

REAL ESTATE

WHAT YOU CAN BUY

The Norwalk Hour and SM Services, a content provider, search the area to find what buyers can get for their money. This week, What You Can Buy features homes in the \$525,000 to \$725,000 range.

Split-level in Wilton/\$725,000

23 Range Road, Wilton

Beds: 5 Bath: 3 Square Feet: 2,186 plus 1,364 in the finished lower level

This lovely 59-year-old single-family is in the desirable south Wilton section and boasts an eat-in, updated kitchen with granite counter tops and stainless steel appliances. The home sits on 1.01-acres and it has a large family room with a fireplace and sliders to the patio. The spacious formal living room has a vaulted ceiling and fireplace. The master bedroom has a full bath and two walk-in closets plus three good-sized bedrooms and a half bath that complete the upstairs. The fifth bedroom with full bath adjacent to the family room could be used as an office. The recreation room, laundry room and storage area located on the lower level. The home has plenty of light and comes complete with a patio, a gazebo and a large backyard. It's conveniently located near the center of town, the train and town schools. It is served by Miller-Driscoll Elementary, Cider Mill Intermediate, Middlebrook Middle, and Wilton High School.

Listing agent: Judy Robinson, Realty Seven, (203) 451-0480, robinson@realtyseven.com.



PlanOmatic

Cape with open floor plan/\$525,000

91 Birchwood Road, Stamford

Beds: 4 Bath: 2 Square Feet: 2,609

This move-in ready single-family is on a level lot and just steps from restaurants, shops and the train to Grand Central Station. Located in the heart of Springdale, this 58-year-old cape boasts nine rooms and it has an open living room/dining room concept with large bay windows, a gas fireplace, recessed lighting and hardwood floors throughout. The finished lower level can be used for excellent recreational space with abundant storage. The attached garage plus mudroom spills into the kitchen area. There are bright exposures in most rooms. And, there is a newer architectural shingle roof. In addition, the driveway was recently paved and there is natural gas for heating and cooking and central air conditioning as well as radiant heated floors in the main level bath. There is also a fenced rear yard and oversized deck.

Listing agent: Barbara Hickey, William Pitt Sotheby's International Realty, (203) 912-0578, bhickey@williampitt.com.



Chris C. Shaffer

SOUND OFF *Wendy Lynch*

What are some tips to improve your home's curb appeal?

Most sellers generally know that curb appeal is important when selling a home. But not everyone is aware that it only takes a few simple, inexpensive steps to make a big difference and create a positive first impression for potential buyers.

First, start off by looking closely at the exterior painting. You may or may not need to repaint the whole house, but you should always inspect it to make sure it looks fresh and clean. You can power wash any

areas that simply need spiffing up. If there are any parts or sides that need more, such as where paint has peeled, make sure you have that addressed as it not only looks bad but can raise doubts about how well you've maintained your home in general.

Then, move on to your roof. You want it to look as clean and new as possible. Remove any debris or branches, of course. If there are stains or moss, this is another area where a simple power washing can improve

your home's outside appeal.

Landscaping should be next. Make sure you trim shrubs, cut back overgrown trees, make walkways look as pristine as possible and, if there are any dead spots on your lawn, either re-seed or lay down sod. The greener, the better.

Finally, look at your front door entrance, one of the most important parts of the home to make a welcoming impression. Putting a fresh coat of paint on the door, a new welcome mat, and flowers in pots or stands in

the entry are all easy ways to convey an uplifting feeling for potential buyers entering your home.

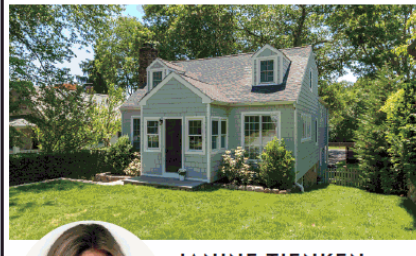
Buyers prefer homes that are neat, clean and well-maintained. By putting in just a little work on your home's exterior, you can significantly improve its curb appeal and make that all-important, great first impression.

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