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

11b
2015



Joel Lucas
Shore & Country Specialist
860.304.9150

More details & listings on page 2 & 6





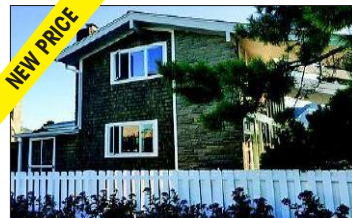
Joel Lucas, Realtor®
SHORE & COUNTRY SPECIALIST
860.304.9150



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



WESTBROOK \$349,000
Beautiful Farmhouse Colonial on a peaceful 1.7 acre lot in immaculate condition. Built in 1997 this wonderful 2400 sqft home has great open-flow, a brick woodburning fpl, crown molding, large kitchen with breakfast bar and sitting/breakfast area with sliders to large deck overlooking a pond. Covered front porch! Large walkout basement. Professionally landscape yard, 2 car garage. Close to Westbrook beaches & Marinas. www.243Willard.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



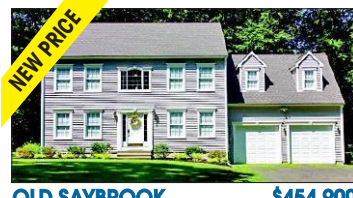
OLD SAYBROOK \$459,000
Beautiful 2004 Built Colonial home with white kitchen, granite, hardwood floors, fireplace, 3 to 4 bedrooms, 2.1 bathrooms and a finished basement media room. EZ walk to schools downtown and beaches! You will love this nicely laid out sun-filled home in a great Old Saybrook Location! Nice patio with new hot tub. City gas line in area. www.5Donnelly.com



WESTBROOK \$379,900
"New Condition" Custom Colonial privately situated on 3.59 acre lot in a quiet natural setting. Beautiful home built in 2002 & enjoys a sun-drenched Gourmet kitchen w/granite island & SS Viking appliances with a great open flow to DR & Great room. Spacious 4BR's & 2-1/2 BA's. Features: c/air, masonry woodburning fplc., hardwood floors, large Mahogany deck and a 2 car garage. Great mudroom off garage and a partially finished lower level! Less than 4 miles to gorgeous Westbrook Beaches and marinas. www.7Whittemore.com



WESTBROOK \$479,900
Private Dock & LIS/ river views! Direct riverfront with access to LIS! Relax on expansive 28x36 deck overlooking peaceful Patchogue River, launch boat from private dock with boathouse. Enjoy this beautiful Ranch style home with great open open-flow designed to take in beautiful views. Hardwood floors, fireplace, 2 car detached garage, walk out lower-level - no flood ins needed. A boaters dream! Near marinas and beautiful Westbrook beaches! www.3Lookout.com



OLD SAYBROOK \$454,900
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, fplc., 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



WESTBROOK \$389,900
Waterviews of Patchogue River! Located on a quiet cul-de-sac, this lovingly kept home is 2460 sq.ft. and has a first floor master-suite. Two additional bedrooms upstairs plus a finished walk-out lower level w/bathroom & kitchenette. 2 car garage, very close to marinas and Westbrook Town Beach. Not a "driveby" home! www.123WindyHill.com



CLINTON \$359,900
Beautiful Colonial on a sunny, level "garden lovers" lot! Excellent condition home conveniently located near commuting routes, downtown, golf course & shoreline beaches. Oozes charm and quality touches which include a white kitchen w/Carrera marble backsplash, granite countertops, SS appliances, finished LL, hdwd flrs, 2 car garage, front & back porches, bluestone patio, nicely situated above ground pool, large screened in gardeners gazebo & custom windows - making this a beautiful light filled home. www.21PleasantValley.com

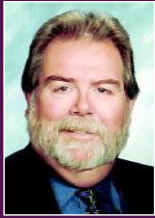


CLINTON \$249,900
No flood insurance needed - EZ shoreline living in this new condition Cape w/great first flr living. Steps to beach, shops & restaurants! First floor master-suite, laundry, open flow LR, new white kitchen with granite counters and DR. French doors to deck and patio. 2 add't'l BRs & bath on second floor. Perfect for first-time buyers, retirees or 2nd homebuyers. 1 car garage, garden shed, natural gas line on street & great private fenced backyard with gardens. www.16BeachPark.com

Essex - 5 Main Street

Old Lyme - Old Lyme Marketplace

Old Saybrook - 48 Main Street



Greg Young, CRS
Broker



Marcia Young
Client Care Manager



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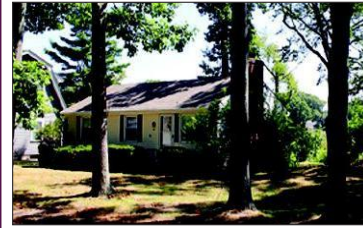
New England
Properties



OLD SAYBROOK \$349,900
Part of the "Reservoir Association" this home has breathtaking views from just across the street. 3BR / 2 bath home has sparkling hardwood flrs, open floor plan, family room with fireplace and screened in porch. 2-car garage with extra storage, deck overlooking open ~ level backyard. Oil heat & central air. So much to offer.
N10037841.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



OLD SAYBROOK \$349,900
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

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express our sincere appreciation
for your business, friendship and loyalty.*

*Thank you,
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Greg, Marcia and Mark*

We are never too busy for any of your referrals!



OLD SAYBROOK RENTAL
\$ 1,400 / month ~ Annual lease
2BR Ranch style home. Available now!
Totally updated.
1-car detached garage
Washer/Dryer & oil heat
Near Saybrook Point
1st & last month & security.
No smokers please
N10088731.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
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4+BR/2.5 BA
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Updated Baths
1 BR Apartment with Kitchen
Enormous Garage/Barn
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CROMWELL \$245,900
2 BR/ 2 BA
New Roof - 2005. Extra large
closed Porch. 2 Car Garage.
Cul-De-Sac
G10090490



MIDDLETOWN \$139,900
2 BR/ 1 BA
Hardwood Floors
New Roof. New Garage Door
Cul-De-Sac. Sun Room
G10089772



KILLINGWORTH \$174,900
4 BR/ 2 BA
Needs TLC
Set back from the road
1.8 Acres
G10090213



HARTFORD \$99,900
Multi-Family - 3 Units
2 BR each unit
Fenced yard
Character & Charm
G10090191



MIDDLETOWN \$174,170
Multi-Family - 2 Units
2BR and 3 BR units
Separate Electrical
Separate Furnaces & Oil tanks
Fenced in yard. 2 car garage
G10089759



MIDDLETOWN \$389,900
New Construction
3 BR/ 2.5 BA
Private Lot 1.76 acres
Fireplace. 2150 SqFt
G10084889



HADDAM \$549,900
5 BR/ 3.5 BA. 3560 SqFt
Private prof. landscaped 3 acre
Retreat. Surrounded by state forest.
Custom Mahogany Library. Outdoor
hot tub. Indoor lap pool. 4 Fireplaces
G10069972



CHAPIN \$299,500
3 BR/ 3.5 BA
Amazing Master Suite w/wetbar
2nd floor Laundry room
Finished LL with workshop
Home Theater
G10080376



HIGGANUM \$259,000
4 BR/ 3.1 BA
3109 SqFt including FIN LL
Add'l 716 SqFt Cottage built over
a brook. Upgraded mechanicals
Newer Windows
G10078760



MIDDLETOWN \$214,900
Multifamily - 2 units. 3 BR/ 2 BA
in each unit. 1560 SqFt in each
unit. Great rental income. Year
built 1999. Gas Heat & Hot water
G10083415



DEEP RIVER \$125,000
Beautiful lot
2.3 acres
Cash buyer or 203k rehab loan
G10068955



KILLINGWORTH \$359,900
4 BR/ 2.5 BA
3 Acres. Flexible floor plan
Oversized deck
1st floor Master Bedroom & Bath
New SS appliances
G10057868



PORTLAND \$124,900
Attention Investors!
Cash buyers. In need of rehab
but worth the effort!
Two Homes!
G10034986 & G10033786

Price Reductions

Lot Young/Daniel St.	East Hampton	\$199,900	\$50k reduction
995 Ridgewood Road	Middletown	\$199,900	\$7k reduction
604 Cambridge Cmns.	Middletown	\$183,900	\$6k reduction
6 Orange Road	Middletown	\$144,900	\$5k reduction
8 Nelson Place	Higganum	\$244,900	\$5k reduction
101 Curtis Street #3	Meriden	\$154,900	\$5k reduction
5 Candlewood Hill #C	Higganum	\$99,900	\$5k reduction
5 Candlewood Hill #D	Higganum	\$99,900	\$5k reduction

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OLD SAYBROOK **\$335,000**
A LOT OF CHARACTER and everything perfectly brought up to date in this mint condition 2 bedroom cape. Stunning kitchen w/stainless accessories & brand new appliances. Black granite counters & large square stainless sink. The kitchen is open to the living or dining area and the living room has a wood stove for cozy added warmth in the winter. The bathroom is gorgeous with a large all glass and white tile shower and black ceramic floor. The home has Cornfield Point beach rights and an outside patio and shower for your summer enjoyment.



OLD SAYBROOK **\$998,000**
DIRECT WATERFRONT in Cornfield Point! This 4 BR colonial sits high overlooking Long Island Sound w/gorgeous views to the actual point & beyond. Comes with a large detached garage, wonderful for boat or beach equipment storage. Great Spot!



CLINTON **\$185,000**
VICTORIA MANOR complex is the location for this 2BR townhouse condo. With 1334 sq.ft. and 1 1/2 baths this end unit has perfect privacy & a spacious interior. Light & bright w/patio doors & each bedroom with its own outdoor balcony. Low condo fee of \$252.



OLD SAYBROOK **\$449,000**
CONTEMPORARY DESIGN and a beautifully kept home. This house has 2,664 sq.ft., 4 bedrooms, 2 1/2 baths, an attached two car garage and a large sunroom with cathedral ceilings. There is a family room with fireplace and a new granite KIT. The master suite and the family bath have heated floors and are stone tiled. The sun room has a hot tub and bar for entertaining with an overlooking balcony from the master suite. There is a back yard deck off the FR, perfect for summer cookouts. The home has a full basement plus oil heat and central air!



OLD SAYBROOK **\$599,000**
STEP BACK IN TIME and enjoy those wideboard floors, 12 over 12 windows, wide board trim, built in hutches and bookcases, and 3 fireplaces from 1837. There is a sun filled kitchen with bay window, brick floor & center island. This home has 4 bedrooms, 2 full baths, and 2734 sq.ft. There is a family room addition which was constructed using some hand hewn beams & two vintage fan lights for the gable ends. It is a 30x20 room perfect for parties or family gatherings. Located in the heart of town, it is an easy walk to the "Kate" for show time.



OLD SAYBROOK **\$340,000**
CHATHAM CONDO located in the heart of town so that you can walk to everything. 2BR's, 2 full BA Ranch unit with attached one car garage & full basement for plenty of storage. Gas log fplc., new ceramic tile in KIT, foyer and baths. One floor living and CAIR.



OLD SAYBROOK **\$319,000**
YEAR ROUND RANCH in the popular Cornfield Point Beach Association. 3BR's, LR with fireplace, front porch, oil heat and a full dry basement which has been partially finished. Good solid home in need of updating but a great location. Short walk to L.I.S.



WESTBROOK **\$229,000**
ONE FLOOR LIVING with an open floor plan. This 2BR Ranch has recently refinished hardwood floors, a stone tiled bath with shower and bubble tub, a 3 season sunroom off the back of the house and a full dry basement with a couple finished rooms. Close to town and beaches.



EAST LYME **\$322,900**
IMMACULATE RAISED RANCH in the Giant's Neck area of town, fully furnished and rented in the summer for \$2200 a week. This is a newer 4 bedroom, 2 full bath home with a kitchen with large center island and lovely tiled floors. The home is about 1614 sq.ft.

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WESTBROOK **\$379,900**

"New Condition" Custom Colonial privately situated on 3.59 acre lot in a quiet natural setting. Beautiful home built in 2002 and enjoys a sun-drenched Gourmet kitchen w/granite island & SS Viking appliances with a great open flow to DR & Great room. Spacious 4BR's and 2-1/2 BA's. Features: central air, masonry woodburning fireplace, hardwood floors, large Mahogany deck and a 2 car garage. Great mudroom off garage and a partially finished lower level! Less than 4 miles to gorgeous Westbrook Beaches and marinas.

www.7Whittemore.com



Joel Lucas
 Shore & Country Specialist
860-304-9150

#1 CBRG Agent for 2012, 2013 & 2014 in Middlesex & New London Counties based on sales units & sales volume

Please include your **Christmas Message** in this issue.

Next deadline
Wednesday, December 2nd

Please submit ads to:
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OLD SAYBROOK \$439,900
Cornfield Point Beach. Versatile layout & lots of space! Large LR open to eat in KIT opening to the decks, private back and screened in porch. The 3+ BR's are complimented by the 2 full baths. Attached garage. Short stroll to the beach.



OLD SAYBROOK \$319,900
Charm of yesteryear present here. 4BR Cottage, large screened in porch with Long Island Sound views. 3 houses from private beach. Bead board, hardwood floors, FP in LR, outdoor shower. A true new England Beach Cottage.



OLD SAYBROOK \$299,000
Priced to sell! Immaculate, sunny and bright. 3+ BR home offers a maintenance free exterior; new roof and septic. Gleaming hardwood floors throughout. LR/DR's offer an open floor plan with plentiful windows & lighting. Granite KIT with sliders to deck overlooking private yard. Updated tile bath. Conveniently located. Deeded beach rights to Cornfield Point Beach.



OLD SAYBROOK \$699,900
"Boater's Delight". The perfect location for river cruises & access to the L.I. Sound & beyond. Deep water dock on protected canal offers safe harboring. 4BR, 2BA Cape decorated well boasts open living spaces, fpl, hdwd & views. Oversized screened porch brings the outdoors inside. Easy to maintain.



OLD SAYBROOK \$385,000
Banberry Condo. Main St. location. Stand alone unit has private manicured yard. 1st floor MBR & BA. Fireplaced LR/DR and cathedral ceilings. Hardwood flrs. 2 gl-ass sunrooms. 2BR's & BA on 2nd level. 1 car attached garage.



CLINTON \$379,900
Gracious one owner home is set on a cul-de-sac street. Level lot with a lrg exterior deck & patio. The foyer, formal LR/DR rooms flow together w/hdwd. Large KIT opens to an eating area & FR w/fpl. Lrg Bonus room can be a media room/home office. 4BR's, walk-up access to the attic space. MBR has walk-in closet & full BA with a jacuzzi tub, separate shower/ double sink to make this space special. Close to everything.



NIANTIC \$899,900
"Giants Neck". Ideal scenario for beach front living - NO FLOOD INS REQUIRED! Protected, unobstructed water views from decks, balconies & most rooms. Complete makeover has a Chef's KIT, designer BA's. MBR Suite w/deck & views. Three other BR's and 3-1/2 baths. 2 fplcs., open & sunfilled. See and Smell the beach all day long.



OLD SAYBROOK \$795,000
Waterfront on South Cove yet private & tranquil. Unobstructed waterviews. Designer baths and granite - Stainless steel kitchen. FP, hardwood thruout. MBR Suite with large balcony on the water. Three bedrooms, 3 baths. Ideal getaway or primary residence.



OLD SAYBROOK \$499,900
Like new 6 yrs young. Stunning 2 to 3BR home w/waterviews. Short stroll to private beach. Marble/stainless KIT & designer baths. Custom built. 9 ft ceilings, MBR Suite, hardwood, tile, fireplace, open flow; private patio - ideal as yr round residence or weekend getaway.



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Westbrook - Escape Artist - Be a guest of nature in this waterside island-like compound privately positioned upon a symphony of water magic. Located adjacent to a national nature refuge, home to over 280 species of migrating neotropical birds. A luxury home with casual and comfortable spaces framed by a pageantry of waterscapes, water life, and nautical impressions. Wide open great room overlooks a secluded utopia with broad sweeping tantalizing watervues. Intimate isolation, yet convenient to town, dining, travel and amenities. \$1,375,000.

Details: www.edwardhillyer.com

FULL MOTION AERIAL: WWW.17HAMMOCK.COM



Essex - Stunning, newly renovated, luxury waterfront home set on 1.5 acres of lush lawned grounds; just minutes to charming Essex village. Penthouse loft-look, etched in understated elegance, this is truly an exceptional property. Frontage on the Connecticut River with boathouse, private sandy beach, dock, deep water mooring and dramatic new dream chef's kitchen. Full guest/multi-generational suite. \$1,590,000.

Details: www.edwardhillyer.com

FULL MOTION VIDEO: WWW.3ANDREWS.COM

Clinton - Meticulously maintained and ready to move in. A water legend superbly poised on a lawned expanse to the beach. Sink your feet in to the warm white soft sand of one the nicest beaches on the CT shoreline. Remodeled kitchen, new windows, heating/cooling, mechanicals, roof, and siding - shows pride of ownership. Sandy impressions and shimmering water reflections. Pause to play at "Beach Park," your private association of tennis, pools and an active social calendar. \$1,290,000.

Details: www.edwardhillyer.com



Clinton - Direct waterfront with breathtaking seascape that wraps the coastline from Clinton to Westbrook. No flood insurance required as per FEMA! Entertain by sailboats, sunsets, and a water color display. Open floor plan offers a gourmet granite/stainless kitchen, breakfast bar, large dining room area, fireplaced living room, and den set up for home theater. Master bedroom boasts balcony with waves of pleasure, sandy impressions and cruise ship panoramic views. Plenty of rooms to host guests at the beach, and after a swim in the ocean, resort to fun and take a dip in the sun catching outdoor pool and hot tub overlooking the ocean. Professional picturesque landscaping. Peninsula location affords water views from every room in the house! Potential to finish high-ceilinged basement area. \$1,790,000.

Details: www.edwardhillyer.com

PANORAMA: WWW.30SOLSPPOINT.COM

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ALWAYS THANKFUL FOR HOME

While our needs change, we all share the desire to make a house a home. Consider your needs as you read the reflections as sellers share what it is about their homes that make them feel thankful.



MIDDLETOWN: We are grateful for the quiet cul-de-sac in a lovely neighborhood, a simple home that is easy to maintain, and walking access to the Wadsworth estate and state park - especially for summer evenings and fall colors. **\$215,000**



DURHAM: I am thankful for 32 years in a home which I love sitting in my gathering room looking out at the seasons changing & knowing it is a home full of love. I am thankful for a neighborhood which is safe & friendly. I am thankful to have had the blessing of raising my children in the town of Durham! **\$247,000**



DURHAM: We are thankful for having the space and privacy to have raised our sons in a country atmosphere, having pigmy goats and alpacas. Also many family events, an outdoor wedding, bridal and baby showers, and all holidays with family and friends. So many wonderful memories. **\$799,000**



MIDDLETOWN: We are thankful for our spacious, inviting living room. Nothing beats gathering with family around a warm fire playing board games on a chilly autumn evening. **\$229,900**



DURHAM: We are grateful to have lived in a wonderful town such as Durham. Our house with its rustic charm has provided us plenty of room to entertain family and guests, enjoy the tranquil outdoors, and most importantly raise a family in a space we will always consider home. **\$414,900**



DURHAM: We are thankful for an open living space that has always made it easy to spend time with friends & family. From cozy family nights in front of the fireplace, to parties w/friends in the open KIT & FR, to barbecues w/great neighbors out on the deck, we couldn't be more grateful for our time & memories together in this beautiful home. **\$419,000**



DURHAM: I'm thankful for all the wonderful windows in my home, allowing the outside in, in every room. Every room has a nice view of our peaceful yard. **\$349,000**



DURHAM: My family is thankful for the wonderful memories created in our beloved old home. We have a front row seat for every Memorial Day parade, waving to everyone we know. It's easy to imagine the previous hundreds of Thanksgiving meals cooked in the keeping room fireplace, and that is part of our home's charm. **\$319,000**



DURHAM: We are very thankful for the privilege of caring for this historic Antique home. It is the center of warmth for our children and grandchildren who return again & again to take part in the joys of family and holidays. **\$995,000**



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Middletown \$175,000

Why rent when you can own?

This home has been completely restored from top to bottom & lovingly maintained. New kitchen & baths, hardwood flooring, lots of charm & character. Within walking distance to shopping, restaurants & harbor. Still time to move in for the holidays!



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EAST HAMPTON: Remarkable home with 239 ft. of direct private waterfront on the tip of West Point. Remodeled & ready to move in. Formal LR & DR overlooks the lake. FR w/glass doors to another deck with a sweeping view of the lake. 4 full BA's. First flr BR is handicapped friendly. Possible in-law wing. MBR with the entire upper level. Large master bath with walk-in shower and whirlpool tub. Level lot nicely landscaped yard w/water's edge patio, decks, gardens & lawn. **\$750,000** **22 West Point Road, East Hampton**



EAST HADDAM: Original owner. Pride of ownership very evident from the moment you pull into the paved driveway. Contemporary home features gleaming hwd floors, vaulted LR with brick fpl. to the ceiling. 3BR's, 3-1/2 BA's, 2.38 acres. Large DR that flows to private backyard deck. Features a first floor MBR suite with full BA and separate dressing room, two upstairs BR's with full baths. Many extras, central air, Generator switch, 3 car garage, storage shed, beautiful professionally built stone walls, fruit trees and private woods. **\$349,000**
47 Old Kentwood Road, East Haddam.



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Haddam

One of the best opportunities for a complete life situation is now available in this 25.51 acre mixed use property known as the R. Ely Sawmill. **New to the market** this location offers everything for the enterprising owner. Especially enticing is the lovely rural setting. Live in one of the 3 houses while you construct your new Country



Estate on the extremely private rear acreage (subject to subdivision), work in the 10,000+ square foot industrial buildings and play in the fields and woods that comprise the remainder of the land. Currently income is generated from the 3 houses (all rented) and the acre of land leased to a cordwood business. Along the 543 feet of frontage on Plains Road are the 3 homes each with individual access. The main driveway takes you to the comfortable industrial area. Follow the old dirt road "down back" through an open lot to a huge field with a goldfish pond and woodland stream. The 140+ acre privately owned west boundary is protected by a permanent wildlife easement. The opportunities are endless, inquiry direct for more information. **\$999,900**

CLINTON \$289,900



Great Split Level Home. Currently set up as 2BR home but can easily be converted to a 3BR. New 3-bedroom septic system installed in 2006. Attached 2-car garage & finished lower level with attached sun room. Nice level and private fenced-in rear yard with shed and deck. **CALL JOE WREN 860-202-0693.**

CLINTON \$215,000



Part of the new Wilshire Woods Subdivision. Perfect for first time Buyer... offers potential. Newer roof, vinyl siding, windows, new baseboard heating, new stove. House is dated-needs some work. Expansion possibilities. Subdivision includes 3 other lots. **SARAH MARCINEK 860-227-1592.**

CLINTON



Lots Offered between \$125,000 & \$115,000. Part of the new Stirlingshire Woods Subdivision. Plenty of space to build your dream home. Good road frontage on Long Hill-149.07 feet for Lot 1, 165 feet of road frontage for Lot 2, AND Lot #3 is a interior lot-offering the perfect private setting. Convenient to town and schools. **SARAH MARCINEK 860-227-1592.**

KILLINGWORTH \$450,000



A serene setting for this spacious, Contemporary Cape on 5.8 acres. A dramatic stone fireplace soars from floor to ceiling. Open floor plan: the living room & dining room open to the beautifully designed kitchen, w/pantry & built-ins. A large master bedroom offers a spectacular bathroom with whirlpool bath. In-law apt. **CARYL STEFANSKI 860-399-7202.**

CLINTON \$295,000



Meticulous Home inside & out. New kitchen w/granite & stainless appliances, refinished floors & natural gas heating & cooling system. Spacious deck looks over the beautifully manicured property and a gorgeous inground pool w/pool house & gazebo. 2 car detached garage. **PAT REED 860-395-7412.**

CLINTON \$259,000



One of a kind... Two houses border the Indian River. Recapture the views... Rent 1 - live in the other! Main home has 2 bedrooms. Ranch has 1BR. Individual septic systems and electric. Walk to town and train station. Convenient location. **SARAH MARCINEK 860-227-1592.**

CLINTON \$274,900



Spotless 3BR Home. Features include custom, hand-made kitchen cabinets and cherry countertops, pantry cupboard & shelf areas. Spacious living room is accented with a raised hearth fireplace & custom built-ins. **PAT REED 860-395-7412.**

CLINTON \$233,800



Set nicely on a 1.86 acre lot offering privacy. Inviting front porch on this 2 bedroom, 2 bath Cape home. Newer mechanicals. Outbuilding with power. Enjoy the amenities of Clinton & the surrounding shoreline towns. **SARAH MARCINEK 860-227-1592.**

CLINTON \$875,000

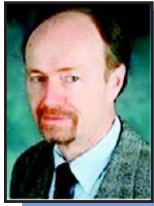


Waterfront Colonial approx. 1/3 acre with 160 ft of Water Frontage, 13 feet of sea wall with private beach area. Vinyl siding, enclosed porch overlooking water. **PAT REED 860-395-7412.**

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Deep River

4-Family house with updated apartments, fully leased. Walk to shops, school, library, restaurants. Public water and sewer.

Reduced to \$459,000



Old Lyme - Graceful one floor living in peaceful residential setting of Old Lyme. 3BR, 2 full, 1 partial bath. Home will be built on a quiet cul-de-sac with views of nearby pond and woodlands. Home will be available on the lot selected by the builder, or it can be adapted to one of the other 9 available lots. Offered by Atlantis Building Co. Inc., a well known builder of fine homes on the Connecticut shoreline. **\$675,000**



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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! **\$446,000**

Killingworth Rental: 1979 Cape, 7 rooms, 3BR's, 2.1 BA's on 4 acres of privacy with old mill pond & Munketsuck River! Ready now. No pets, no smokers. Good credit, first & security. \$2,200 per month, one year lease.

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OLD LYME: Flawless! Surprisingly spacious **Lyme Regis Condominium**. Gracious living room with fireplace and library wall. Discover the convenience of a core area location in a peaceful, pristine setting within walking distance of Old Lyme's Historic District and the Connecticut River. Bedrooms are surprisingly expansive. Formal dining room opens to heated sun room providing additional living area for year round enjoyment. **\$435,000**



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Beautiful 5400 sq ft 5BR/5.5BA home on a picturesque 3 acre horse property
54 Chestnut Hill Rd, Killingworth
\$769,000



27 Acre Estate
Secluded gem, completely renovated.
541 North Roast Meat Hill Road
Killingworth
\$750,000



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



Generous Colonial in neighborhood close to town & schools!
9 Fox Run, Killingworth
\$650,000



One of a kind floor plan with 3700+sq feet!
92 Cow Pen Hill Rd., Killingworth
\$497,500



Rarely available neighborhood 4 bed/2.5 bath plus Bonus Room
90 Blueberry Hill Reserve, Killingworth
\$469,900



Well built, well maintained and move in ready!
707 Little City Road, Higganum
\$345,000



Beautiful 2500 sq. ft. Cape conveniently located near downtown Clinton
13 Knollwood Drive, Clinton
\$298,000



Priced to sell! On 2.9 private acres!
Emanuel Church Rd., Killingworth
\$290,000



Expansive Cape with first floor Master
74 Stonehill Drive, Killingworth
\$325,000



Nestled in the woods!
Storybook Cape, 3BR/2.5 bath
33 Sugar Hill Rd., Killingworth
\$347,900



Perfectly private Colonial secluded on 9.9 acres of country landscape.
33 Sugar Hill Road, Killingworth
\$548,000



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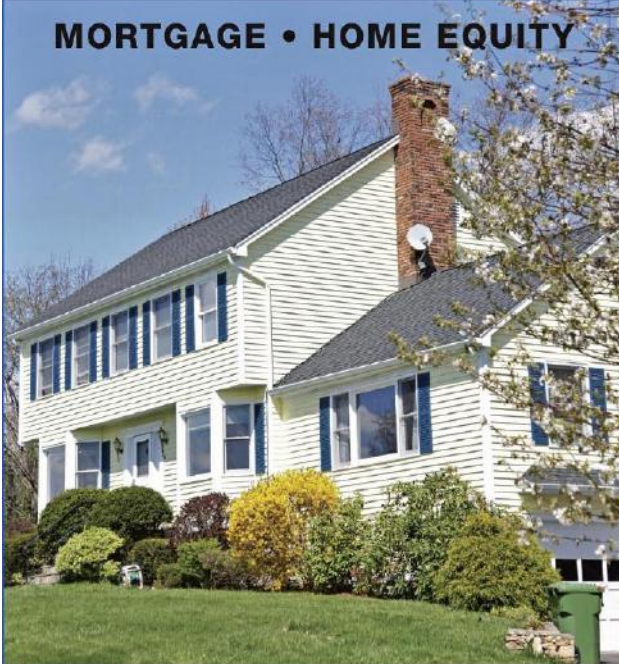


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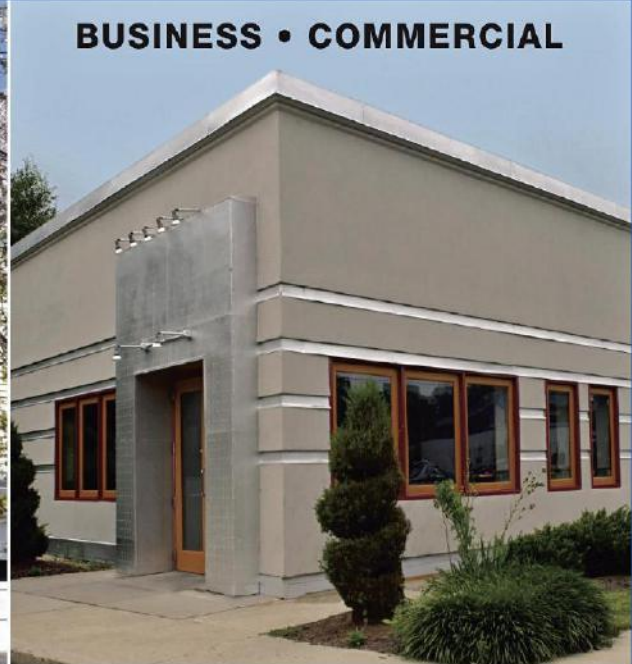


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LYME: The diamond. Privacy abound in this stunning setting with grand elegance, over 4,000 sf of living space. Palladian windows, marble floors & incredible kitchen. 3BR's & three full baths. Large family room, game room & sitting room. Beautifully appointed with inground pool, green house & 4 car garage. **\$ 850,000**



MADISON: Hidden Gem. Quiet country serenity and ready for you to entertain. Wine and dine in this open floor plan. Preview this 2/3 bedroom home surrounded by mature trees, inground pool and oversized deck. Plus oversized detached garage with walk-up storage. **\$ 339,000**



OLD LYME: Crown Jewel. Three level, 2 bedroom 2-1/2 bath condo. High quality kitchen with wet bar. Great family room. Wonderful decks overlooking pleasant country setting. Plenty of storage, one car garage. **\$369,000**

Durham Land
Beautiful 3+ acre lightly wooded building lot with pond views in an area of fine homes. **\$ 235,000**

Happy Thanksgiving
Doug Ball, Grace Blair, Mim Beardsley,
Barbara Erni and Fran Petrucelli





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NEW LISTING
OLD SAYBROOK STORYBOOK CAPE in superior location near town & beaches! Hardwood flrs throughout, first flr master bedroom w/bath; charming living room w/fpl., family room off kitchen with views of the pretty, private backyard. Home features oil heat, city water, central air on first floor, nice kitchen with huge center island open to spacious dining room. First floor laundry/office. Three more bedrooms and bath complete the second floor. New two car attached garage, full basement with workshop space. **Priced to sell at \$339,900!**



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



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



WESTBROOK! INVESTORS TAKE NOTE!
Newly renovated Nantucket style 2BR 2 BA Beach Home w/views of Long Island Sound and a short walk to sandy beach, PLUS a detached two-bay garage / 1BR guest quarters featuring soaring ceilings, quality finishes, open floor plan living, dining area gorgeous kitchen, great for guests or extra income. Both homes are year round and in super Chapman Beach location! Great money maker! **Offered at \$489,900!**



NEW LISTING
OLD LYME Charming year round Ranch in Old Colony Beach! Recently painted & carpeted, this home offers 3BR's & 1BA, laundry facilities on site, paved driveway & enclosed front porch! Roof & siding redone in 2010, replacement windows & 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 \$365,000.**



NEW PRICE
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, DR with bay window and spacious LR, all with soaring ceilings. Second floor BR's and BA are all spacious. Welcoming front porch, back patio and fenced yard! **Offered at \$239,900.**



OLD SAYBROOK VILLAGE CENTRE RESIDENCES
Newly built, high quality condos. 3 units in the historic structure centrally located overlooking beautiful Main St. Amazing flr plans, preservation of existing character, pretty front porch. **Prices start at \$395,000.** Also brand new townhomes for sale. 12 in-town units off Sheffield Street offers 4 buildings: 1st floor MBR's, garages, full basements plus superior finishes, structural, mechanical & energy conservation systems, all on a lovely, landscaped parcel. **Prices start at \$599,000.**



WESTBROOK TOTALLY RENOVATED CAPE COD HOME
10 rooms - 2632 sq. ft., an open floor plan LR with massive granite fireplace, open to stunning new kitchen w/cherry cabinetry, stainless appliances and granite counters. Formal DR and 3 season porch. Full basement with fireplace, ready for your finishing touches with new boiler and mechanicals. Outdoor space includes a lovely back patio area with impressive stone grill, pool house and inground pool - **priced to sell at \$349,900!**



UNDER CONTRACT
OLD KELSEY POINT, WESTBROOK! DRAMATIC PRICE REDUCTION!
Gorgeous year round Beach Home with 3BR's & 2 full baths, short walk to the wide sandy beach. One bedroom & bath on the first floor. Large LR w/fireplace; kitchen opens to dining room and slider to deck. Detached oversized garage with loft and second driveway for additional parking. Newer roof, siding and windows. Fenced yard with gardens. **Offered at \$304,900!**



Cheryl Aiudi Cook, REALTOR®
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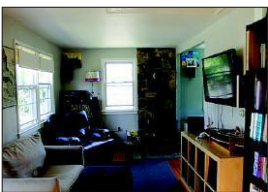


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New Price



OLD SAYBROOK: This stunning completely Rehabilitation Home is over 3300 sq ft, located in the heart of the **Otter Cove District** is truly a work of art! **Fine craftsman finishes** with hwd floors, tiled baths, recess lighting throughout. A comfortable open floor plan "true" gourmets' kitchen includes Kraftmaid cabinetry, tile/granite counters and a spacious breakfast area. The great-room is warm & inviting with its floor-to-ceiling masonry fireplace & high ceiling, the large sliding doors bring in the outdoors and your private covered deck. The amazing master suite/master bath with Jacuzzi tub double vanity, large walk-in shower with adjustable body jets and tile marble bath will impress most buyers including the walk in dressing room / closet, plus 3 more bedrooms with walk-in custom closets. You will love the oversized 2-car garage, new oil & stone natural "trap" rock driveway & a beautiful covered front porch that shows the unsurpassed curb appeal. All nicely situated on an 3.5 acre landscaped estate-like yard with your own completely renovated inground pool to enjoy all the years to come. **\$939,000**



WESTBROOK **\$189,900**
Move in now! Gleaming red oak hardwood floors. Open floor plan, skylights, newer windows, new large deck, wood stove, remodeled bath, full basement. Window & deck views of Menuketesuck River & marshes. Close to town, schools, highways, town beach restaurants & more.



WESTBROOK
\$279,900
 Welcome to the country and/or shoreline, **close to town and beaches**, yet the feel of the country, all new windows, new siding, hardwood flrs throughout this home. Very spacious bedrooms, dining room, living room, kitchen has a wonderful island. This home has been freshly painted and ready to have you move right in.



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HADDAM **\$89,000**
 Nestled in the hills of the CT River Valley - Haddam is one of the hidden treasures; own your own piece of this historic town. Prime 2.288 acre corner lot, town approved plenty of road frontage. A-2 survey completed and ready for you to build the home of your dreams. Put your dreams to reality.



ESSEX **\$259,900**
 Beautiful Cape only steps outside Essex village. Flexible floor plan with a master bedroom located on the main level. Large and well taken care of multi-level deck looking out over quiet fenced backyard. 16'x24' spacious barn located in the backyard. Wonderful home in a great location waiting for a new owner.



MIDDLETOWN **\$239,000**
 Beautifully remodeled Cape in desirable neighborhood & fantastic finishes. Galleria designed eat-in KIT features limestone flrs & stone counters with top of the line appliances. Sliders walk-out to a private sunny deck. First floor BR plus a large DR which could be easily converted back into another 1st floor bedroom. Marble & hwd flrs, tastefully decorated & a full partially finished basement.



KILLINGWORTH **\$379,900**
 This spacious Colonial was originally built with a second flr MBR, which remains after a large first flr addition was added. The addition could be used for a great master suite or a possible in-law apartment. On over 3 acres of land, the home includes c/air and a partially finished lower level. In a rural setting, the home is located on a cul-de-sac. Needs some TLC.



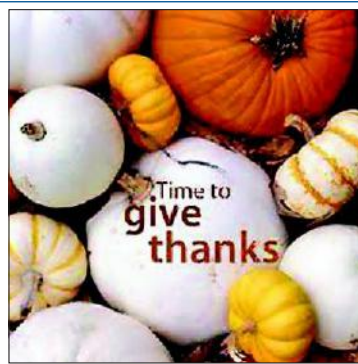
WESTBROOK **\$249,000**
 Private, sunny & open this Contemporary Ranch offerings 3BR's, 2 full BA's, 2 car drive-under garage. Home is a great retreat close to schools, commuter routes & shopping. Set high on a private lot this home offers a lot for the price plus central air and a partial finished basement - truly a must see. Also listed for lease - call for details.



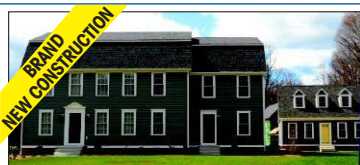
IVORYTON **\$339,900**
 Charming Colonial privately set on a cul-de-sac is close to town & schools. Open front porch, hwd flrs, large eat-in KIT overlooks the FR w/fpl, MBR suite with full BA & double closets, lrg laundry room, sliders to deck overlooking backyard. Finished room in the lower level. High ceilings in the 2 car garage w/storage above.



OLD LYME **\$239,900**
 This charming 3BR Colonial offers a master bedroom with cathedral ceiling, along with many updates including a newer roof, siding, and windows in 2003, and an updated first floor bedroom. A large deck overlooks a private backyard with a nicely cared for lot that includes mature plantings.



WATERFORD **starting at \$559,000**
 14 Custom Crafted Homes with over 8 acres of dedicated Open Space for your use and enjoyment with views of Long Island Sound and Niantic Bay. Custom craft your own plan or choose from one of the many custom designs. Now accepting Reservations. www.seaviewestates.us



WESTBROOK **starting at \$282,000**
 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. MODEL HOME OPEN! Reserve your unit now!



CLINTON **\$239,500**
 This immaculately maintained Split/Colonial is ready for you to move in. Open main floor consists of eat-in KIT and lrg living room w/fpl. Walk-out to lrg deck for entertaining. Nice size bedrooms on upper floor with updated BA. MBR is very large w/fpl. & plenty of room for sitting area. Finished FR in lower level along with laundry room & mudroom. Park-like setting on a quiet street. Nicely shaded yard & an outbuilding for storage. Easy access for commuting, close to town & beaches.



CHESTER **\$489,000**
 Beautiful custom Cape sits on a private lot located in a rural neighborhood convenient to town, schools, & the state forest. Features a LR w/cathedral ceiling and a two story stone fpl., a custom eat-in KIT w/granite countertops & an oversized breakfast bar. The first floor MBR has a custom bathroom w/travertine tiles, marble floors & two walk-in closets. The second floor features a loft area that can be used as an office.



William Pitt

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Essex Village Historic Home

Make this house your Dream Home!
Excellent neighborhood. 3BR, 2-1/2 baths.
Spacious kitchen. Level yard and 2-1/2
car garage.

Offered at \$599,000



Essex Newly Renovated

Perfect weekend or year round home.
New kitchen, newly painted. New roof,
2BR, 2 bath. Gorgeous South Cove area.
ROW to water. Views.

Offered at \$385,000



Essex Professional Building on Main St.

Office or Retail with Residential Apart-
ment. Total of 3800 sq.ft. Perfect Owner
Operated or income producing property.
Steps to Connecticut River.

Offered at \$799,000



Heart of Essex Village

1803 Mansard Roof home w/separate
caretaker Cottage, income suite or guest
house. 3BR, LR s/FP. Deck overlooking park
and Middle Cove. Wine cellar. Exceptional!

Offered at \$725,000



Essex - Stately Federal

Pretty Historic Federal in fabulous location.
Spacious home w/lovely level yard. LR with
FP, large family room, formal DR. Klaff
kitchen, 3BR, 3 bath, and 1 car garage.

Offered at \$699,000



Year Round Indian Town - Old Saybrook

Deed beach rights. Water view, 2 beaches,
clubhouse and marina. Pretty Ranch Home
w/furnishings. Spacious Kitchen, living room
with fireplace. Home is also a perfect rental.

Offered at \$469,000



Essex - Walk to Village

1830 Federal with Adorable Guest Cottage.
Living Room, Dining Room, Study, Kitchen
all with Fireplace, 3BR, 2 cadr garage on 1+
Park-like Acre.

Offered at \$425,000



Haddam - Country Estate

Beautiful Historic Home on 11+ Acres. First
floor MB suite w/walk-in closet. Living room
w/fireplace, formal dining room, spacious
kitchen, 3BR, 3BA - Tennis Court & Pool.

Offered at \$595,000

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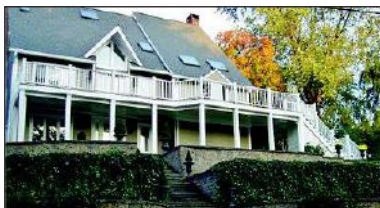


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Sotheby's INTERNATIONAL REALTY

Lisa Tiezzi
860.304.1788

ltiezzi@wpsir.com



CHESTER: Modern Home w/breathtaking Views. Dream KIT with a large granite island & countertops. Open concept LR w/gas fpl. Spacious DR off the KIT with views of the valley & Gillette Castle. MBR w/fpl, walk out balcony, walk in closet, and Jacuzzi in Master Bath. 3rd BR w/private balcony & modern bathroom. Grand top floor is a "Room with a View" filled w/light & ambiance. Finished basement with gas fpl. as a FR. Offered at \$649,000



CHESTER: Cape Cod on a quiet country road. 4BR's, 2-1/2 BA's, 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

williampitt.com



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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Sotheby's INTERNATIONAL REALTY



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 addt'l 300 sf in the sun-room w/room for guests. \$349,000



Melanie Clark
203.738.0219
mclark@wpsir.com

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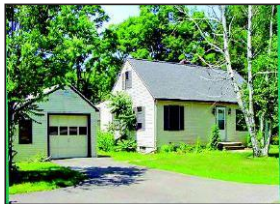
Christy Laurence
Real Estate Broker

GRI, ABR, CIPS, AHWD, EPRO

fax 860.434.1371

email Christy@christylaurence.com

web ChristyLaurence.com



WESTBROOK

Four bedrooms, 1 bath Cape with full basement, fireplace, garage on 1/2 acre. Updated kitchen & bath, good condition, near Rt 1. \$249,900



OLD LYME

Beautiful wooded 5 acre lot with some picturesque rock outcroppings. Close to town. Bank foreclosure. \$139,900



OLD LYME

3BR's, 1 bath Ranch on 3/4 acre, large corner lot, 2 car garage, full basement, fpkc., hardwood floors. Near Town Beach. Great yard for big, family picnics. Owner motivated. \$209,900



EAST HADDAM

Privacy abounds this 8BR, 6.3 B home on 6 ac. & abuts a town 50 acre nature conservancy in which the "8 mile wild & scenic" river runs through. Has its own pond, 3 car garage, full basement, central air, skylights, a separate 3BR apt is perfect for family member, au pair or tenant. \$424,900

Your Personal and Family Realtor for Life



Laura Bitondo

860.573.5475 cell
lbitondo@bhhsne.com



CHUCK HALLER
860.558.6000 cell



THERESA BITONDO
860.575.5501 cell



JOANNE DERAFFAELE
860.916.5151 cell



MIDDLETOWN \$299,900

Views of Powder Ridge Ski area. South Farms location. Perfect yard for outdoor entertaining. This beautifully land-

scape corner lot has a custom built shed and pizza oven. 2 tiered deck. Well maintained home with hwd floors, new tile in KIT, stainless appliances, central air & central vac.

Laura Bitondo 860.573.5475



MIDDLETOWN \$349,900

One Year Home Warranty. Immaculate Tudor style Contemporary. Many recent updates! Beautiful pavers on front walkway and new front steps, new driveway,

new Marvin integrity windows & doors, new granite, stainless appliances, new HW flrs, finished basement with 1/2 BA and workshop area, new ext. drainage system, all new custom int. trim & moldings thruout. Finished LL w/BA. Laura Bitondo 860.573.5475



MIDDLEFIELD \$399,900
Recently remodeled KIT w/huge granite island, SS appliances & tile flr. FR w/HW flr & fpl. Formal LR/DR w/fpl. 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 \$289,900
Spacious 4BR home borders 18 acres of a quiet meadow. New furnace & c/air in 2013. Open flr plan with a FR. MBR with 2 walk-in closets & Jazuzzi. Fireplace in LR, stainless appliances, newer windows, 1st flr laundry, cul-de-sac, bright walk-out basement could be finished. South Farms location.
Theresa Bitondo 860.575.5501



MIDDLE HADDAM \$299,900
Magnificent setting overlooking the CT River! "Knowles Landing" Historic district, National Register home. 6 room/2BA Gambrel Colonial has panoramic River views! Brand new kitchen that boasts all stainless appliances, tiled backsplash, corian countertops, custom wood cabinetry & a working fpl. LR&DR share a second fpl. and built-ins. 2 FBA's: one on each floor. Basement with laundry area.
Laura Bitondo 860.573.5475



MIDDLETOWN \$189,900
Immaculate, lovingly maintained. Updates: 45 yr roof w/vinyl siding & windows. All hwd flrs. Lrg FR addition with 1/2 BA, 2nd fpl. & built ins. Formal DR & LR. 3rd BR for extra space. 1937 Vintage w/original woodwork, archways, glass door knobs & 2 leaded glass windows. Walk-up attic. Move-in condition. Lots of curb appeal!
Laura Bitondo 860.573.5475



MIDDLETOWN \$149,900
Cozy clean 2BR Ranch w/fpl in LR, hardwood floors thruout, newer windows, siding & roof. Freshly painted interior, c/air. DR, one car garage with breezeway or mudroom. Excellent location close to shopping & highways. Private backyard too! Priced to sell.
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



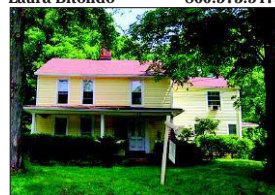
MIDDLETOWN \$189,900
Clean move-in ready 4BR Colonial w/nice level backyard. Hardwood floors thruout. Formal living room w/fireplace, dining room, updated kitchen w/tile floor. 4 good sized bedrooms upstairs. Pull-down attic stairs. Furnace & oil tank 5 years old. New cellar bilco door. Updated electrical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



MIDDLETOWN \$169,900
Nice, spacious 3BR & 2 FBA Cape with refinished hwd thruout. Freshly painted interior, fpl in LR, newer Buderus furnace & 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



ROCKY HILL \$169,000
Well maintained & move-in ready! First flr entry w/attached garage. Remodeled KIT w/white cabinets, new countertops & sink. Breakfast nook, LR/DR combo w/beautiful fieldstone FP. 2 nice sized BR's ea. Upstairs laundry room. Updated BA vanities & toilets. Lovely complex on a golf course. Bright & sunny unit! Available immediately!
Laura Bitondo 860.573.5475



PORTLAND \$199,900
One acre of land plus barn/garage. Two-Family located in nice residential area. Currently fully rented. City utilities. Roof, siding & windows redone in '05. Two electrical boxes, 2 furnaces, 2 oil tanks. All hardwood floors.
Laura Bitondo 860.573.5475



HADDAM \$99,900
Ready to build! Located in an area of fine homes, this approved lot is bordered 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



CROMWELL \$324,900
Immaculate remodeled sun-filled Cape in a country location. Everything has been redone. Vinyl siding, architectural shingle roof, new windows all around 7 yrs ago. New eat-in kitchen w/tiled floor, granite & stainless appliances. Refinished hwd flrs. Beautiful MBR upstairs with full bath, tons of closets & open sitting area. First flr has 2 add'l BR's. First floor laundry. Sunporch off kitchen.
Chuck Haller 860.558.6000



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Valley Shore - Genovali Realty

YOUR REAL ESTATE PROFESSIONAL

Lisa Genovali

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EAST HADDAM \$339,900

Picturesque Ranch home on 4 scenic acres of privacy has open floor plan - LR w/ vaulted ceilings, DR w/built-ins, KT w/breakfast bar island open to FR w/FP, separate MBR wing with cozy sitting room / library & finished lower level. Outside you'll be dazzled by a garden sanctuary with perennial gardens, hot tub on large deck w/awnings and a huge 3 level barn w/electricity & potential for various uses. **Walk to Fox Hollow Golf Course.**



OLD LYME \$339,900

Remodeled year round Ranch home in private beach community - Miami Beach. Updated KIT has S/S appliances, silestone counters, great room w/propane log fireplace, dining area w/sliders to pergola covered deck and nice level yard w/outbuilding. Oversized lot with plenty of parking. Walk to association beach or take your golf cart and park at the beach guest parking lot. Nice beach, lots of fun activities. Private security during summer. **Great place to live!**



OLD SAYBROOK \$414,200

4BR, 3-1/2 BA house has bright, inviting floor plan w/spacious center isle kitchen, perfect for entertaining. Wood flrs and built-ins thru-out. Property includes legal 1BR apt for inlaws or rental income! New vinyl cedar impressions siding, roof & updated BA. Located near marinas & the quaint Main St. in Old Saybrook, as well as historic Essex Village. Only minutes to beaches & train station for easy commuting. Priced below appraised value for all this property has to offer! **Highly Motivated Seller.**



OLD LYME \$548,900

Under Construction 4BR, 3-1/2 BA Colonial in new subdivision. Country living in historic Old Lyme. Beautiful covered front porch home with 1st flr MBR suite, large custom eat-in KT with granite & breakfast bar island open to vaulted GR with gas FP & formal DR. Additional MBR and BA on the 2nd floor with 2 more BRs, BA and a balcony overlooking the GR. Lightly wooded lot w/great backyard. Pick your finishes to make this your Dream Home & **move in for the holidays.**



KILLINGWORTH \$146,900

Incredible opportunity in one of Jensen's best Connecticut subdivisions offering clubhouse, pool, etc. This one-level home is light & bright w/maintenance-free exterior, new heat/air pump, new roof, large LR and large eat-in KIT with white cabinets & vaulted ceilings throughout. Year round fully-glassed porch overlooks pretty yard w/gardens. MBR has its own BA w/wide shower & walk-in closet. Main BA w/washer/dryer. **Picture PERFECT home created for 55 & over buyers.** Clubhouse activities include playing bridge, potluck dinners, bus trips, pool parties, etc.



OLD LYME starting at \$485,000

THE OAKS! New Construction in a Brand New 7 lot Subdivision in Historic Old Lyme. Large, lightly wooded lots in a rural setting yet close to commuter route & minutes to village and shore. Lovely Colonial homes with 3 or 4 bedrooms, open floor plan, FR w/gas fireplaces, 9 ft. ceilings, hardwood floors, C/A, many options and great allowances. Other plans and customization available. Call for details.

Time to build your dream home!

NEW CONSTRUCTION CONDOS



OLD SAYBROOK starting at \$599,000

New townhomes being offered. 12 intown units in 4 buildings off Sheffield Street. Offers 1st flr master suites, garages, full basements plus superior finishes, structural, mechanical & energy conservation systems, all on a lovely, landscaped parcel. Walk to Saybrook Village - restaurants, theater, café, bookstore and shops. Enjoy the beaches, marina, boating. Community events and art shows on the town green. Close to train station and commuter routes.

More at www.villagecenterresidences.com



WESTBROOK starting at \$299,900

Currently Under Construction! 27 BRAND NEW condominiums, ready for occupancy in 2015! 2 Complexes at Pilots Point Marina - 2BR units w/gas heat, city water, central A/C, hardwood floors throughout, plus allowances /choices available. Marina Way units have MBR suites w/sliders to terrace & partial water views. Enjoy access to Pilots Point amenities - pool, clubhouse, etc. Great location - walk to the beach & restaurants, close to village center, shopping & commuter routes.

See more at www.condosbythamarina.com



OLD SAYBROOK \$395,000

Incredible opportunity. Own a piece of history on Main St. Brand New condo units located in one of Main Streets' most remarkable buildings, a perfect marriage of historic detailing & modern amenities of old & new. 2 upper level units are still available & have open great room/KIT w/center island / breakfast bar, fireplace & loft-style BR. Very Chic! Located in the heart of the village, walk to everything including the train station. Walk or bike to the beach, marina & a short drive to major commuter routes & shopping.



Kathy Klinck
GRI, CRB
Owner-Broker



Mary Ellen Klinck
GRI, CRB
Owner-Broker

2002 THREE BEDROOM CAPE



Haddam/Higganum: Nice Cape with 3BR's, 2BA's on 2.13 acres on cul-de-sac. Open Kitchen & Family Room w/cozy flr. Details include built-in bookcases, skylights, crown molding & stainless appliances. Features 1st flr MBR. Very private setting. **Contact Elaine Muszynski at 860-526-3249. \$279,000**

CHARMING ANTIQUE REPRODUCTION SALTBOX



East Haddam: Located in the center of town with a beautiful setting - landscaped yard including sunken garden, sun gardens, stone walls and a pond. Updated kitchen, renovated bathroom, built-in bookshelves, Thanksgiving-sized Dining Room, huge MBR with walk-in and fresh paint throughout. Separate detached Study perfect for Artist's Studio or Home Office. Minutes to the village, Rts. 2 & 9. A MUST SEE! **\$345,000**

BASHAN LAKE WATERFRONT



TWO
COTTAGES

East Haddam: 2 Cottages on 1/2 acre with 162' lake frontage. A little work will be well worth it! Dining with stone fireplace, cathedral ceiling, outside fireplace and GREAT views of the cove. **\$340,000**

BEAUTIFULLY APPOINTED



East Haddam/Moodus: Ideal for buyers seeking full-time, "Snowbird" residence or investment property. 2,255 s.f. Condo boasts quality craftsmanship & the finest finishes. Open flr plan. MBR Suites on either level. Screened porch & 2 verandas overlooking 18th hole of newly refurbished Banner Golf Course. Local amenities: pool, tennis, golf, full gym, restaurants, state parks, many lakes. **\$237,000**

AGENT OF THE MONTH



Elaine Muszynski

Elaine has achieved Agent of the Month for October. Elaine has accomplished this honor by being top producer in listings & sales. **Congratulations!**

NEW ENGLAND CAPE



East Haddam: Warmth & comfort describe this impeccable home sitting on 1.6 well groomed ac. Front to back wide planked LR w/fieldstone FP. French doors lead to new Trex deck. Kitch. Recently remodeled w/cherry cabs., granite & new appl. Everything's been done for you. Roof, windows, siding, deck, patio, exterior doors & storms. **\$219,000**

LOOKING FOR 4 BEDROOMS?



East Haddam: This Colonial is your answer! Set on 2.53 ac. Center Isle Kitchen open to Great Rm. w/FP & LR. Eat in KIT plus formal DR. 1/2 BA on first floor, 2 full BA's on 2nd flr. Lrg MBR Suite. Other 3BR's are generous size. Gardened yard w/plenty of room for outside enjoyment. Close to schools, highway & shopping. **\$289,900**

FENWICK STYLE COLONIAL



Colchester: Located in desirable Colchester Chase Subdivision. 2168 sq. ft. boasting first floor open floor plan. FR open to KIT w/granite island, allowing for great space to entertain. French doors to LR & DR. Beautiful teak & hardwood flooring, 9 ft. ceilings, 2 story Foyer w/Palladian window. Smartly decorated w/tasteful interior paint colors. Nicely sited on a magnificently landscaped acre set back from road w/covered front porch. **\$355,000**

NEWER HOME IN DESIRABLE NEIGHBORHOOD



Colchester: Well cared for Colonial. Master Bedroom with 2 walk-in closets & full bath. Kitchen w/SS appliances, corian counters & center isle. Front to back living room w/FP. Formal DR, Family Room, Sun Room. Newer Roof, TREX deck, front porch. In newer subdivision on private 5+ acres. Brand new generator included just need to be hooked up. Custom shades & draperies included. Sellers say bring your offers - move in ready! **JOHN DEERE RIDING MOWER WITH CART AND SNOW BLOWER INCLUDED. \$329,900**

LAKE PROPERTY



East Haddam: Be the first to take advantage of this **Seasonal Home** with ability to convert to year round. 3BR's, 1BA set on .61 ac. w/minutes walk to private sandy beach & boat launch. Kit., LR & Dining open to each other. Beautiful stone FP. Skylight & plenty of windows for loads of natural light. Get your variance and add up or on to this 1008 s.f. hidden gem! **\$125,000**

PRISTINE COLONIAL



East Haddam: Set on 2.45 ac. Open floor plan. Enjoy FP in vaulted ceiling Fam. Rm. while making/eating dinner in granite countered, center isle Kit. Formal LR & DR for holiday entertainment. Lrg. MBR w/walk-in closet & full BA. 2 more BR's & full BA on 2nd flr. Walk-up floored attic plus 672 s.f. above garage for storage or to complete. Walk-out basement w/utility sinks, gen. hook-up. Manicured lawn w/mature perennial gardens. **\$349,000**

LAND FOR SALE

LYME LAND
8.5 Acres with about 300' road frontage affords private home-site, farm or retreat. Lightly wooded, level land with potential to subdivide. **\$199,500**

Hadlyme: 27 Acre Estate setting with pond waiting for your dream home. Close to quaint village & CT River. **\$289,000**

EAST HADDAM LAND
NEW LISTING: Approved 3.17 acre building lot. Partially cleared with frontage on Porges Road and Creek Row. Close to East Haddam village and Rt. 9. All approvals and site plan in place and ready to build. **\$79,000**
Contact Brad Parker 860-638-9302.

2 approved building lots for the price of one! Build on one & sell the other OR have 3.43 ac. to yourself. Convenient location. Close to lake, schools, highways & shopping. **\$55,000**

HADDAM LAND
REDUCED: 2 lots available in quiet subdivision w/cul-de-sac. 1 acre lots that have mountain laurel and evergreens. Close to Durham. Build your home and have privacy, peace and quiet. Looking for offers! **\$49,900 each**



Nancy Carpentier



Limmy Lecrenier



Kim White



Theresa Parady



Elaine Muszynski GRI



Brad Parker



Jim Johnson



Art Vachon