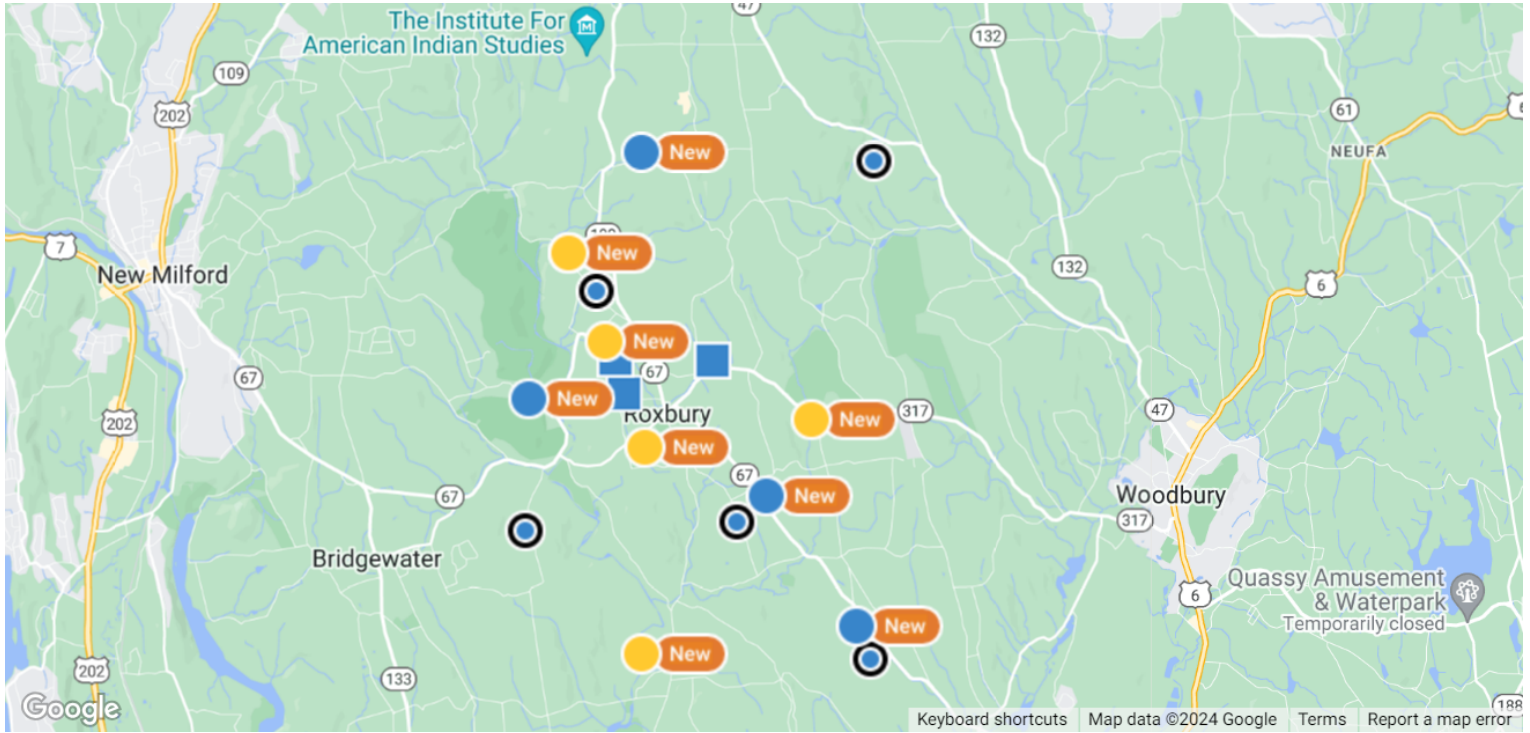
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

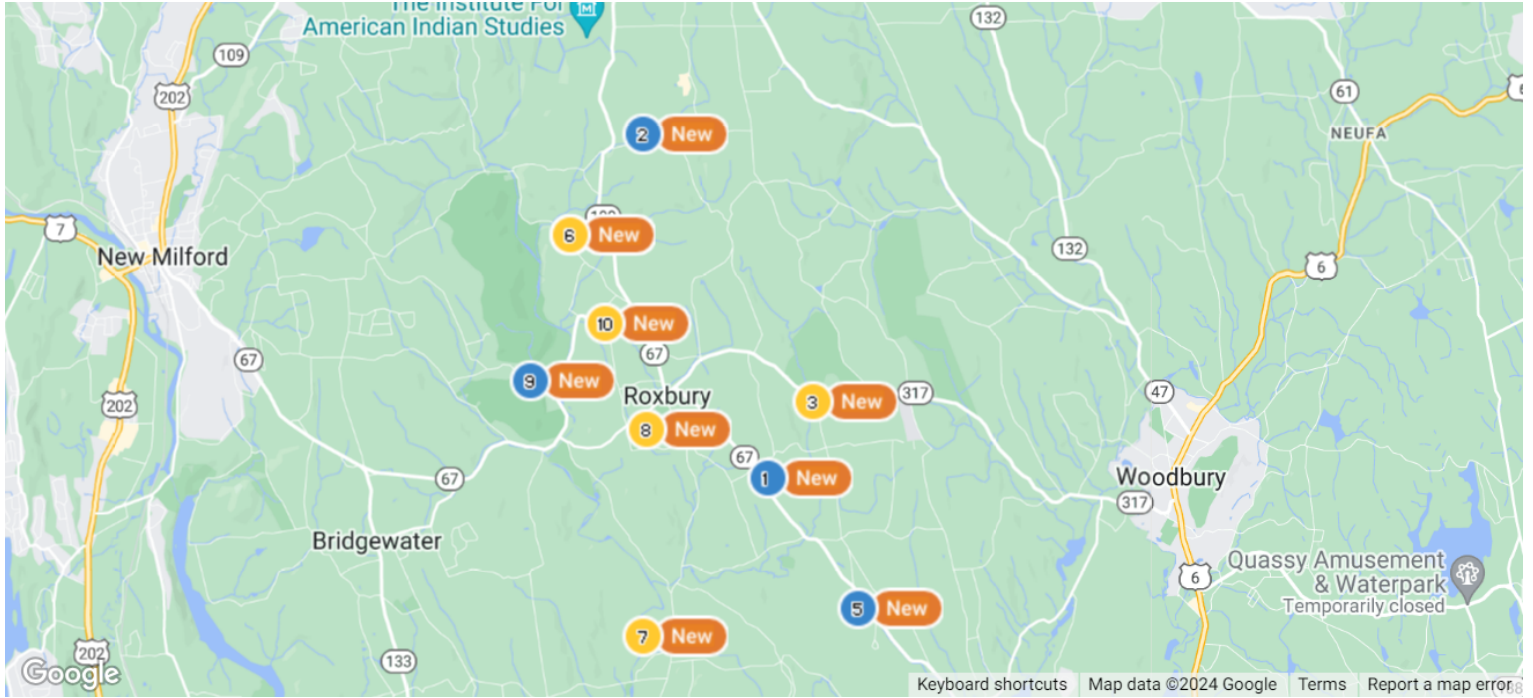
Market Activity Summary Stats



Search Criteria | **Location:** Roxbury, 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

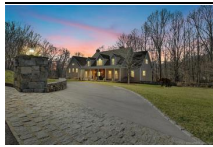
	 New Listings	 Pending	 Closed
Number of Properties	10	5	3
Low Price / Value	\$2,000	\$599,999	\$1,300,000
Median Price / Value	\$17,500	\$1,295,000	\$1,400,000
High Price / Value	\$1,385,000	\$3,250,000	\$3,000,000
Average Price / Sq. Ft.	\$144	\$471	\$383
Median Price / Sq. Ft.	\$8	\$443	\$361
Average Days in RPR	34	180	186
Median Days in RPR	24	200	225
Total Volume	\$4,835,500	\$8,434,999	\$5,700,000

Roxbury, Connecticut



New Listings: 10

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



1 ● Active • New, Active: 2/7/2024 MLS ID: 170623472




68 Carriage Ln

Single Family 5/5 4,102 sq ft 228,254 2004 2/7/2024 \$1,200,000 \$293





Amazing opportunity to own this remarkable home with fabulous 1,039 square feet in-law apartment. Upon entering this spacious home, you are greeted with a dramatic great room with soaring ceilings, massive stone fireplace, random width oak flooring, gothic columns and built-in cabinetry. Beautiful westerly views are off the back of this room as well as a new 55' deck overlooking acres of wooded land. The 1st floor master bedroom has a huge walk-in closet, luxury bath and office. On the 2nd floor, there are 2 very generous sized bedrooms with a full bath between them. Also, off one of the bedrooms is a large playroom or additional office. The closets attached to each bedroom are amazing with even more storage behind them. Off the kitchen on the main floor is a 5'x11' laundry room with access to the deck. An additional front entry takes you to steps leading to the in-law, teenage or guest suite which can also be accessed from the main house. The 4 room apartment consists of 2 bedrooms, living room with fireplace & kitchen with large dining area. Additionally, there is a laundry and 1.5 baths. The living room has access to a romantic new outdoor balcony/deck. The huge unfinished basement has the potential for another 2,106 square feet. The full basement is dry, has windows and sliding glass doors leading to the outdoors. Some partitioning has been done. The oversized 3 car garage is heated and just a few steps down from the hallway off the laundry room.

Listing Courtesy of Coldwell Banker Realty

New Listings: 10 (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: 11/21/2023</i> <i>MLS ID: 170610995</i></p> <p>76 Davenport Rd</p> <p>Magically enchanting, nestled, literally, into a private Roxbury hillside, this unique "bermed earth shelter home" of stone, stucco and slate overlooks nearly 8 acres of professionally landscaped grounds, a gunite pool, stone patios, seasonal views and an active year round stream. The approach over the bridge, along a gentle sloping winding driveway opens to a lush, intimate setting of mature grounds graced with an extraordinary, architectural creation that blends the building into the landscape more harmoniously than a conventional home, with the earth providing soundproofing. The architect, Louis O. Roberts, designed a structure less susceptible to the impact of extreme outdoor air temperatures with energy efficient passive solar. Earth-sheltered houses also require less outside maintenance. Additional features include a newer septic system, central air and two stone fireplaces, a lower level, walkout studio space with conversion opportunities for more bedrooms and a bath. This is a rare opportunity to own a property of special provenance in a highly coveted estate area of Roxbury. The price reflects some required updates.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	2,445 sq ft	335,412	1989	11/21/2023	\$1,385,000	\$566
 <p>3 ● Active • <i>New, Active: 11/29/2023</i> <i>MLS ID: 170612540</i></p> <p>229 Good Hill Rd</p> <p>Winter/Spring Rental: Available Dec 28 - May 31. Experience the charm of a beautifully maintained Colonial reproduction set on 4.5 acres. This 2,700 sq ft gem features four spacious bedrooms, including a master suite with a sweetheart balcony and en suite bathroom, and a fireplace-adorned secondary bedroom. Enjoy the warmth of wood-burning fireplaces in the formal dining room, living room, and den. The kitchen shines with granite countertops, stainless appliances, and skylights. The property boasts pinewood flooring, elegant paneling, a full basement with extensive storage, and a two-bay garage with unique tractor storage. Relish the outdoor beauty from an elevated deck overlooking a level lawn and mature landscaping. Prime location near Roxbury Land Trust, Maple Bank Farm, Mayflower Inn, and Woodbury's dining. A winter haven awaits you!"</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,743 sq ft	196,891	1983	11/29/2023	\$6,000 mo.	\$2
 <p>4 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623403</i></p> <p>10 Sentry Hill Rd</p> <p>Featured in CTC & G January, 2024 Issue! Striking Modern Renovation of Artist's home in private, much sought after location in the rural Litchfield Hills. On a quiet country road, surrounded by woodlands, this 3-bedroom, 2 bath home rests on five acres with a gentle stream running through it. State of the art chef's kitchen with all new appliances including a wine cooler. Great Room with beams, soaring ceilings, hardwood floors and wood-burning fireplace. Outdoor deck for relaxing and listening to the quiet rush of the stream. Fully-fenced backyard, BBQ Grill, Fire Pit. Central Air. Ideally situated for hiking and birding in the thousands of acres of Roxbury Land Trust & Steep Rock Preserves. Lake activities and near by the Shepaug River, local farmstands, local fairs, antiquing, cultural venues as well as wonderful restaurants and shops. Golf and tennis nearby. This home is close to the charming Town of Roxbury, minutes to Washington Depot and 90 minutes from NYC. NB: This listing is located above a 1 BR apartment, which is currently closed off from the Main House. You have your own, private, front door entrance and deck and exclusive access to washer and dryer RATES FOR MARCH 15-JUNE 15, 2024 as follows: Main House- \$4,000/mth ADD 1 BR apt- \$5,250. SUMMER MONTHS, 2024: MAIN HOUSE -\$6,000 ADD 1 BR Apt- \$7,850. Plus, utilities & \$300 cleaning fee. Inquire for shorter or longer stays. Must See! One bedroom apartment listed separately as MLS #170623688</p> <p><i>Courtesy of Klemm Real Estate Inc</i></p>	Single Family	3/2	1,260 sq ft	224,334	1978	2/8/2024	\$4,000 mo.	\$3

New Listings: 10 (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>5 ● Active • <i>New, Active: 12/4/2023</i> <i>MLS ID: 170613389</i></p> <p>95 Transylvania Rd</p> <p>Welcome to the one of a kind, 95 Transylvania Rd! This timber frame, constructed in 1998, sits on ~4.78 manicured acres nestled amongst the forests of Fawn Woods. A two leveled lot offers ample room for entertaining, hobby projects, and gardening. Inside, you will be greeted with a grand foyer, with high ceilings and charming rafters. A stone fireplace sits as the epicenter of the great room. Further up the chimney, enjoy a second fireplace in the primary suite, perfect for cold winter nights. The first floor takes advantage of an open floor plan, perfect for hosting guests. This ties in nicely with the large kitchen, with its graciously sized center island. Upstairs, you will find the three bedrooms. The two bedrooms adjacent to the primary suite, offer a Jack & Jill style bathroom and laundry chute straight to the partially finished basement. Nestled amongst the front dormers, each room offers incredible charm and rustic frame work throughout. All rooms enjoy an abundance of natural light throughout the day. On the western pad of the lot, sits a generously sized two story barn, large enough to accommodate multiple vehicles/equipment. Perfect for hobbyists, this space is well suited to be used as a workshop or studio. Open space on the first floor offers endless possibilities, while the second floor has been used as a woodshop. The barn is powered and has plumbing roughed in up to the house for future expansion/improvement.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	3,540 sq ft	208,216	1998	12/4/2023	\$850,000	\$240
 <p>6 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623688</i></p> <p>10B Sentry Hill Rd</p> <p>Featured in CTC & G January, 2024 Issue! Striking Modern Renovation of Artistâs home in private, much sought after location in the rural Litchfield Hills. On a quiet country road, surrounded by woodlands, this 1 bedroom/ 1 bath apartment, is located beneath the main house and may be rented with the Main House or completely closed off on its own. Ideally situated for hiking and birding in the thousands of acres of Roxbury Land Trust & Steep Rock Preserves. Lake activities and near by the Shepaug River, local farmstands, local fairs, antiquing, cultural venues as well as wonderful restaurants and shops. Golf and tennis nearby. This home is close to the charming Town of Roxbury, minutes to Washington Depot and 90 minutes from NYC. RATES FOR MARCH 15-JUNE 15, 2024 as follows: 1 BR apt- \$2,000/month or whole house-\$5,250. SUMMER MONTHS, 2024: 1 BR Apt- \$2,700 or whole house-\$7,850. Plus, utilities & \$300 cleaning fee. Inquire for shorter or longer stays. Must See! Main House listed separately as MLS #170623403.</p> <p><i>Courtesy of Klemm Real Estate Inc</i></p>	Single Family	3/2	1,260 sq ft	224,334	1978	2/8/2024	\$2,000 mo.	\$2
 <p>7 ● Active • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170621415</i></p> <p>270 South St</p> <p>Very nice contemporary style three bedroom house for rent in bucolic Roxbury. Modern kitchen, with SS appliances & SubZero. Hdwd floors. A/C provided by highly efficient heat pump mini split units. Beautiful light drenched rooms, interior freshly painted. Very private setting screened from the road with a separate studio building useful as a gym, large home office, art studio, man-cave or she-shed. Beautiful stone work including a large stone patio, covered deck and small but accessible yard for outdoor enjoyment. Very close to many Roxbury Land Trust hiking trails, yet convenient to shopping and local attractions. Available furnished or if you prefer, unfurnished for same rent.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	2,028 sq ft	87,120	1990	1/31/2024	\$3,500 mo.	\$2
 <p>8 ● Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170621462</i></p> <p>37 South St</p> <p>June \$10k, July \$10k, Aug \$12k. Utterly Charming In-Town Delight with New Heated Pool. 2 Bedroom, 2.5 Bath Main House + 1 Bedroom, 1 Bath Guest House with Separate Kitchen. Moments From Library, General Store & Town Tennis Courts. Inviting Eat-in Kitchen with Dining & Seating Area. Separate Formal Dining Room. Large Living Room with Fireplace. 2 En-Suite Bedrooms. Brand New Pool with Separate Pool House. Comfortably Furnished and Well Appointed. Ready for Summer 2024!</p> <p><i>Courtesy of Klemm Real Estate Inc</i></p>	Single Family	3/4	1,700 sq ft	148,975	1815	1/29/2024	\$10,000 mo.	\$6

New Listings: 10 (cont.)

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



9 ● **Active** • *New, Active: 1/3/2024* *MLS ID: 170616549*

118 Chalybes Rd W Single Family 6/5 4,260 sq ft 225,640 1730 1/3/2024 \$1,350,000 \$317

"River View" is a stately colonial with direct views of the Shepaug River and one of its waterfalls can be heard from house and grounds. The original dwelling was built in 1730, and a wing was added in 1920. The home has been lovingly preserved with modern amenities added over the years. Three main bedrooms offer working fireplaces! Two more fireplaces are on the main level (LR and DR). Many of the rooms boast the original wide-planked floors, trim and moldings. The roof is new as of Dec 2023. There is an office off the kitchen with another full bath and a year-round multi-use enclosed porch. The laundry is conveniently located off the kitchen. Add to this there is a privately located two-bedroom guest cottage with LR fireplace.

Listing Courtesy of Bain Real Estate

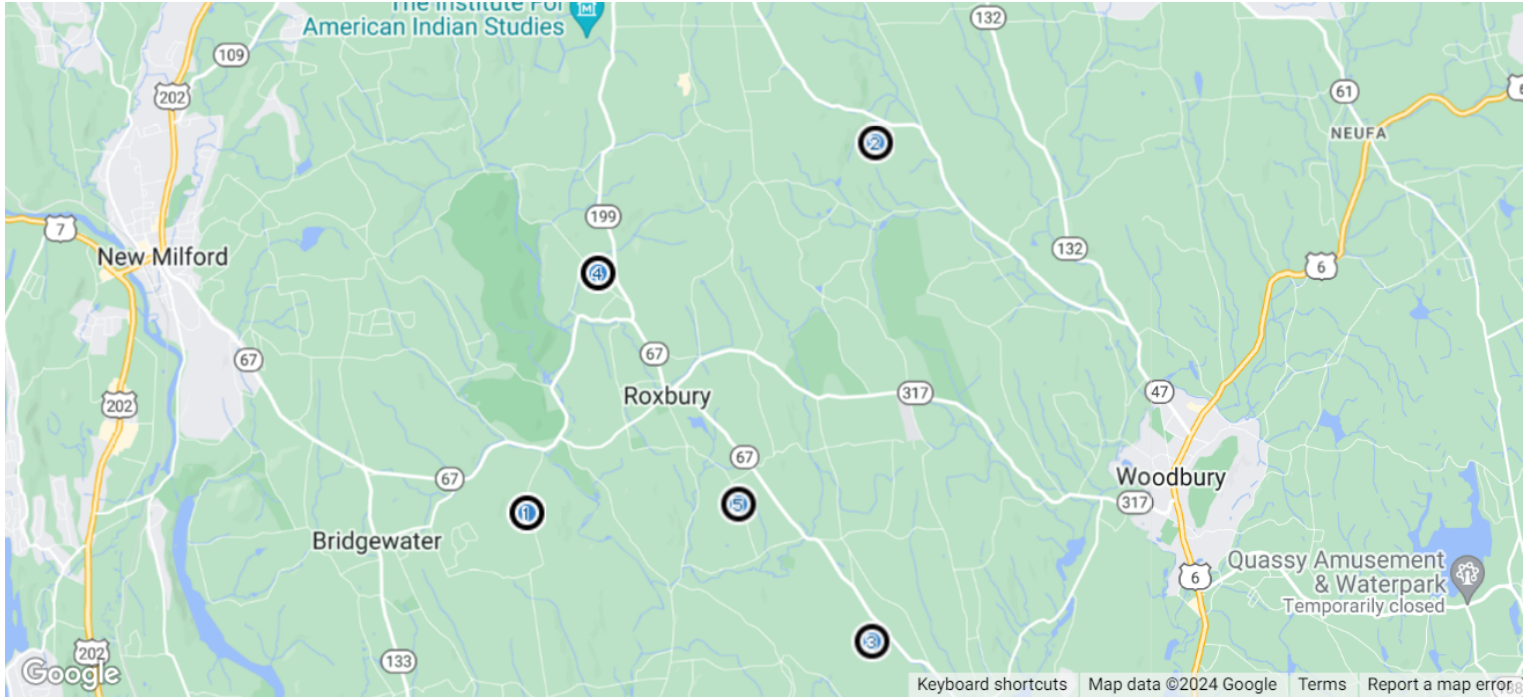


10 ● **Active** • *New, Active: 1/9/2024* *MLS ID: 170617992*



76 North St Single Family 3/4 2,500 sq ft 177,289 1835 1/9/2024 \$25,000 mo. \$10

Available August 1 through Labor Day \$25k. Spend a perfect summer month in this Gorgeous Connecticut Antique "Edson Bradley Estate," beautifully updated 3 bedroom antique home, with an additional 1 bedroom guest apartment in the nearby renovated barn, a gunite pool with views west, apple orchard and a lovely park-like setting. The 3 bedroom home main house offers open kitchen to Conservatory for great light and family along with living room and library. Just a short drive to Roxbury Center, and privately sited with a grove of pine trees. Close to Roxbury Land Trust's gorgeous hiking trails, the Shepaug River and Maple Bank Farm, and just minutes away from Washington Depot, New Milford and Woodbury for great shopping and restaurants!




Courtesy of William Pitt Sotheby's Int'l

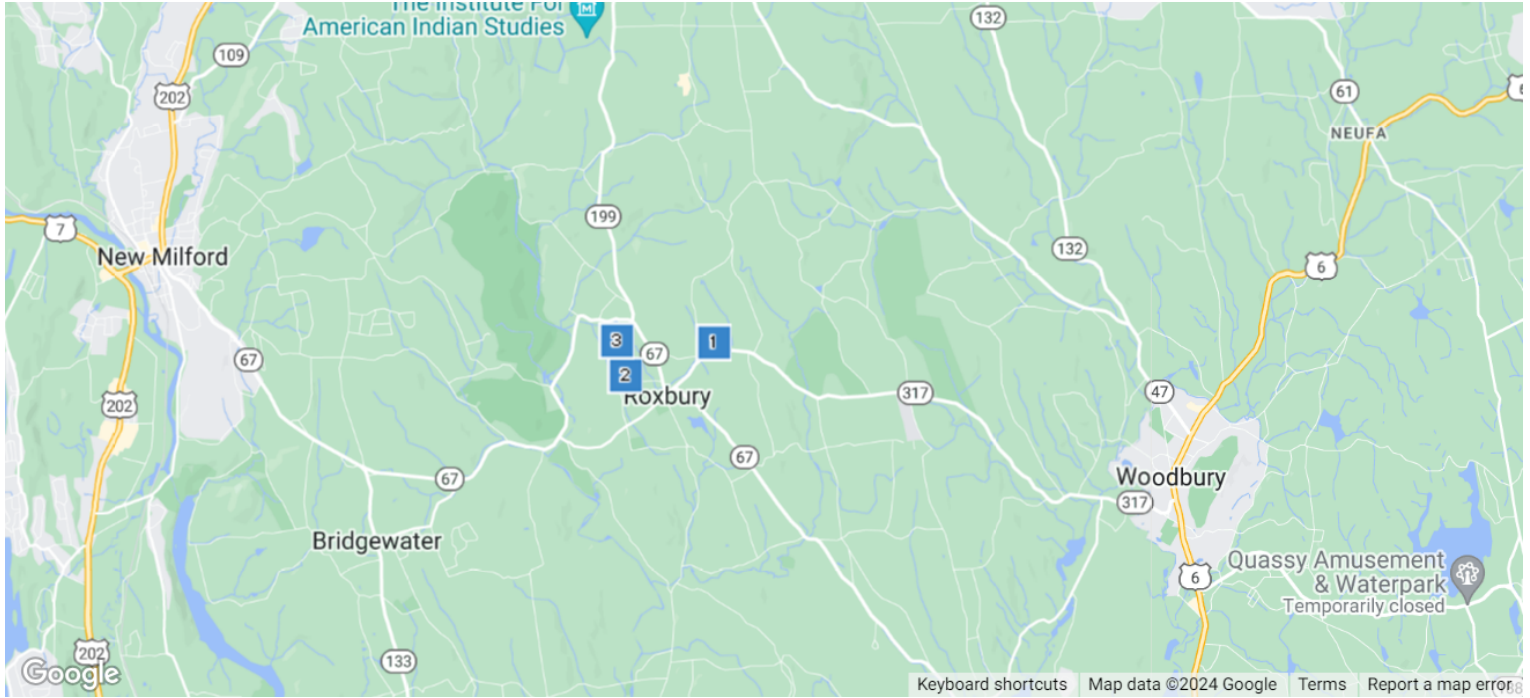


Pending: 5

	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: 170569984</i></p> <p>67 Botsford Hill Rd</p> <p>Discover the Allure of this Private Modern, Nestled on 41+ Acres, Accessible by a Long Driveway. This Impeccably Designed Residence is Currently Owned by the Renowned Swedish Designer, Lars Bolander. Step Outside to the Heated Gunite Pool, Surrounded by Large Stone Terrace. A Small Pond Adds a Touch of Natural Beauty to the Expansive Grounds. The Heart of the Home is a Welcoming Country Kitchen with a Fireplace & Seating Area, Where Culinary Delights Unfold. There is a Graciously Proportioned Living Room with Fireplace & Vaulted Ceiling. A Main Level Primary Bedroom Suite is Tucked Quietly Away from Public Spaces. The wonderful Library Provides a Perfect Retreat for Literary Enthusiasts, While the Formal Dining Room Sets the Stage for Elegant Dinners. Equestrian Enthusiasts will Appreciate the 3-Stall Horse Barn, Leading to a Fenced Paddock. Practical Features Include Central AC & a 3-car Garage with Spacious Storage area. An Excellent Value.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>	Single Family	4/3	4,800 sq ft	1,799,028	5/15/2023	\$1,995,000	2/12/2024	\$416
 <p>2 Pending • Under Contract as of 1/24/2024 <i>MLS ID: 170604450</i></p> <p>25 Holmes Rd</p> <p>Journey down a quiet country road to a private all inclusive retreat. Charming main house features sunroom with vaulted ceilings, beams and French doors to screened porch, terrace, deck and pond. Main floor has wood floors, beams, fireplaces in dining room and living room. Relax in cozy reading nook with bookshelves. Upstairs to primary bedroom suite with fireplace. 2 more bedrooms that share a full bath. Finished 3rd floor has potential as overflow guest space, office, gym with plenty of storage space. Newly finished studio apartment over spacious 3 car garage. Deck looks over Scott gunite pool. Tennis court needs rehab. Mechanicals and systems, pool and septic are serviced and up to date. Property is surrounded by woodlands, professional landscaping on 18.5+/- acres. Conveniently located close to Roxbury's gourmet market and amenities of Woodbury and Washington Depot.</p> <p><i>Listing Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	3/3	2,926 sq ft	808,038	10/19/2023	\$1,295,000	1/24/2024	\$443

Pending: 5 (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>3 Pending • Under Contract as of 12/13/2023 <i>MLS ID: 170582275</i></p> <p>22 Highmeadow Ln</p> <p>This house has been thoroughly renovated from top to bottom and is now equivalent to a new house. New siding, roof, windows, kitchen, baths and flooring. The layout has been opened to feature a great room expanse centered around a fireplace with custom fitted screen. The sitting area walks out to the spacious back yard (which is fenced) and the inground Gunite pool. The primary bedroom suite is on the main level and boasts a vaulted ceiling, loft area, large bath and closets. The main level also features a formal living room, a sun room, and a potential 5th bedroom (with full bath). Upstairs is the original primary bedroom (before the main floor suite was added) along with 2 additional bedrooms, all have spacious closets. The lower level is unfinished, but it is large and has high enough ceilings to create more living space (play room/media room?) It also houses the 2 car garage and has plenty of storage/workshop space. All of the mechanicals are also new. Take advantage of top rated school system with easy proximity to Washington, Southbury, Woodbury and New Milford.</p> <p><i>Listing Courtesy of W. Raveis Lifestyles Realty</i></p>	Single Family	4/4	2,835 sq ft	260,488	7/12/2023	\$1,295,000	12/13/2023	\$457
 <p>4 Pending • Under Contract as of 1/16/2024 <i>MLS ID: 170580233</i></p> <p>51 Judds Bridge Rd</p> <p>Judd's Bridge Country Home! Set back from the road, nestled amongst gorgeous estates and bordering Moosehorn Brook, this property is located on the most sought after and scenic of Roxbury roads. This spacious, contemporary designed 4-bedroom home is surrounded by Steep Rock Preserve, a glorious playground for walkers, runners and cyclists alike. The main level offers a gorgeous open kitchen concept with an island, dining area and a sizable living room each with 3 large windows. Family room features exposed beams and sliders to an expansive scenic deck. Deck can support a hot tub (wiring in place). The primary bedroom features large windows, walk-in closet, full bath and a walk-out to the deck. Three additional bedrooms with hardwood floors complete the main level. Stunning westerly views and the rear of Mine Hill offer fabulous seasonal sunsets. The lower level space can be converted into an in-law suite complete with kitchen, living room, bedroom and a full bath. Electric car fast charge for your Tesla/EV in garage. Secondary driveway runs to the rear of the home offering a relaxing sitting area. Minutes to Roxbury Center, Washington and Southbury. 90 minutes from NYC. Some rooms were virtually staged for inspiration. Priced for opportunity to make updates and create your dream property. Improvements: 9 new windows, roof, siding, interior paint, new well water pump, new washer and refrigerator, gas generator.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	3,708 sq ft	204,296	7/27/2023	\$599,999	1/16/2024	\$162
 <p>5 Pending • Under Contract as of 12/19/2023 <i>MLS ID: 170609549</i></p> <p>149 Apple Ln</p> <p>A Cherished Secret for 39+ Years, The Country Retreat of Legendary Broadway icon Stephen Sondheim is Now Available for Those Who Appreciate the Magic of Theater and the Allure of Country Living. Nestled on over 9 acres Along a Serene Country Road, this Lovingly Restored c1792 Home Offers a Timeless Blend of History, Elegance, and Modern Comfort. 3 Bedrooms, 3.5 Baths in Main House + Separate Pool & 1-Bedroom Pool House. Dramatic Living Room with Cathedral Ceiling & Stone Fireplace. Separate Dining Room with Fireplace. Main Level Primary Suite with Large Full Bath. 2 Ensuite Bedrooms Upstairs Each with Sitting Rooms. Wonderful Paneled Library. Separate 2-Car Detached Garage. Magical & Special!</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>	Single Family	3/4	3,698 sq ft	394,653	11/9/2023	\$3,250,000	12/19/2023	\$879



Closed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------



1 Closed • Sold Date: 12/12/2023, MLS Listing 170565855: 5/1/2023 *MLS ID: 170565855*
60 Good Hill Rd Single Family 4/3 4,928 sq ft 440,391 1996 12/12/2023 \$1,400,000 \$284

Sunny, spacious 4-bedroom contemporary colonial estate on 10 private acres with long driveway near the village of Roxbury. Bright airy rooms with open floor plan. Dramatic double-story Great Room with wood burning fireplace and French doors to a flagstone patio with pergola. Eat-in cookâs Kitchen with French doors to stone patio. Family Room with built-in bookshelves & French doors to private stone patio. Luxurious Primary Suite. Also, upstairs a private Sitting Room/bedroom shares a jack-and-jill bath with a stylish bedroom. Additional first floor ensuite bedroom. Separate 3-car garage with unfinished space above. Inground swimming pool with cabana. Elegant professional landscaping.

Courtesy of Klemm Real Estate Inc



2 Closed • Sold Date: 11/20/2023, MLS Listing 170590440: 8/11/2023 *MLS ID: 170590440*
44 Chalybes Rd Single Family 4/7 5,950 sq ft 527,947 1964 11/20/2023 \$3,000,000 \$504

Exceptional Private Country Home with Heated Pool. This Luxurious 4 Bedroom, 6.5 Bath Home is Privately Set In the Midst of 12-Manicured Acres with Subtle Views & Serenity. Finely Detailed & Thoughtfully Appointed Including a Private Main Level Primary Suite with 2 En Suite Baths, Fireplace & Large Closets. 3 Other En-Suite Bedrooms. Generous Eat-in Country Kitchen with Vaulted Ceiling & Fireplace. Separate Formal Dining Room. Large Living Room with Beamed Cathedral Ceiling, Fireplace & Access to Stone Terrace. Quaint Library for Quiet reflection. Partially Finished Lower Level with Walk-out & Full Bath. Tucked Quietly Away Yet within Easy Access to Roxbury, Washington, Woodbury - a Mere 90-Miles to NYC. Cell Coverage. High Speed Internet. Choice.

Courtesy of Klemm Real Estate Inc

Closed: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------



3	Closed	*Sold Date: 2/2/2024, MLS Listing 170574896: 6/14/2023 MLS ID: 170574896						
92 Hemlock Rd	Single Family	4/5	3,600 sq ft	131,986	2023	2/2/2024	\$1,300,000	\$361

This newly-built 3600 SF Connecticut farmhouse is ready for move in. With the character of an old house but with all the modern efficiencies and open layout of new construction, this house is built to make life in the country as enjoyable and low-maintenance as possible. Traditional-style design elements such as built-in cabinetry, wainscoting, paneling, exposed wood beams, hand-built closets, and a custom kitchen make this house feel as though it belongs to a different era. The setting on a level 3-acre lot is wooded on the perimeter with the area surrounding the house cleared to allow sun to pour through the many windows. Stone walls line a bluestone patio accessible from the kitchen. A second patio area is accessible from the partially finished basement. The back yard is nearly level and has an approved pool site. The first floor with 10-foot ceilings and exposed beams includes a large mudroom, custom kitchen, an eating area with many windows, a family room with wood burning brick fireplace, a home office, and half-bath. The second floor with 9-foot ceilings has 4 bedrooms, 3 full baths, a loft with built in desk, and a laundry room. The partially finished basement, with added ceiling height and large expanses of glass, has the same finishes as the upper floors, making it a true extension of the main house. This space includes a great room and a half bath. This house comes with a 1-year builder's warranty.

Courtesy of Fieldhouse Country Properties, LLC

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.



About RPR's Data

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>

