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# HALLMARK HOMES

The Real Estate Magazine serving Middlesex County, Connecticut Valley & the Shore areas

2  
2016



William  
Pitt



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INTERNATIONAL REALTY

**Janet Peckinpaugh**

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More Details on Page 6







**Joel Lucas, Realtor®**  
**SHORE & COUNTRY SPECIALIST**  
**860.304.9150**

#1 CBRB Agent for 2012, 2013 & 2014 in Middlesex & New London Counties based on Sales Units & Sales Volume



**OLD SAYBROOK \$399,000**  
**Gorgeous white sandy Chalker Beach!**  
 Pristine YEAR-ROUND Beach home with large spacious rooms with nice "open-flow". New kitchen and baths! Great investment opportunity! Enjoy the remodeled granite & SS eat-in kitchen. Huge Master addition with 2 walk-in closets. Luxury bath room w/jetted tub, quartz counters and tiled shower. Charming fenced-in yard with patio, outdoor shower and shed for extra storage. Plenty of parking. Part of the Chalker Beach Association.  
[www.4Kenroad.com](http://www.4Kenroad.com)



**WESTBROOK \$499,000**  
**Beautiful Old Salt Works Beach home** built in 1998 on spacious .61 acre lot. Home enjoys contemporary flares with open flow design, large great-room w/French doors to balcony, floor-to-ceiling windows, stunning stonework fireplace, chefs kitchen with fabulous cabinetry & granite island, 4 bedrooms plus den. A first floor bedroom with access to first floor full bathroom & laundry area. Stunning master-suite with jetted tub and large walk in closet. Hardwood floors throughout & central air. There is a 3 car garage. Nice sandy beach a short walk away! House outside of flood zone.  
[www.96OldSaltworks.com](http://www.96OldSaltworks.com)



**CHESTER \$139,900**  
**Approved Building Lot!**  
 Great time to build your dream house on this very nice lot in a prime location on a quiet cul-de-sac. Walk to village, enjoy quiet living! Lot ready to build - builders available to help answer questions or to give quotes to build.  
[www.20Gilberthill.com](http://www.20Gilberthill.com)



**OLD SAYBROOK \$559,000**  
**CT River Views!** Fabulous Waterfront Contemporary home with 4 bedrooms, 3-1/2 baths with spectacular views of the CT River. Great open floor design, new kitchen with stainless steel appliances. First master-suite with newer master-bath. You will enjoy the large deck overlooking the river and marsh. Finished walk-out lower level, fireplace, central air and 2 car garage! No flood insurance needed.  
[www.94AyersPoint.com](http://www.94AyersPoint.com)



**NOANK \$419,000**  
**Pristine Noank Village Charmer** with water views! The historic Harlam Baker 1844 Antique home in the heart of the Noank village has been tastefully restored to "new-like" condition, featuring spacious first-floor bedroom suite, gorgeous cove views from new wrap around porch and open LR/DR. Lovely fenced backyard with room for pool! Steps to beach at end of street - walk to shops, restaurants and other village amenities. Train and commuting routes minutes away.  
[www.62MainStreetNoank.com](http://www.62MainStreetNoank.com)



**OLD SAYBROOK \$449,900**  
**Extremely well cared for mint condition** 2003 built pristine Colonial on professionally landscaped 1.54 acre private, level lot! 2500 sf home enjoys 4BR's & 2-1/2 BA's. Has a nice open-flow, fp.c., c/air, granite counters & island w/stainless steel appliances. Lovely low maintenance Trek deck overlooks scenic backyard with room for pool! Oversized 2 car garage and large basement. Lovely gardens grace the paver walkways. Close to commuting routes and minutes to Old Saybrook downtown and beaches!  
[www.200bed.com](http://www.200bed.com)



**OLD SAYBROOK \$439,900**  
**Beautiful 2004 Built Colonial home** with white kitchen, granite, hardwood floors, fireplace, 3 to 4 bedrooms, 2.1 bathrooms and a finished basement media room. EZ walk to schools downtown and beaches! You will love this nicely laid out sun-filled home in a great Old Saybrook Location! Nice patio with new hot tub. City gas line in area.  
[www.5Donnelly.com](http://www.5Donnelly.com)



**WESTBROOK \$499,000**  
**Beautiful year-round Pilots Point beach home** steps to white sandy beach and marina! Nicely situated on professionally landscaped lot this contemporary style home enjoys sun-filled great open space & great flow. Home has 3 bedrooms, 3 bathrooms (one is a Jack and Jill), fireplace in family room. Two decked patio areas, great for entertaining! Plenty of parking and a car port for 2 cars.  
[www.14PilotsPoint.com](http://www.14PilotsPoint.com)



**OLD LYME \$599,000**  
**Majestic custom built Colonial** with over 4300 sq ft of living space, set nicely on a private 4.18 acre park-like lot. Home features an open-flow plan, 4 bedrooms, 3rd floor artist studio, 3 car attached garage. Summer fun with inground pool!  
[www.12-1maywood.com](http://www.12-1maywood.com)

Essex - 5 Main Street

Old Lyme - Old Lyme Marketplace

Old Saybrook - 48 Main Street



16 NORTH MEADOW  
OLD SAYBROOK



2 TOMS ROAD  
OLD SAYBROOK



35 DOLPHIN AVENUE  
WESTBROOK



49 DUDLEY AVENUE  
OLD SAYBROOK



44 PROSPECT  
OLD LYME



6 HICKORY HILL  
CHESTER



92 MAIN STREET #420  
DEEP RIVER



YOUR HOME  
COULD BE HERE  
IN 2016



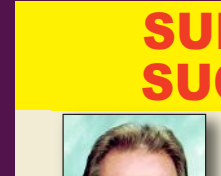
629 OCEAN  
NEW LONDON



14 EGYPT LANE  
CLINTON



5 MICHAEL DRIVE  
CLINTON



63 PLUM BANK  
OLD SAYBROOK



23 LYNNE AVE. EXT.  
WESTBROOK



59 KELSEYTOWN  
CLINTON



160 SPENCER PLAIN  
WESTBROOK



45 COPPER HILL DRIVE  
GUILFORD



3 SHARON LANE  
OLD SAYBROOK



YOUR HOME  
COULD BE HERE  
IN 2016



11 BARLEY HILL  
OLD SAYBROOK



8 UNCAS ROAD  
CLINTON



100 SHEFFIELD ST. #D2  
OLD SAYBROOK



1088 OLD CLINTON  
WESTBROOK



6 NORTH STREET  
OLD SAYBROOK

**SURROUNDED BY  
SUCCESS IN 2015**



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Broker



MARCIA YOUNG  
Client Care Manager Notary Public



MARK LYNKEY  
Team Member

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## Linda's Team

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**MIDDLETOWN \$409,000**  
4BR/2.1BA  
Granite  
Tray Ceilings  
Master Suite w/fabulous bath  
Gorgeous glass sunroom  
Builder's model home  
MLS#G10105294



**MIDDLETOWN \$124,900**  
2BR/1.1BA. Condo in the quiet hills of South Farms  
Finished walkout basement  
Huge attic for storage  
Spacious rooms  
G10103843



**HADDAM \$529,900**  
5BR/3.5 BA 3560 sq ft  
Private, 4 fireplaces  
Prof. landscaped 3 acre retreat  
Custom Maghogany library  
Outdoor hot tub, interior lap pool  
G10069972



**MIDDLETOWN \$169,000**  
2BR/1BA  
Great Starter Home  
South Farms  
2 car garage  
Hardwood floors  
G10103020



**WATERFORD \$299,900**  
3BR/2.1BA  
Governor's Landing!  
Cathedral ceiling  
2 car garage  
Year Round Views of Jordan Cove  
G10101715



**HADDAM \$439,900**  
3BR/2.1BA  
Stately Custom Victorian  
Cherry Wainscoting  
High end moldings & built ins  
G10100644



**HADDAM \$234,900**  
4BR/2BA  
New septic  
Adorable Antique Cape  
2137 square footage  
Barn & Chicken Coop  
G10097221



**MIDDLETOWN \$139,900**  
2BR/2.1BA  
Detached 1 car garage  
Walking Trails  
Wesleyan Hill Assoc.  
Private location in small complex  
G10097221



**EAST HADDAM \$268,000**  
3BR/ 2 BA  
Wood floors  
Updated kitchen & baths  
Extra large bonus family room  
1.2 acres  
G10085164



**MIDDLEFIELD \$172,000**  
4BR/1BA  
Across from Wadsworth Falls  
Private yard with access to stream  
G10087802



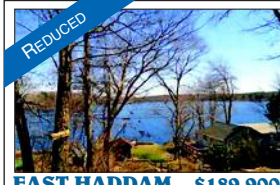
**COLCHESTER \$255,000**  
4BR/2.1BA  
Potential in-home business  
Enormous outbuilding  
Landscapers, Campers,  
Boaters take notice  
G10091460



**EAST HADDAM \$180,900**  
3BR/2BA  
2-Family or Commercial  
Large barn  
G10083140 & G10083146



**MIDDLETOWN \$137,000**  
4 BR/ 2BA  
Front & back porches  
New electrical & windows  
Hardwood floors  
12 yr. old siding  
G10078573



**EAST HADDAM \$189,900**  
2BR/1.1BA  
Beautiful Water Views!  
Year round overlooking Moodus River  
New septic, well, roof, siding  
Updated kitchen & appliances  
G10083175



**MIDDLETOWN \$169,900**  
Spacious 2-Family Home  
3 BR Unit  
2 BR Unit  
Garage  
3rd level that could be finished to add 3 additional rooms  
G10081062



**HADDAM \$259,000**  
4BR/3.1BA  
Upgraded Mechanicals  
Newer windows  
Finished basement  
Built over brook  
Cottage on property for rental opportunity  
G10078760

Call Linda's Team 860-345-6700



Greg Young, CRS  
Broker



Marcia Young  
Client Care Manager



Mark Lynskey  
Realtor®



**BERKSHIRE HATHAWAY** | New England Properties  
HomeServices



**OLD SAYBROOK \$324,900**  
Part of the "Reservoir Association" this home has breathtaking views of the water, beach & sunrises. 3BR / 2 bath home has sparkling hardwood floors, open floor plan, family room with fireplace and screened in porch. 2-car garage with extra storage, deck overlooking open ~ level backyard. Oil heat and central air. So much to offer.  
N10037841.bhhsneproperties.com



**OLD SAYBROOK \$339,900**  
KNOLLWOOD BEACH ASSOCIATION ~ Enjoy all it has to offer... surf, sandy beach, clubhouse, tennis courts, picnic area & playground. 3BR Ranch home with salt marsh views. Fireplace. Full basement. Truly a dream starter or retirement home. Bring your golf cart... Fenwick Golf Course just down around the corner.  
N10078903.bhhsneproperties.com

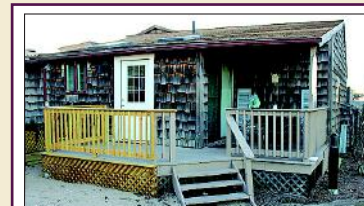


**WESTBROOK \$439,900**  
An elegant 4BR / 2.5 bath Colonial ~ pristine beauty & over 2,600 sq.ft. Dining room, library, and master bedroom suite. Gracious eat-in kitchen & hardwood floors. Bonus room gives you the extra space you've been looking for. Oil heat & central air. Convenient for shopping, schools, medical facilities and travel.  
N10071789.bhhsneproperties.com

### FEATURED HOME OF THE MONTH



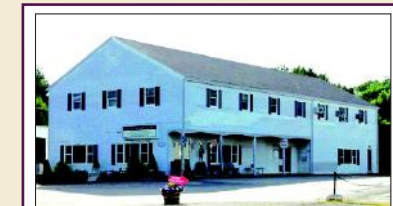
**EAST HADDAM \$699,900**  
**Stately Colonial with room to roam.** Large updated kitchen with granite counters leads to spacious dining room. Wood floors, oil heat, finished basement & 2 car attached garage. House is majestically sited on over 2 acres and also comes with an additional 2+ acre building lot. Multiple outbuildings include 2 car detached garage, separate structure to store your RV up to 40', a 3 bay garage oversized perfect for vehicles & farm equipment. Great opportunity for the auto enthusiast or wood craftsman.  
N10100302.bhhsneproperties.com



**OLD SAYBROOK \$319,000**  
Beautiful getaway for peace and relaxation. Private retreat with low maintenance. Stunning sandy beach and sunsets. 2BR condo on Long Island Sound. Living Room with cathedral ceiling, eat in kitchen and sliders to multiple decks.  
N10101912.bhhsneproperties.com



**CLINTON RENTAL \$ 995 / month ~ Annual lease**  
Studio / ground floor unit  
Available now!  
New appliances ~ Carpet ~ Paint  
Washer / Dryer ~ **HEAT INCLUDED**  
1st & 2 mo security - References  
No smokers or pets  
N10091844.bhhsneproperties.com



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350 sq ft \$500/mo  
650 sq ft \$700/mo  
2nd floor space ~  
**UTILITIES INCLUDED!**  
Immediate occupancy  
Water available in both rentals  
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The Young Team

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# Index

Berardino Company Realtors .....16  
 Berkshire Hathaway • Greg Young .....3, 5  
 Berkshire Hathaway • Middletown:  
 • L. Bitondo, C. Haller, T. Bitondo,  
 J. DeRaffaele... .....19  
 Brom Builders .....20  
 Century 21, Root Agency, Inc. ....24  
 Coldwell Banker • Shelly Cumpstone 12&13, 17  
 Coldwell Banker • Joann Gadon .....16  
 Coldwell Banker • Joel Lucas .....2, 23  
 Coldwell Banker • Joel Lucas & Mary McDonald .23  
 Coldwell Banker • Rick Greene .....16  
 Coldwell Banker • Bill Sage .....7  
 Essex Savings Bank .....21  
 Flynn Real Estate .....14  
 JM Realty .....15  
 McCue Mortgage - Sue Camolli .....14  
 Re/MAX Valley Shore - Genovali Realty ...9  
 Re/MAX Valley Shore • Lynn Lehrman ...8  
 Re/MAX • Lisa Genovali .....23  
 William Pitt • Melanie Clark .....22  
 William Pitt • Lisa Tiezzi .....22  
 Wm Raveis Mid. • Debbie Bowles .....14  
 Wm Raveis OS • Cheryl Keithan .....10  
 Wm Raveis OS • Linda O'Hara .....4  
 Wm Raveis Mid. • Debbie Huscher .....11

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## FEATURED COVER PROPERTY

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**Sotheby's** INTERNATIONAL REALTY  
 More Details on Page 6 



**ESSEX** Offered at \$1,225,000

### SEASONAL RIVER VIEWS

This is a private estate within a mile and a half of the Historic Village of Essex. In the Winter you can see the Falls and Connecticut Rivers. This house was featured on WFSB during a price comparison with the Hamptons. It is truly a must see! Noted architect, John C. Harvey, transformed the house. It started as a Cape and maintains the warmth and charm of a New England house but Harvey wanted to bring the outside in, and built a wall of windows, looking North towards the water. His signature internal windows can be seen throughout as well. There are two master suites-on the first and second floors. The library reminds one of 18th century England with its floor to ceiling bookcases. Walk-out the French doors of the 1st floor Master to an in-ground pool.

[williampitt.com](http://williampitt.com)

ESSEX BROKERAGE | 13 Main Street | 860.767.7488  
 OLD LYME BROKERAGE | 103 Halls Road | 860.434.2400  
Each Office is Independently Owned and Operated.

Happy President Day and Washington's Birthday!

Next deadline  
**Wednesday, February 25**  
**for March 10th**

Please submit ads to:  
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## #1 AGENT IN NUMBER OF RESIDENTIAL SALES IN OLD SAYBROOK 2015



**OLD SAYBROOK: Cornfield Point Beach Association.** This home has space. Sunny & bright, open floor plan draws you to the decks & private backyard ideal for summer games after returning from the beach or tennis courts. The 3 to 4 bedrooms confirm flexibility and are complimented by the 2 full baths. A delightful screened porch brings you the most beach living has to offer. Attached garage/vinyl siding. **\$419,000**



**OLD SAYBROOK: This quaint New England Beach Home** offers charm, character & quality of yesteryear. The beach can be enjoyed all year long. Gleaming hardwood, fireplace, enclosed porch, back deck, outdoor shower are just a few treasures. Three generous bedrooms and laundry. The oversized lot/storage shed give opportunities for all the beach toys. Enjoy private beach privileges including beach, boat ramp, dock & club house. **\$410,000**



**ESSEX: This home is set back on 1+acre with plenty of privacy.** Circular drive opens up to a gracious 9 room Colonial with an open 2 story foyer. Granite kitchen/sliders open to a large deck for summer entertaining. Family room with cathedral ceilings and fireplace. Upper level with 3 bedrooms / MBR suite / bonus room and laundry. Full walk-out basement. 2 attached garages. Buderus furnace. **\$400,000**



**OLD SAYBROOK: Immaculate, sunny and bright.** This three plus bedroom home offers new roof and septic. Gleaming hardwood throughout. Granite kitchen with sliders to deck overlooking spacious level private yard. Updated tile bath. Conveniently located to school, downtown and most of Saybrook shore points. Deeded beach rights to Cornfield Point beach. **\$284,900**

Old Saybrook Office | 100 Main Street | Old Saybrook, CT 06475 | 860.388.1100

[ColdwellBankerHomes.com](http://ColdwellBankerHomes.com)

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**Lynn Lehrman**

BROKER ASSOCIATE, GRI

860-861-1771 cell

Email me at: [Lynn@LynnLehrman.com](mailto:Lynn@LynnLehrman.com)

Visit [www.LynnLehrman.com](http://www.LynnLehrman.com) to view the video tours, search for properties & get valuable real estate advice ~

**How can I help you? Just give me a call!**

Licensed in 1985 with 23 year's experience on the Shoreline!

**"Supporting Children's Miracle Network"**



**Heartfelt best wishes for Valentine Day! Spring is just weeks away now!**



**ESSEX**  
**Supremely updated and truly mint!** This home is located in a wonderful neighborhood of fine homes in the charming village of Essex. This lovely Saltbox Colonial features an open floor plan living room, dining room and gorgeous kitchen with spacious gleaming granite counters and pretty stainless appliances. The first floor master suite features a private bath and roomy closet. Call for your private showing today!  
**Offered at \$425,000!**



**NEW LISTING**  
**OLD SAYBROOK**  
**Enjoy beautiful sunrises & sunsets** in this idyllic water front Fenwick home. Completely renovated in 2007, open floor plan kitchen, great room and dining room overlooks South Cove. The house is set back from the road and has no close neighbors. There is an open porch on one side and a blue stone patio overlooking the Cove and River on the other side. It is a quiet, relaxing place no matter what season. Fenwick is a great place for families. Offered for July, 2016, for \$20,000 per month (August is rented). Spring (May or June) or Fall (Sept or October) for \$6,000 per month. Academic Rent November through April, \$3,500 per month



**OLD LYME**  
**DRAMATIC PRICE REDUCTION!**  
**All totally renovated** Ranch style home on level 3.66 acre lot with pond and detached oversized garage with workshop. Top-of-the-line kitchen with Verona professional gas range w/stainless hood vent, gorgeous cabinetry and large center island, with granite counters. Hardwood floors and tiled baths. New drilled well, septic, roof, siding, windows, electric, central air, propane warm air heat and hot water.  
**Offered at \$399,900!**



**OLD SAYBROOK**  
**Charming Cape in superior location!** First floor master suite, open floor plan KIT, dining & family room. Hardwood floors, oil heat, attached 2 car garage, full basement with workshop. Septic replaced per WPCA in 2015. Kitchen redone in 2008, new windows in 2004, central air on first floor only in 2004, electrical upgrade to 200 amp w/generator hookup, 2004; garage in 2005. The lot is lovely & the backyard is very private. Nothing to do here but move in!  
**Offered at \$339,900!**



**NEW LONDON**  
**Fabulous location** for this Victorian charmer, which blends historic features with modern amenities. Stunning cooks kitchen with top-of-the line cabinetry, appliances and granite counters. Gracious entry foyer with original staircase, dining room with bay window & spacious living room, all with soaring ceilings. The second floor bedrooms and bath are all spacious. Welcoming front porch, back patio and fenced yard!  
**Offered at \$239,900!**



**NEW PRICE**  
**WESTBROOK**  
**Residential or Commercial Property** on a corner lot, centrally located. Charming & solid 1926 Farmhouse w/enclosed front porch that sits up pretty on a grassy knoll. Features lovely beach stone foundation, sunny windows & newer vinyl siding & retains original charm including refinished wood floors, brick fireplace & original stairs. Listed as a 2BR, but large flexible bonus room with 1/2 BA could be first a great floor MBR. High visibility location, right on RTE One! Located in an NCD-Neighborhood Commercial District zone.  
**Offered at \$259,900!**



**SOLD**  
**MADISON**  
**Windermere Condo!** Super opportunity for one floor living in desirable Windermere! Park like grounds and superior location near Madison center and beaches. This two bedroom two bath home features a large living room with pretty brick fireplace open to dining area; screened porch and good sized kitchen. Priced to sell and ready for new owners!  
**Offered at \$244,900!**



**OLD LYME**  
**Charming year round Ranch** in Old Colony Beach! Recently painted and carpeted, this home offers three bedrooms and one bath, laundry facilities on site, paved driveway and enclosed front porch! Roof and siding redone in 2010, replacement windows and easy maintenance make this home great for first time buyers or retirees. Walk to the beach location with no flood insurance required. Old Colony is gated in the summer months - for members only. Live year round at the beach!  
**Offered at \$349,900!**



**OLD SAYBROOK**  
**Exceptional opportunity** to vacation at home in this stunning renovation with Fenwick amenities! Ready for occupancy! Furnished, with pool house & pool constructed in spring. Easy commute location between Boston and New York with all the amenities Fenwick has to offer: tennis, golf, small fee to join yacht club. For kids: golf, sailing, tennis - don't wait! Flexible lease terms - call for details!



**RE/MAX Valley Shore - Genovali Realty**

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(860) 388-1228

Search locally or globally at [www.valleyshorerealty.com](http://www.valleyshorerealty.com)



**NEW LISTING**  
**WESTBROOK** \$249,900  
**Charming Bungalow style Cape** offers a flexible open floor plan. An extra room on the first floor can be guest bedroom, den, office etc. Gleaming hardwood floors, updated white kitchen with sparkling granite counters, sliders to rear deck, private yard with pretty stonework. You will love this adorable home!



**NEW LISTING**  
**OLD SAYBROOK** \$389,900  
**Large open floor plan** Ranch home, home consist of 4 bedrooms plus a potential in-law apartment with private entrance, Hardwood floors throughout this lovely well maintained home, central air, newer furnace & windows, large eat in kitchen, close to town, beaches highways, restaurants, schools & more.



**NEW LISTING**  
**ESSEX** \$419,900  
**Expanded Ranch** w/frontage on the Falls River. Large bright KIT w/breakfast bar, island, wet bar, skylite & views, DR w/built-ins, FR with vaulted ceiling, fan & sliders to rear deck, oversized garage w/900 sq. ft. of ready-to-finish bonus room w/separate mud room entrance-many possibilities. Large deck, patio, expansive yard & 4 seasons of enjoyment on the Falls River.



**NEW PRICE**  
**HADDAM** \$199,900  
**This cozy Cape** in rural Higganum is conveniently located close to the town center & a state park. Home has a spacious feel thru-out with a remodeled kitchen, a living area with a cathedral ceiling, fireplace and a spiral staircase to the MBR with generous closet space. A covered deck in back and a detached barn style garage allows for extra storage.



**NEW LISTING**  
**WATERFORD** starting at \$559,000  
**14 Custom crafted homes** with over 8 acres of dedicated Open Space for your use & enjoyment with views of Long Island Sound & Niantic Bay. Custom craft your own plan or choose from one of the many custom designs. Now accepting Reservations.  
[www.seaviewestates.us](http://www.seaviewestates.us)



**COMMERCIAL**  
**WESTBROOK** \$1,075,000  
**Well established** currently a restaurant w/frontage on route one, restaurant seats 90 customers & 130 in nice weather w/added covered outside seating, separate DR & lrg pub bar area w/seating for 15 as well as table seating. Upstairs offers an apartment w/4BR's, 3 full BA's, lrg bright KIT, LR w/FPL & HW flrs, laundry area & office. Each flr offers 2610 SF. Price includes all equipment, coolers, computer system, KIT equipment, tables, chairs etc. Located in the heart of town. Easy access to major highways.



**NEW PRICE**  
**CLINTON** \$155,000  
**Bright, sunny Townhouse** located on Route 1 near shopping, beaches & local bus routes. Experience the Shoreline in this 2BR turnkey condo w/updated KIT, hardwood floors, partially finished basement & closest proximity to common laundry area & storage self-contained within unit. Views of salt marsh in rear of unit.



**NEW CONSTRUCTION**  
**WESTBROOK** starting at \$329,900  
**REDWOOD COMMON** New England & Coastal Style Condos in great location-small complex! Walk or bike to beach, close to village, shopping, restaurants, commuter routes. Versatile floor plans, hardwood floors, granite, attached garage, A/C, full basements. Finish options available. Reserve your unit now!  
**MODEL HOME OPEN!**



**NEW CONSTRUCTION**  
**CLINTON** starting at \$299,900  
**27 condominiums** ready for occupancy in 2016! Two complexes at Pilots Point Marina including 2BR units w/gas heat, city water, central A/C & hwdw flrs thru-out, plus wonderful allowances - your choices available. Enjoy access to Pilots Point amenities - pool, clubhouse. Great location - walk to the beach & restaurants, close to village center, shopping & commuter routes.  
[condosbythamarina.com](http://condosbythamarina.com) / MODEL HOME OPEN







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860.227.7622



Beautiful and Inviting ~

Clinton – Peaceful setting is what you will find with this Cape style home featuring 3 to 4 bedrooms, 2 full BA's, a spacious & open floor plan. Hardwood flrs, skylights & two staircases are just some of the features in this pristine home. Lightly wooded, level yard abutting Land Trust property for all your nature enjoyment such as hiking & snow shoeing. Come see today at this great price ~ Offered at \$365,000



Fresh and Clean Country Living ~

Clinton – Great location for enjoying the quiet of the country yet just minutes from all the amenities this shoreline town has to offer. This Colonial home features 4 bedrooms, 2.1 baths with gleaming refinished hardwood flrs, freshly painted throughout. Cozy up to the fireplace and enjoy your evenings in the country. 2 car garage. At this price it won't last long. ~ Offered at \$244,800



Affordability and Great Value

Clinton: You won't be disappointed when you step into this Split Level home offering 3 good sized bedrooms and 1.1 baths. All freshly painted and refinished wood floors are just waiting for you to move right in. Bright and open living space with vaulted ceiling, fireplace in family room and a beautiful wrap deck. Just minutes from downtown and beaches for the summer ~ Offered at 214,900



Private Setting in Convenient Location ~

Chester – This Farmhouse style Colonial offers over 2,500 sq. ft. of living featuring three large bedrooms, 2.1 baths and a bonus room for that much needed extra space for today's lifestyles. Oversized 2 car garage affords storage and convenience. Set in its own enclave with nature surrounding you, what better place to call home ~ Offered at \$314,900



Charm and Character Abounds ~

Chester – Just steps from quaint downtown affording shopping, dining & wonderful culture, you can be a part of it all while living in this 1920's charming home featuring 3 bedrooms, 1.1 baths and walk-up attic for potential expansion. Come make this house your special home. In need of updating, but well worth the effort at this price ~ Offered at \$178,500



Nestled on 3 acres of Privacy ~

Haddam – Old world charm has been replicated throughout in this 9 room Colonial home with 4BR's, 2 full BA's and featuring two fireplaces, wide plank wood flrs throughout, wainscoting in many rooms, wood beamed ceilings and the feel of stepping back in time yet affording modern conveniences such as central air and 2 car garage. Needs your tender loving care but well worth the effort at this price. ~ Offered at \$224,900

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860.918.4580



**Ellen Paklos**  
860.324.9959

## DISCOVER DURHAM

### Top Ten Things I Love About Durham



Spacious & gracious living  
in 3800 sq. ft. Colonial  
\$615,000  
G10102893



Awe-inspiring Estate  
on historic Main St.  
\$995,000  
G10062751



Circa 1742 Colonial Farmhouse  
on 1.85 acres with carriage house  
\$450,000  
G10079357



Beautiful Colonial situated on  
3+ acres w/good commuter access  
\$375,000  
G10081023

1. City close, country fresh  
(halfway between  
Hartford & New Haven)

2. Sister town of  
Middlefield (Lyman  
Orchards, Powder  
Ridge, Lake Beseck)

3. Top notch school system

4. Traditional Main Street

5. State-of-the-art  
athletic complex

6. State parks and  
trail network

7. Durham Fair

8. Sense of community

9. Great leadership

10. Stewards of the land



Turnkey home in  
quiet neighborhood  
\$247,000  
G10090830



7.65 acre Estate w/outbuildings,  
garages & paddocks.  
\$779,000  
G10055051



Striking Contemporary  
on 4.52 acres  
\$325,000  
G10091194



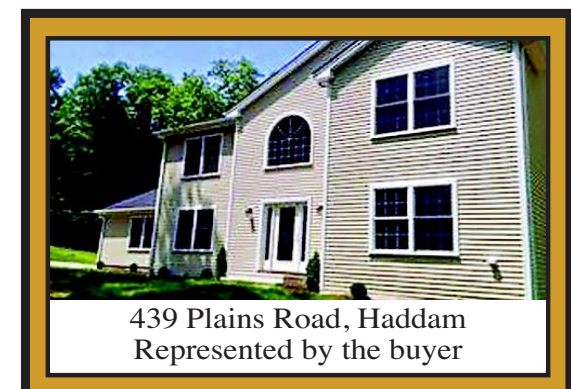
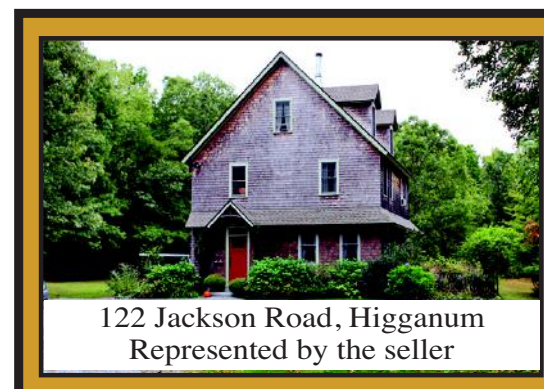
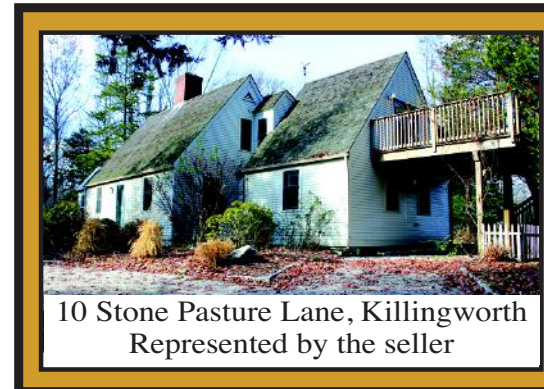
Privacy in a  
neighborhood setting  
\$259,000  
G10106911



# PROPERTIES SOLD IN 2015

2 Allen Road, Clinton	represented the buyer
8 Echo Farm, Moodus	represented the buyer
11R Colonial Drive, Clinton	represented the seller
14 Pine Orchard Lane, Killingworth	represented the seller
14 Homestake Lane, Killingworth	represented the buyer
14 Everett Lane, Deep River	represented the buyer
15 Laurel Ridge, Killingworth	represented the buyer
15 Orchard Lane, Southington	represented the buyer
17 Pheasant Run, Killingworth	represented the buyer
40 Foxon Hill #E15, New Haven	represented the seller
43 Chittenden Road, Killingworth	represented the seller
43 Cedar Swamp, Deep River	represented the buyer
51 Parker Hill Road, Killingworth	represented the buyer
53 Goose Hill, Chester	represented the buyer
64 Silver Springs, Higganum	represented the buyer
68 Alders Bridge, Killingworth	represented seller & buyer
87 Little City Road Killingworth	represented the buyer
98 Comstock Trail, East Hampton	represented the buyer
126 Route 148, Killingworth	represented the seller
132 Jackson Road, Higganum	represented seller & buyer
263 Pokorny Road, Higganum	represented the seller
435 Route 81, Killingworth	represented the buyer
707 Little City Road, Higganum	represented the seller
898/900 Route 148, Killingworth	represented the buyer
Lot 10 Pine Orchard Killingworth	represented the seller

# AND ALREADY SOLD IN 2016



**SHELLY CUMPSTONE**  
cell: (860) 391-2747



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**Debbie Bowles**  
860 690-0891



**MIDDLETOWN \$169,900**  
**New Price** on this recently updated home featuring new kitchen and baths, hardwood flooring, charming details including exposed brick wall. Within walking distance to downtown shopping and restaurants.



**MIDDLETOWN \$179,900**  
**Nicely maintained** 2-Family home consisting of one 3 bedroom unit and one 2 bedroom unit. Great investment property or live on one floor and lease out the other to help pay your mortgage.

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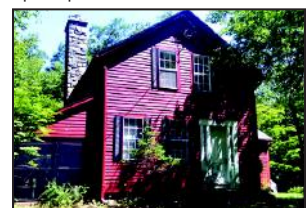
**(860) 663.2725**

**flynnassociates.hallmarket.com**

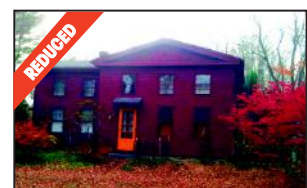
Happy  
New  
Year!



**Killingworth Equestrian Facility:** Spacious Ranch Style Home with quality upgrades throughout. Second caretakers or rental home on property with 22 stalls, three barns, indoor arena with observation lounge, tennis court, outbuildings and paddocks on 25 acres abutting open space and state forest land. **\$1,295,000**



**Killingworth: Picture perfect**  
1800 circa Federal style farmhouse on 4 quiet acres on private road. 1156 sq ft, 5 rooms, 2BR's, 2BA's, stone fireplace with wood stove, screened porch. All mechanicals are upgraded and new septic in 2010. Charming just "As Is." **\$365,000**



**Killingworth:** 1840 Colonial on 2.9 acres abutting water company. 4420 s.f. & ideal layout for in home business and/or in-law apartment w/separate entry. Three car attached garage plus 20x25 workshop and studio. Great mechanics, first floor pantry/laundry, screened deck. Motivated Seller! **\$375,000**

**JM REALTY**

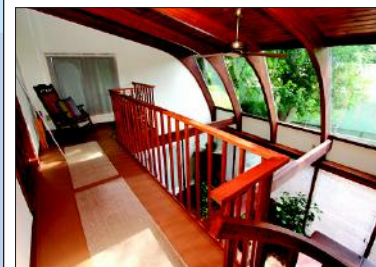
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Burke, Judy Dumouchel



**jmrealtyct.com**

**860-388-0275**



**OLD SAYBROOK \$449,000**  
**CONTEMPORARY COLONIAL** with 4 bedrooms and boasts almost 2700 square feet plus a finished rec room in the basement. A focal point of this home is the attached sunroom which has access from downstairs plus the balcony from the master bedroom suite. It has plenty of light and a hot tub. There is central air, oil heat, a new granite kitchen, updated baths with heating in the floor. The family room has a fireplace and sliders to outside decking. Cul-de-sac location but rights to 2 town beaches.



**OLD SAYBROOK \$580,000**  
**STEP BACK IN TIME** to this circa 1837 Greek Revival home located in the heart of town. With all wood floors, 4 BR and 2 full BA, and a 30x20 family room addition this 2734 square foot home has much to offer. Walk to shops or the "Kate." Beautiful perennial gardens to enjoy.



**OLD SAYBROOK \$299,000**  
**CORNFIELD POINT** is the perfect location for this three bedroom Ranch. Fireplace, front porch, full dry basement and just a short walk to the beach. Solid built home in good condition but needs updating. Great year round home with oil heat. Come take a look!



**DEEP RIVER \$168,000**  
**GEORGETOWN WOODS** Beautifully appointed 2 bedroom, 1 1/2 bath townhouse unit. Freshly painted and beautifully decorated unit that is in move in condition. Living room with sliders to patio, plenty of closet space and your own laundry. Affordable, with condo fees \$235.



**WESTBROOK \$215,000**  
**RANCH HOME** with hardwood floors, newer tiled bath with bubble tub and stone tiled shower stall. 2 good sized bedrooms and a sunroom addition on the back of the house. Partially finished full dry bsm't. New roof and vinyl sided. Walk to town and beach.



**OLD SAYBROOK \$998,000**  
**CORNFIELD POINT** is the perfect location for this direct Waterfront home. Lovely beach and Long Island Sound views all the way to Montauk. This is also part of the Cornfield Point Association with sandy beach, boat launch, and club house. There are 4 bedrooms and 1 1/2 baths in this year round oil heated home with a front porch the full length of the water side of the house. There is an oversized detached two car garage which is great for boat and water sport storage. This home is great for year round living or come visit for the summer months.



**CLINTON \$185,000**  
**VICTORIA MANOR** is a quiet community of townhouse units off of the Old Post Road. This one is a two bedroom, each with its own upstairs balcony. It is a roomy 1334 sq.ft. end unit w/1-1/2 baths, gas heat and a full basement. Low condo fee keeps this an affordable option.





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Haddam: 17th Century Reproduction Saltbox with working fireplaces, wideboard floors, beamed ceilings and antique hardware, it is the perfect blend of early charm and modern day conveniences. All the period details of chair-rails, wainscoting, six-paneled doors and wall sconces, exist beside New Marvin windows and a remodeled kitchen with a farm sink, quartz counters, beadboard cabinets and built-in appliances, giving the owner the feel of a 17th century home with none of its inherent difficulties! Very energy efficient with 4 zoned heat, 2 working fireplaces, Vermont Casting wood stove and Solar hot water. 550 sq ft unfinished walk up garage loft is perfect for game room or home office. The interior of this home is complimented by its exterior manicured lawn, mature plantings and wraparound deck and pool for outdoor living! Nothing else like this is available on the market, truly a must see! \$380,000



5 Main Street Essex, CT 06426

Rick Greene 860-395-6832



web rickgreene.cbintouch.com



Montville 19+ acre approved building lot on cul-de-sac in newer residential neighborhood. This lot affords the owner enough land to have enough land for a large garden area or hunting or other allowable accessory uses. Country living yet within minutes of I-395 & Rt 2. \$119,900



East Haven condo - Well maintained 2 bedroom condo, freshly painted with new carpeting throughout. Convenient location near shops and short drive to I-91. \$105,000



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SELLING THE SHORELINE



OLD SAYBROOK RENTAL: Adorable 2BR/1 BA Ranch style home w/open flr plan, LR w/vaulted ceiling, remodeled KIT & BA, 1 car detached garage, first flr laundry. Yearly Lease available March 1st, walk to beach, Oyster River access, sunsets & water views. A mooring is included. No smoking. Small pet will be considered. Application, credit & background check paid by applicant using CBRB Credit Reporting Service. If approved, \$1,600. due at lease signing & \$3,200. due prior to occupancy.



OLD SAYBROOK: New Waterview Condo in Old Saybrook. Direct water views of North Cove from 1st, 2nd flrs & private patio. Complex offers an in-ground pool & clubhouse. Freshly painted interior w/previously remodeled KIT & BA's, full finished basement included in sq. ft. complete with a wet bar & refrigerator. Laundry on the upper level w/plenty of closet space in the hall and in each BR. MBR w/full BA. Garage is located adjacent to the unit just across the drive. Amtrak Station, restaurants & shops are within walking distance for those who want to experience in-town life in OS. Plus a 1 Year Free Buyer Home Warranty with AHS! \$449,900



OLD SAYBROOK: Spacious 4BR, 3-1/2 BA home located on a 1.08 ac lot abutting Old Saybrook Open Space. Numerous upgrades including an expansive custom built addition w/separate entrance that could be used as an in-law/au pair/guest/MBR suite. Beautiful foyer w/columns connect formal LR w/FP & DR. First flr laundry room. Master suite has two egresses one on the upper level through a room which could be a nursery or office and one from the new great room addition. 2 add'l BR's & 2 full BA's complete the second flr. Energy efficient central air/heat pump. Finished walk-out lower level. Easy access to Route 9 & I-95, Amtrak Station, outlets, beaches & casinos. Town Appraisal is \$622,300. Just reduced to \$475,000.



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Beautiful 5,400 sq.ft. home nestled on a 3 acre Gentleman's Farm. 54 Chestnut Hill Road Killingworth \$769,000



27 Acre Estate Secluded Gem, completely renovated. 541 N. Roast Meat Hill Road Killingworth \$724,900



Victorian-Style home built in 2000 w/Contemporary touches on 8.1 acres. 566 Route 148 Killingworth \$625,000



Nestled in the woods! Storybook Cape, 3BR/2.5 bath. 33 Sugar Hill Road Killingworth \$339,900



4BR/2.5 bath Colonial on 9.55 acres abutting State forest. Secluded setting. 49 Tower Hill Road Clinton \$399,900



Expansive Cape with 1st Floor Master & large 3 car garage. 74 Stonehill Drive Killingworth \$325,000



3,300 sq.ft. Colonial settled on a picturesque 9.9 acres. 54 Schnoor Road Killingworth \$525,000



1700 sq.ft. Cape, 3BR/2.5 bath and finished basement. 13 Knollwood Drive Killingworth \$285,000



Approved building lot on 17.4 acres in historic Chestnut Hill Road. 85 Chestnut Hill Road Killingworth \$299,000



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Shelly Cumpstone cell: (860) 391-2747

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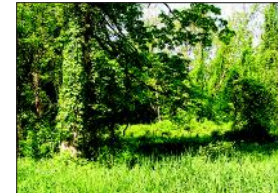
**Theresa Bitondo**  
860.575.5501 cell



**Joanne DeRaffaele**  
860.916.5151 cell



**MIDDLETOWN \$169,900**  
Nice, spacious 3BR & 2 FBA Cape with  
refinished hwdw throuout. Freshly painted  
interior, fpl in LR, newer Buderus fur-  
nace & oil tank, 1st flr BR with FBA.  
Newer Thermopane windows, 2 car  
oversized heated garage, walk-out dry  
basement. Walk-in attic over garage.  
Theresa Bitondo 860.575.5501



**EAST HAMPTON \$59,900**  
Middle Haddam Historic District  
setting. A short walk to CT River  
and library. A2 survey and perc tests  
available. This lightly wooded lot is  
ready to be built on. Owner wants an  
offer on this lot!  
Laura Bitondo 860.573.5475



**MIDDLEFIELD \$399,900**  
Builders Home! Re-  
cently remodeled  
kitchen with huge  
granite island, SS ap-  
pliances and tile  
floor. Family room  
w/hardwood floor  
& FP. Formal LR/DR w/FP. 2 story entry foyer w/attractive  
front door. MBR has large walk-in closet storage cabinet.  
MBA w/jacuzzi tub. 2 other large BR's upstairs. 900 sf finished  
LL recreation room with 1/2 BA. 1st floor front BR/office.  
Laura Bitondo 860.573.5475



**MIDDLETOWN \$284,900**  
Bright, open sunny home. Views of Pow-  
der Ridge Ski area. South Farms location.  
Perfect yard for outdoor entertaining.  
Beautifully landscape corner lot has a  
custom built shed and pizza oven. 2  
tiered deck. Well maintained home with  
hwdw floors, new tile in kitchen, stain-  
less appliances, central air & central vac.  
Laura Bitondo 860.573.5475



**MIDDLETOWN \$149,900**  
Cozy clean 2BR Ranch w/fpl in LR,  
hardwood floors throuout, newer win-  
dows, siding & roof. Freshly painted in-  
terior, c/air. DR, one car garage with  
breezeway or mudroom. Excellent lo-  
cation close to shopping & highways.  
Private backyard too! Priced to sell.  
Theresa Bitondo 860.575.5501



**MIDDLEFIELD \$749,900**  
Antique Colonial sur-  
rounded by 28.22 pris-  
tine level country acres.  
Land surveyed & poten-  
tial for a 7 lot subdivi-  
sion exists. Maps and  
schematic layout avail-  
able. Home has untouched  
original features is in  
need of restoration and will be sold "As Is". 4BR's, 1-1/2 BA's. In area  
of beautiful homes located across the street from the private Inde-  
pendent Day School. Zoning is currently AG zone with minimum 2  
acre lots. Great commuter location close to Middletown, Powder  
Ridge Ski Area, Golf Courses, & Lyman Orchards.  
Laura Bitondo 860.573.5475 or Chuck Haller 860.558.6000



**CROMWELL \$129,900**  
A unique floor plan w/cathedral ceilings  
in living room w/fireplace. Two beautiful  
sky windows that bring in the sunshine.  
Private deck off of LR, newer central air &  
hot water heater. Lots of closets. Eco-  
nomical natural gas heat & gas cooking.  
Fantastic amenities, incredible location,  
minutes to Route 9 or I-91.  
Theresa Bitondo 860.575.5501



**MIDDLETOWN \$334,900**  
Cranberry Estates neighborhood! Warm & inviting  
custom built home has so many upgrades! Marvin  
integrity windows & sliders throughout. Granite &  
stainless KIT w/bamboo flooring. Floor to ceiling  
windows in FR with 2 sided FP. White oak HW flrs  
on first & second flrs. All new custom trim & mold-  
ings. Beautiful prof. gardens & landscaping. New  
double wide paved driveway. New euro-circle  
pavers for the front walkway & front steps. Ext. sid-  
ing all replaced including soffits, rakes, fascia  
boards all w/composite materials w/30-50 year war-  
ranties. Add'l 800 sf in finished basement with 4th  
BR w/double large closet & 1/2 BA. Add a shower in  
finished basement which has a large workshop  
area. New extensive ext. drainage system.  
Laura Bitondo 860.573.5475



**ROCKY HILL \$207,900**  
Historic Home. 6BR's, 2-1/2 BA's, all  
HW floors, all new electric service,  
laundry & 1/2 BA on first flr, new boiler  
'94, new roof '96, new electrical '14, all  
new KIT appliances '13 and new shed  
'13-14. Can be used as a multi/side by  
side with a little renovating.  
Laura Bitondo 860.573.5475



**MIDDLETOWN \$84,900**  
Great price on this fixer upper! Top  
floor unit with 2 bedrooms, open floor  
plan, living/dining room with hardwood  
floors and fireplace! Sliders to private  
deck. Kitchen with breakfast bar. Natural  
gas heat and hot water, central air.  
Needs paint, flooring and some finishing  
touches. Sold "As Is."  
Laura Bitondo 860.573.5475



**MIDDLETOWN \$189,900**  
Clean move-in ready 4BR Colonial w/nice  
level backyard. Hardwood floors throu-  
out. Formal living room w/fireplace, dining  
room, updated kitchen w/tile floor. 4 good  
sized bedrooms upstairs. Pull-down attic  
stairs. Furnace & oil tank 5 years old. New  
cellar bilco door. Updated electrical box.  
Wired for a generator hook-up with new  
generator included. Gutter helmets.  
Laura Bitondo 860.573.5475



**HEBRON \$179,900**  
Beautiful home in 55 & over Adult Com-  
munity! Fireplaced LR, high ceilings. Walk-  
out basement. Central Air. One-car garage.  
Deck overlooking peaceful wooded back-  
yard. First floor Master w/master bath-  
room. 3BR (one without a closet) &  
additional storage area that could be fin-  
ished into an additional BR/office.  
Chuck Haller 860.558.6000



**HADDAM \$99,900**  
Ready to build! Located in an area of  
fine homes, this approved lot is bor-  
dered by state forest land for miles.  
No deed restrictions, map & soil data  
available. Slightly sloping lot. Good for  
walkout basement. Convenient  
location with easy highway access.  
Laura Bitondo 860.573.5475



**MIDDLETOWN \$309,900**  
Beautiful Colonial features a gorgeous in-  
ground pool w/hot tub, wd flrs, fire placed  
FR, formal DR & LR, 3 car garage. Huge  
Master bathroom, walk-in closet, all set in  
an established neighborhood. Subject to  
lenders approval. \*\*\*Please see attached  
notes about the Bidding process required  
on this property\*\*\*  
Chuck Haller 860.558.6000



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- Bob & Mary A.

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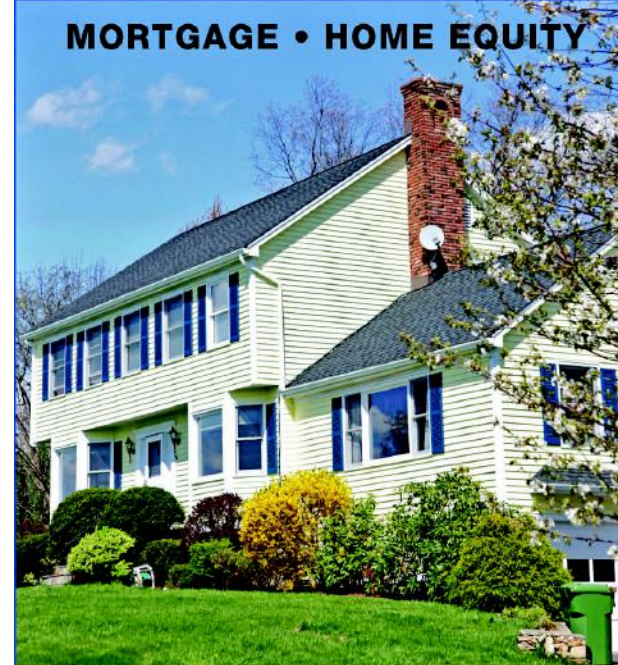
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**Higganum: HORSE COUNTRY:** 80+ acres in the Chatham Lake Subdivision. Opportunity to purchase the entire parcel. Possible 17-19 lots from Phase II section. Covenants & restrictions apply - 2400 sq. ft. minimum. Close to Rt. 9 with quick access to Middletown, Hartford or New Haven. \$950,000



**Haddam: ONE OF A KIND,** private 5.58 Acre river front property on the Connecticut River. There are breathtaking views of the sweeping curve in the river. Enjoy the views all year -- subdividing the property is possible. \$1,765,000



**Clinton:** This charming and inviting BEACH COTTAGE is now available in Clinton Beach. Large eat-in kitchen looks out to the backyard and marshes and from the sun porch (17x7) in front you have views of Long Island Sound. Seasonal home has 4BR's, LR, DR & large KIT. Washer/dryer could be easily installed as the plumbing is in place. An add'l 300 sf in the sun-room w/room for guests. \$349,000



Melanie Clark  
203.738.0219  
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**CHESTER:** Sunrise, sunsets... incredible from this 4.41 acre slice of heaven! Barn w/12 stalls (wood stove, electricity & cable), heated pool w/pergola. 3BR's, 2-1/2 BAs, hwd flrs, cathedral ceilings. Outdoor shower! Bordered by the CT Water Co. Offered at \$399,000

**The weather is so delightful that buyers are buying & sellers are selling!**

2016 is a great year for real estate sales so far...will you be the next buyer or seller?

*I'd love to help!*

Call for a free Market Analysis to see what your house is worth... or call to tour houses that are on the market... 860-304-1788.



**CHESTER:** Cape Cod on a quiet country road. 4BR's, 2-1/2 BAs, fpl., deck, 2.54 acres! Has a possible, very small first flr BR. Private, wooded setting set back from road. Offered at \$279,000



**DEEP RIVER:** Great investment opportunity or live in one side & rent the other! 2-Unit apt. house is walking distance to the town center, grocery store... Off street parking. Each unit has 2BR's, 1BA, KIT, LR & an extra space. Many improvements. Offered at \$199,000



**DEEP RIVER:** Screaming for some TLC to bring it back to its former glory...Fabulous stonewalls surround this 4.08 acre parcel. 3BR's, 1BA, fpl., tin ceilings, barn for storage & more! Close to the CT River and the Essex Town line. Offered at \$275,000



**HIGGANUM:** Cant beat the price! Move right in update as you wish... Great Starter Home overlooking Black Shops Pond! 4BR's, 1BA, fpl. in LR and a private backyard. Enjoy the wonder of nature from the front deck looking out at the pond. Offered at \$170,000

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COLDWELL BANKER  
RESIDENTIAL BROKERAGE



Mary McDonald  
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## Village Centre Residences Old Saybrook

*"Where the Connecticut River Meets Long Island Sound"*

Live in the heart of historic Old Saybrook, founded in 1635 and the first site of Yale University. Village Centre is a unique project currently under construction, consisting of fifteen condominium units. Walk or bike to your favorite restaurant, theater, fitness center or beach - or make the easy commute by train to New Haven, New York or Boston. Activities are endless here and all within easy reach. Twelve units are newly constructed townhomes offering first floor living, plus wonderful second floor space. Three additional units are located in the historic home at 226 Main Street which had been the residence of Reverend Frederic William Hotchkiss. The renovation carefully blends the architectural features of years past with today's upscale designs.



- Easy walk to downtown Old Saybrook shops and attractions
- Spacious first floor master suites
- Gourmet kitchens with granite and stainless steel
- Open living areas with hardwood flooring and natural gas fireplaces
- Upper levels with large guest bedroom/bath and den
- Oversized garages and lovely patio areas
- City water and natural gas heating/tankless water heaters
- Full size unfinished basements with hatchway

Prices start in the low \$600,000's - 2 of the 12 units are now under contract!

Essex - 5 Main Street  
Old Lyme - Old Lyme Marketplace  
Old Saybrook - 21 Main St.  
ColdwellBankerHomes.com

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**Kathy Klinck**  
GRI, CRB  
Owner-Broker



**Mary Ellen Klinck**  
GRI, CRB  
Owner-Broker

**UPDATED CAPE**



**NEW LISTING**  
**East Haddam: 1950's Cape with many updates.** Three bedrooms, 2 full baths, vinyl siding, newer roof, central air, updated boiler and oil tank. Excellent condition. Close to town and Rt. 2. **\$219,500**  
Contact Brad Parker 860-638-9302 or Elaine Muszynski 860-526-3249

**HERE'S YOUR CHANCE**



**Hadlyme/Lyme: Live on Ferry Rd.** in the Hadlyme section of Lyme. Make this your own. Needs work but would be worth your efforts. Set on 1.5ac. with Roaring Brook meandering thru your backyard creates the ambience of the setting. Close to Gillette's Castle, Hadlyme Ferry and Hadlyme Corner Store. **\$124,000**

**NEW ENGLAND CAPE**



**East Haddam: Warmth and comfort** describe this impeccable home sitting on 1.6 well groomed acre. Front to back wide planked LR with fieldstone FP. French doors lead to new Trex deck. Kitchen recently remodeled with cherry cabinets, granite and new appliances. Everything's been done for you. Roof, windows, siding, deck, patio, exterior doors and storms. **\$219,000**

**SPACIOUS MODIFIED CAPE**



**East Haddam:** This 9 room, **well cared for** 2001 home boasts updated eat-in kitchen with stainless appliances, newer oak flooring and granite. Cozy fireplaced Great Room. Large family room for your Big Screen TV! 3BR's, 2-1/2 baths, 2 car attached garage. Nicely sited on corner, lushly landscaped 1.74 acre lot. Generous 24x24 composite deck to enjoy the outdoor water feature. 20x16 custom built outbuilding with electric and loft storage. **\$313,500**

**AGENT OF THE MONTH**

**NANCY CARPENTIER**



**Nancy Carpentier has achieved Agent of the Month for January. Nancy has accomplished this honor by being Top Producer in Listings & Sales. Congratulations!**

**2002 THREE BEDROOM CAPE**



**Haddam/Higgenum: Nice Cape** with 3BR's, 2 baths on 2.13 acres on a cul-de-sac. Open kitchen & family room with cozy fireplace. Details include built-in bookcases, skylights, crown molding and stainless appliances. Features 1st floor MBR. Very private setting. **\$249,000**

**LOOKING FOR 4 BEDROOMS**



**REDUCED**  
**East Haddam: This Colonial is your answer!** Set on 2.53 acres. Center isle kitchen open to Great Room w/FP and LR. Eat-in kitchen plus formal DR. Half bath on 1st floor, 2 full baths on 2nd floor. Large MBR Suite. Other 3BR's are generous size. Gardened yard with plenty of room for outside enjoyment. Close to schools, highway and shopping. **\$280,900**

**BASHAN LAKE WATERFRONT**



**East Haddam: 2 Cottages** on 1/2 ac. with 162 ft. lake frontage. A little work will be well worth it. Open DR with stone fireplace. Cathedral ceiling, great view of cove. Outside fireplace. **\$340,000**

**Newer Home in Desirable Neighborhood**



**Colchester: Well cared for Colonial.** Master Bedroom with 2 walk-in closets and full bath. KIT w/SS appliances, corian counters & center isle. Front to back LR w/FP. Formal DR, FR, Sun Room. Newer Roof, TREX deck, front porch. In newer subdivision on private 5+ acres. Brand new generator. Custom shades & draperies included. Sellers say bring your offers - move in ready! John Deere riding mower w/cart & snow blower included. **\$329,900**



Nancy Carpentier



Limmy Lecrenier



Kim White



Theresa Parady



Elaine Muszynski GRI



Brad Parker



Jim Johnson



Art Vachon