

## SUMMARY REPORT



**MLNumber** 81634  
**DOM** 79  
**Year Built** 1955  
**Bedrooms** 4  
**Acres** 0.23

**Status** Sold  
**Sold Date** 6/4/2012  
**Property Type** Residential  
**Full Bathrooms** 2  
**Address** 56 Laddins Rock Rd

**Selling Price** \$600,000  
**Listing Price** \$575,000  
**Area** Old Greenwich  
**Half Bathrooms**  
**Square Footage** 2,082

**Remarks** QUIET & ELEVATED HOME OFFERS PEACEFUL LIVING IN AN AIRY & PRVT SETTING. AN OPEN PLAN LIV RM/DIN RM W/DIRECT ACCESS TO A LARGE REAR ENTERTAINMENT DECK & YARD. LIVING ROOM FEATURES A BEAUTIIFUL BRICK FIREPLACE & INDOOR GRILL. AMPLE SIZED MULTI-PURPOSE SPACE IN THE LOWER LEVEL W/LARGE WINDOWS & ACCESS TO THE OUTSIDE READY TO BE FINISHED TO SUITE YOUR NEEDS. EXCEPTIONAL VALUE IN OLD GREENWICH. AN APPROXIMATE 1500 SQ FT EXPANSION POSSIBLE. DUNDEE ELEMENTARY. N GAS AVAILABLE FROM THE STREET. WALK TO OLD GREENWICH VILLAGE, METRO NORTH, PERROT LIB, BINNEY PARK & NATURE PRESERVE. MIN FROM TOD'S POINT.



**MLNumber** 77517  
**DOM** 830  
**Year Built** 1922  
**Bedrooms** 4  
**Acres** 0.12

**Status** Sold  
**Sold Date** 12/28/2012  
**Property Type** Residential  
**Full Bathrooms** 2  
**Address** 10 Heusted Dr

**Selling Price** \$785,000  
**Listing Price** \$855,000  
**Area** Old Greenwich  
**Half Bathrooms**  
**Square Footage** 1,520

**Remarks** SOUTH OF OLD GREENWICH VILLAGE. WALK TO TRAIN, SCHOOL & BEACH. OPPORTUNITY TO REDO. SPACE AVAILABLE. HARDWOOD FLOORS THROUGHOUT, FIELDSTONE FIREPLACE IN LIVING ROOM, ENCLOSED PORCH, CUBBIES IN MUD ROOM, BUTLER PANTRY AND ADDITIONAL SPACE IN WALK-OUT LOWER LEVEL WHERE THERE IS A PLAYROOM, WRKSHIP, & LAUNDRY ROOM.



**MLNumber** 80813  
**DOM** 119  
**Year Built** 1948  
**Bedrooms** 3  
**Acres** 0.25

**Status** Sold  
**Sold Date** 4/2/2012  
**Property Type** Residential  
**Full Bathrooms** 2  
**Address** 22 Summit Rd

**Selling Price** \$1,075,000  
**Listing Price** \$1,195,000  
**Area** Riverside  
**Half Bathrooms** 1  
**Square Footage** 2,565

**Remarks** LOVELY TRADITIONAL CAPE COD STYLE HOME IN THE HEART OF RIVERSIDE. GREAT LOCATION WITHIN EASY WALKING DISTANCE TO SCHOOLS, TRAIN STATION, BINNEY PARK & OLD GREENWICH CENTER. OPEN PLAN LIVING ROOM (W/FIREPLACE) DINING ROOM ADJOINS LARGE KITCHEN & SPACIOUS STEP-DOWN FAMILY ROOM, ALSO W/FIREPLACE. LARGE FLAT BACKYARD INCLUDES HANDSOME FLAGSTONE ENTERTAINMENT PATIO DIRECTLY ACCESSIBLE FROM FAMILY ROOM. MASTER W/UPDATED BATH & ACCESS TO DECK OVERLOOKING REAR YARD.

# SUMMARY REPORT



PHOTO NOT AVAILABLE

<b>MLNumber</b> <u>84554</u>	<b>Status</b> Sold	<b>Selling Price</b> \$1,100,000
<b>DOM</b> 98	<b>Sold Date</b> 6/24/2013	<b>Listing Price</b> \$1,100,000
<b>Year Built</b> 1975	<b>Property Type</b> Residential	<b>Area</b> Cos Cob
<b>Bedrooms</b> 4	<b>Full Bathrooms</b> 3	<b>Half Bathrooms</b> 1
<b>Acres</b> 0.31	<b>Address</b> 22 Mianus View Ter	<b>Square Footage</b> 2,558

**Remarks** HILLTOP SETTING WITH GENEROUS, LEVEL BACK YARD. WONDERFUL SPACE IN GOOD CONDITION. FLEXIBLE FIRST FLOOR PLAN. GREAT FAMILY RM ON LOWER LEVEL W/FIREPLACE & SLIDING DOOR ACCESS TO YARD.



<b>MLNumber</b> <u>78350</u>	<b>Status</b> Sold	<b>Selling Price</b> \$1,350,000
<b>DOM</b> 39	<b>Sold Date</b> 11/2/2011	<b>Listing Price</b> \$1,550,000
<b>Year Built</b> 1938	<b>Property Type</b> Residential	<b>Area</b> Greenwich
<b>Bedrooms</b> 4	<b>Full Bathrooms</b> 3	<b>Half Bathrooms</b> 1
<b>Acres</b> 0.36	<b>Address</b> 141 Overlook Dr	<b>Square Footage</b> 2,541

**Remarks** LOVELY DUTCH COLONIAL HOME IN THE HEART OF MILBROOK COMMUNITY. ELEVATED HOME SITE, FLAT & WOODED REAR YARD W/STREAM, PLUS TRADITIONAL INTERIOR LAYOUT OFFER ATTRACTIVE PACKAGE. CENTRAL FOYER LEADS TO FRONT-TO-BACK LIVING ROOM W/FP, FORMAL REAR-FACING DINING ROOM & COZY paneled DEN ALSO W/FP. EXPANDABLE KITCHEN OFF DR & DEN W/PANTRY & ADJOINING LAUNDRY AREA. MASTER PLUS 3 UPSTAIRS BEDROOMS, 3 BATHROOMS & FRONT & REAR STAIRS. LOVELY SCREENED PORCH & DECK OFF MASTER FACE WOODED REAR YARD. FAR 3,528 SF.



<b>MLNumber</b> <u>75790</u>	<b>Status</b> Sold	<b>Selling Price</b> \$1,525,000
<b>DOM</b> 373	<b>Sold Date</b> 5/12/2011	<b>Listing Price</b> \$1,549,000
<b>Year Built</b> 1998	<b>Property Type</b> Residential	<b>Area</b> Greenwich
<b>Bedrooms</b> 4	<b>Full Bathrooms</b> 3	<b>Half Bathrooms</b>
<b>Acres</b> 0.34	<b>Address</b> 67 Bote Rd	<b>Square Footage</b>

**Remarks** HANDSOME RECENT BLT COL ON ELEVATED SITE IN QUIET NEIGHBORHOOD WITHIN EASY WALK TO GHS & CMS. ENTER GRAC BRIGHT LIT 2 STORY FOYER W/TILED FLRS & FRML WINGED STAIRCASE. FRML LIV RM W/FP LEADS TO LRG, BEAUT PROPORTIONED DIN RM. LOVELY GOURMET EIK OFFERS GRANITE COUNTERS, PULL-UP ISLAND & DIRECT ACCESS TO ENTERTAIN'G PATIO THROUGH FRNCHDRS. CORNER STUDY/DEN & SPAC FAM RM COMPLETE ALL CHERRY FLRD MAIN FLR. LRG TRAY CEILINGED MSTR BDRM & SLATE TILED FULLY OUTFITTED MSTR BTH COMPLIMENTED BY 3 ADDT'L 2ND FLR BDRMS & BTH. PLAYRM & ADDT'L OFFICE IN WALK-OUT LOW LEV.

# SUMMARY REPORT



**MLNumber** 79768  
**DOM** 35  
**Year Built** 1917  
**Bedrooms** 3  
**Acres** 0.21

**Status** Sold  
**Sold Date** 9/30/2011  
**Property Type** Residential  
**Full Bathrooms** 2  
**Address** 4 Forest Ave

**Selling Price** \$1,630,000  
**Listing Price** \$1,695,000  
**Area** Old Greenwich  
**Half Bathrooms** 1  
**Square Footage** 2,238

**Remarks** PERFECTELY PRESENTED SHORE COL IN HEART OF LOVELY OLD GREENWICH. EXTENSIVELY RENOV IN 2001 W/GOURMET KIT, FAB MSTR SUITE & MRBL BTHS. GREAT FRONT PORCH & LOVELY DECK W/HOTTUB OVERLOOKING REAR GARDEN & PLAY AREA. ADDED BONUS IS FIN HTD/AC RM ABOVE GAR. STROLL TO BINNEY PRK, WALK TO RR OR BIKE TO BCH FROM THIS GREAT LOCATION. AN ABSOLUTE GEM. ALL HARDWOOD FLOORS. SQ FT DOES NOT INCLUDE GARAGE APT OR BASEMENT.



**MLNumber** 82122  
**DOM** 319  
**Year Built** 1999  
**Bedrooms** 5  
**Acres** 0.23

**Status** Sold  
**Sold Date** 3/27/2013  
**Property Type** Residential  
**Full Bathrooms** 5  
**Address** 41 Deepwoods Ln

**Selling Price** \$1,810,000  
**Listing Price** \$1,895,000  
**Area** Old Greenwich  
**Half Bathrooms**  
**Square Footage** 5,197

**Remarks** ELEG 5 BDRM/5 BTH HOME IN QUIET PVT NEIGHBORHOOD ASSOC IN OLD GREENWICH. HDWD FLRS W/SOPHISTICATED MAHOGANY INLAID BORDERS, DBL HGT CEIL'S IN ENTRY FOYER, BEAUT FRML LR W/FP, CATH CEIL DIN RM. SPAC KIT W/GRANITE COUNTERTOPS, STAINLESS STEEL APPL & CNTR ISLAND. ADJ DIN, LIV RM & PVT DEN. LRG MSTR SUITE W/WLKIN CLST & WELL APPT MSTR BTH . LRG FIN BSMNT W/MULT PLAY/GAME RMS W/NATURAL LGT, FULL BTH & OFF. SO FACE BCKYD/DECK. HOME & NEIGHBOROOD ABUTS BINNEY PRK NATURE PRESERVE. WLK DIST TO OLD GREENWICH VILLAGE, TRAIN, LIBRARY, BINNEY PRK & PRESERVE & ROSA HARTMAN PRESERVE. DUNDEE SCHL DISTRICT.



**MLNumber** 83654  
**DOM** 141  
**Year Built** 1934  
**Bedrooms** 5  
**Acres** 1.62

**Status** Sold  
**Sold Date** 3/20/2013  
**Property Type** Residential  
**Full Bathrooms** 5  
**Address** 164 Cat Rock Rd

**Selling Price** \$1,888,700  
**Listing Price** \$2,150,000  
**Area** Cos Cob  
**Half Bathrooms** 1  
**Square Footage** 4,041

**Remarks** SPACIOUS CUSTOM DESIGNED COLONIAL ON OVER ONE AND A HALF ACRES OF SCENIC PRIVATE PROPERTY. EXPANDED, RENOVATED IN PRISTINE CONDITION, SPACIOUS COUNTRY KITCHEN/FAM RM W/GRANITE COUNTERS, STAINLESS APPL, FP, DOORS TO TERRACE, FORMAL LR W/BLTINS, DINING RM ACCESS TO PANTRY/WETBAR. AU-PAIR SUITE, LRGE STUDY, SECOND FR, MASTER SUITE W/MARBLE JACUZZI, EXER RM. GENERATOR, 3 CAR GAR, GAZEBO, CENT A/C.



# SUMMARY REPORT



PHOTO NOT AVAILABLE

**MLNumber** 78621  
**DOM** 16  
**Year Built** 1989  
**Bedrooms** 4  
**Acres** 0.22

**Status** Sold  
**Sold Date** 6/10/2011  
**Property Type** Residential  
**Full Bathrooms** 4  
**Address** 34 Forest Ave

**Selling Price** \$2,000,000  
**Listing Price** \$2,095,000  
**Area** Old Greenwich  
**Half Bathrooms**  
**Square Footage** 3,265

**Remarks** THIS LUXURIOUSLY RENOVATED VICTORIAN COL HOME IS BRIGHT & INVITING IN EVERY WAY. FROM THE DELIGHTFUL PORCH ENTRY INTO A DBL HEIGHT FOYER, THE SPAC LIV RM W/FP OPENS TO A SEP FORMAL DR WHICH ADJOINS THE GOURMET KITCHEN. THE FAMILY DINING AREA ABUTS A LRG FAMILY ROOM W/FP BOTH VIEWING THE FRML LANDSCAPED & ENTERTAINMENT AREA OFFERING BOTH LRG DECK & FLGSTN PATIO. THE GRACIOUSLY SIZED MSTR SUITE INCLUDES DRESSING AREA & EXQUISITE FORMAL BATH. 3 FAMILY BDRMS INCL ONE WITH A SEP ENTRY & BATH. ABUTS CONSERV AREA W/IMPRESS STONE OUTCROPPINGS. WALK TO PARK/TRAIN/VILLAGE.



**MLNumber** 77486  
**DOM** 167  
**Year Built** 1969  
**Bedrooms** 5  
**Acres** 2.50

**Status** Sold  
**Sold Date** 4/25/2011  
**Property Type** Residential  
**Full Bathrooms** 5  
**Address** 71 Glenville Rd

**Selling Price** \$2,100,000  
**Listing Price** \$2,150,000  
**Area** Greenwich  
**Half Bathrooms** 1  
**Square Footage**

**Remarks** METICULOUSLY MAINTAINED 5 BEDROOM HOME CLOSE TO TOWN ON 2 1/2 PARK LIKE ACRES. THE FORMAL LIVING ROOM & DINING ROOM ARE PERFECT FOR ENTERTAINING FAMILY & FRIENDS. A LARGE EATIN KITCHEN ADJOINS A WARM & INVITING FAMILY ROOM. THE GENEROUS MSUITE FEATURES A PRIVATE OFFICE/DEN, UPDATED MBATH W/SAUNA, QUIET SITTING AREA AND A PRIVATE PORCH. THE BEAUTIFULLY LANDSCAPED STONE PATIO SURROUNDS A HEATED POOL DIRECTLY OFF THE FAMILY ROOM. PLUS, A NEWLY CONSTRUCTED BARN W/UTILITIES WAITING TO BE CUSTOM FINISHED.



**MLNumber** 72944  
**DOM** 273  
**Year Built** 2009  
**Bedrooms** 5  
**Acres** 0.60

**Status** Sold  
**Sold Date** 1/25/2010  
**Property Type** Residential  
**Full Bathrooms** 4  
**Address** 88 Glenville Rd

**Selling Price** \$2,491,000  
**Listing Price** \$2,595,000  
**Area** Greenwich  
**Half Bathrooms** 2  
**Square Footage** 5,493

**Remarks** SPAC 1ST FLR MSTR SUITE WITHIN SENSATIONAL NEW CONSTRUCTION CLOSE TO TOWN & MERRITT. INCL LOVELY DOUBLE HEIGHT ENTRY W/FLANKING DIN RM & STUDY, OPENING TO GRAND OPEN-PLAN FAMILY/LIVING RM W/FP, FAM DIN AREA & SOPHISTICATED GOURMET KIT W/MARBLE & GRANITE COUNTERS. LUX 1ST FLR MASTER SUITE INCLUDES SITTING RM, FP, MARBLE-CLAD BTHRM & LRG WALKIN CLOSET. 3 BDRMS & 2 BATHS UPSTAIRS. MULTI FUNCTIONAL LOWER LEVEL INCLS NATURAL LIT PLAYRM, MEDIA RM, WINE CELLAR, EXERCISE RM & 5TH BDRM & BTH. UTILIZES HIGH EFFICIENCY HEATING SYSTEM & GENERATOR.

# SUMMARY REPORT



**MLNumber** 72253  
**DOM** 75  
**Year Built** 1924  
**Bedrooms** 5  
**Acres** 0.32

**Status** Sold  
**Sold Date** 5/27/2009  
**Property Type** Residential  
**Full Bathrooms** 4  
**Address** 15 Maher Av

**Selling Price** \$2,509,500  
**Listing Price** \$2,750,000  
**Area** Greenwich  
**Half Bathrooms** 1  
**Square Footage** 3,333

**Remarks** CHARMING FULLY UPDTD TUDOR ON FLAT CORNER LOT IN "WALK TO EVERYWHERE" CENTRAL GRNWCH NEIGHBORHOOD. LOVELY ENTRY FOYER LEADING TO LRG LIV RM W/FP OPENING TO BOTH SOLARIUM/STUDY & FORMAL DIN RM . DIN RM INCLUDES BRIGHT FAMILY DINING ALCOVE & ACCESSES RECENTLY RENOVATED GOURMET KIT W/GRANITE COUNTERS. CATH CEIL STEPDOWN FAM RM ADJOINS KIT & INCLUDES GAS FIREPLACE & FRENCH DOORS TO SPACIOUS EXTERIOR ENTERTAINMENT PATIO. MASTER BEDROOM W/UPDATED BATH & LRG WLK IN CLOSET. 2 OTHER SPACIOUS BEDROOMS ON BOTH SECOND & THIRD FLOORS.



**MLNumber** 79283  
**DOM** 452  
**Year Built** 1960  
**Bedrooms** 5  
**Acres** 2.25

**Status** Sold  
**Sold Date** 10/5/2012  
**Property Type** Residential  
**Full Bathrooms** 4  
**Address** 78 Baldwin Farms So

**Selling Price** \$3,224,000  
**Listing Price** \$3,295,000  
**Area** Greenwich  
**Half Bathrooms** 2  
**Square Footage**

**Remarks** CLASSIC COLONIAL AT THE END OF A QUIET CUL-DE-SAC IN ROUND HILL AREA. TREE LINED DRIVE LEADS TO BEAUTIFUL PARKING COURT. SWEEPING REAR YARD COMPLEMENTED BY A GORGEOUS HEATED POOL W/AUTOMATIC COVER. GOURMET KITCHEN W/ISLAND EATING AREA PLUS DINING TABLE & VIEWS ACROSS YARD. FAMILY ROOM W/FIREPLACE & FRENCH DOORS TO COVERED TERRACE. RECENTLY RENOVATED & FEATURING MANY IMPROVEMENTS. WALKUP ATTIC & UNFINISHED BASEMENT W/HIGH CEILINGS INVITE EXPANSION. MOVE RIGHT IN.



**MLNumber** 76027  
**DOM** 0  
**Year Built** 1929  
**Bedrooms** 5  
**Acres** 0.34

**Status** Sold  
**Sold Date** 4/20/2010  
**Property Type** Residential  
**Full Bathrooms** 6  
**Address** 79 West Brother Dr

**Selling Price** \$4,093,362  
**Listing Price** \$4,095,000  
**Area** Greenwich  
**Half Bathrooms** 2  
**Square Footage** 6,000

**Remarks** FOR REPORTING PURPOSES ONLY. MEDIA ROOM TO BE CUSTOMIZED.

# SUMMARY REPORT



**MLNumber** 77376  
**DOM** 15  
**Year Built** 1958  
**Bedrooms** 6  
**Acres** 2.84

**Status** Sold  
**Sold Date** 1/20/2011  
**Property Type** Residential  
**Full Bathrooms** 5  
**Address** 16 Round Hill Rd

**Selling Price** \$4,300,000  
**Listing Price** \$4,250,000  
**Area** Greenwich  
**Half Bathrooms** 1  
**Square Footage** 6,165

**Remarks** HIGH SETTING W/FABULOUS MATURE PERENNIAL GARDENS. LARGE WELL PROPORTIONED ROOMS W/LOVELY DETAILS. FINE PANELLED LIBRARY. CATHEDRAL CEILING FAMILY ROOM OFF KITCHEN. GREAT EXERCISE ROOM W/SHOWER BEAUTIFUL FIRST FLOOR MASTER SUITE.



**MLNumber** 79829  
**DOM** 154  
**Year Built** 1995  
**Bedrooms** 3  
**Acres** 4.00

**Status** Sold  
**Sold Date** 2/27/2012  
**Property Type** Residential  
**Full Bathrooms** 4  
**Address** 25 Stiles Ln

**Selling Price** \$4,395,000  
**Listing Price** \$4,495,000  
**Area** Greenwich  
**Half Bathrooms** 1  
**Square Footage** 7,174

**Remarks** A RARE FIND SO CLOSE TO NY DISCOVERED DOWN A LONG, PRIVATE DRIVE LACED BY ORCHARD TREES, ENGLISH GARDENS, VELVETY LAWNS. OLD WORLD ROMANCE, A STONE & SLATE FACADE, SPIRES, CUPOLAS & ELLIPTICAL TERRACES RELATE THE SIGNATURE ROBERT LAMB HART DESIGN TO THIS BREATHTAKING BACK COUNTRY SETTING. SOPHISTICATED DETAILS, EXCEPTIONAL MILLWORK, CHERRY PANELING, HIGH CEILINGS, ONYX/MARBLE BATHS, 3 MAJOR SUITES INCLUDING A FIRST FLOOR MASTER RETREAT PLUS AN AU PAIR QTRTS/OFFICE ABOVE 3 CAR GARAGE.



**MLNumber** 79543  
**DOM** 329  
**Year Built** 1995  
**Bedrooms** 5  
**Acres** 5.81

**Status** Sold  
**Sold Date** 5/31/2012  
**Property Type** Residential  
**Full Bathrooms** 6  
**Address** 1 Farwell Ln

**Selling Price** \$5,050,000  
**Listing Price** \$5,195,000  
**Area** Greenwich  
**Half Bathrooms** 1  
**Square Footage** 7,723

**Remarks** NATURE LOVERS PARADISE. ELEGANT WADIA HOME ON 5+GLORIOUS ACRES OVERLOOKING SPARKLING LAKE IN TRANQUIL, PRIVATE PARTRIDGE HOLLOW. EASY ACCESS TO 295 ACRE AUDUBON WALKING TRAILS. RIDING TRAILS NEARBY. DRAMATIC WIDE GALLERY HALL W/ARCHED CEILING, 10' CEILINGS, LARGE, SUNNY PUBLIC ROOMS ALL OPEN ONTO SOUTH FACING TERRACE W/LAKE VIEWS. RELAX BY THE FIREPLACE IN THE LARGE GOURMET KITCHEN/FAMILY ROOM. 2ND FLOOR SUITE/BR, BATH & LIVING AREA W/CATHEDRAL CEILING & SEP ENTRANCE. EXP POSS W/LRGE 3RD FLR & BASEMENT W/10' HEIGHT. HUGE SCREENED PORCH OVERLOOKING REAR LAWN.MIN TO GREENWICH & ARMONK SHOPS.

# SUMMARY REPORT



**MLNumber** 77691  
**DOM** 612  
**Year Built** 1900  
**Bedrooms** 6  
**Acres** 1.18

**Status** Sold  
**Sold Date** 7/12/2012  
**Property Type** Residential  
**Full Bathrooms** 6  
**Address** 41 Bush Av

**Selling Price** \$7,850,000  
**Listing Price** \$8,495,000  
**Area** Greenwich  
**Half Bathrooms** 2  
**Square Footage** 8,709

**Remarks** SIMPLY SPECT! ONE OF BELLE HAVEN'S MOST IMPRESSIVE TURN-OF-THE-CENTURY CLASSIC COL RECENTLY UPDTD TO EXCEPT STANDARDS. FRML ENTRY FOYER LEADS BOTH TO THE FULLY OAK-PANEL STUDY W/MRBL FP & THRU A SET OF POCKET DRS, TO A GRAND LR W/LRG PERIOD FP. DBL FRNCHRS THEN ACCESS THE BROAD COVERED PORCH OFFER FRML GRDN VIEWS. STEP UP FROM THE LR TO THE FRML DR, ALSO W/FP, SERVICED BY A BUTLER'S PANTRY. SPAC 11 FT CEIL, DETAIL PANEL & SOPHISTI MLDNGS DISTINGUISH THIS HME FROM OTHERS. THE EXPANSIVE MSTR SUITE, 5 ADDL BRMS +3BR COTTAGE COMPLETE THIS UNIQUE PROPERTY.