



TOWN OF NEWTOWN

Fair Rent Commission

MEETING MINUTES

March 7, 2024
Newtown Municipal Center
Shared Meeting Room 3
3 Primrose Street

Present: Mary Fields, Steve Sedensky, Brian Lauro, Robert Morey

Absent: Alice Fitzsimons

Also Present: Kim Chiappetta – Economic and Community Dev & Fairfield Hills Coordinator (clerk)

Public Attendance: 5 members of the public were in

The meeting was called to order at 6:35 p.m.

Public Participation:

Claire Theune introduced the group in attendance as the Walnut Tree Village – Phase 2 Board, and she is the President. She explained that the Board was in attendance to observe and learn the Fair Rent Commission's process.

Approval of Minutes:

Steve Sedensky made a motion to accept the meeting minutes from January 31, 2024 and February 15, 2024. Brian Lauro seconded. Motion passed with all in favor.

Old Business

Case 2 – Jensen vs. DiFilio:

Considered:

- Attachment A: Case 2 - Monthly Costs for Tenant and Landlord
- Attachment C: Comps
- Additional considerations were discussed.*

Decision:

- The Commission determined that the landlord's rental increase of 28.15% to the tenant, Jensen residing at 188 Julia Court, to be unfair and unconscionable.
- The Commission decided that an increase of 11% to be fair, based upon the information considered.
- This term of the decision is April 1, 2024 – March 31, 2025.

Steve Sedensky motioned that a rental increase of 28.15% is unfair and unconscionable and that the Commission approve a 10% increase. Seconded by Brian Lauro.

The Chair opened to discussion. After further considerations, the motion was amended.

Steve Sedensky amended his prior motion to 11% effective April 1, 2024 through to March 31, 2025. Robert Morey seconded. All in favor. Mary Fields abstained.

Case 4 – Adinolfi vs DiFilio:

Considered:

- Attachment B: Case 4 - Monthly Costs for Tenant and Landlord
- Attachment C: Comps
- Additional considerations were discussed.*

Decision:

- The Commission determined that the landlord's rental increase of 24.2% to the tenant, Adinolfi residing at 189 Julia Court, to be unfair and unconscionable.
- The Commission decided that an increase of 11% to be fair, based upon the information considered.
- This term of the decision is April 1, 2024 – March 31, 2025.

Steve Sedensky motioned that there also be the same rental increase of 11% for 189 Julia Court effective April 1, 2024 through March 31, 2025. Robert Morey seconded. All in favor. Mary Fields abstained.

Old & New Business

Review and approval of the complaint form

Review and approval of informational documents (What to Expect)

Steve Sedensky motioned to table the remaining items on the agenda. Robert Morey seconded. All in favor.

Members briefly discussed the process related to the number of hearings, and sharing of documents with both the tenant and landlord. The Commission will be scheduling time to establish rules and finalize templates.

Adjournment:

Steve Sedensky made a motion to adjourn the meeting at 7:43 p.m. Brian Lauro seconded. Motion passed with all in favor.

Respectfully Submitted,
Kimberly Chiappetta, Clerk

Fair Rent Commission

Case 2 188 Julia Ct

monthly costs

year	rent	increase	percentage	HOA fees	Property Taxes	insurance** see note below	total costs	increase
2010	\$ 1,700.00							
2017	\$ 1,920.00		12.90%	\$ 230.00		\$ 45.00		
2018	\$ 1,970.00	50	2.6	\$ 233.00	\$ 512.45	\$ 46.00	\$ 791.45	
2019	\$ 1,995.00	25	1.27%	\$ 238.00	\$ 512.31	\$ 46.00	\$ 796.31	\$ 4.86
2020	\$ 2,040.00	45	2.26%	\$ 241.00	\$ 510.68	\$ 46.00	\$ 797.68	\$ 1.37
2021	\$ 2,100.00	60	2.90%	\$ 245.00	\$ 510.97	\$ 47.00	\$ 802.97	\$ 5.29
2022	\$ 2,185.00	85	4.05%	\$ 251.00	\$ 522.55	\$ 48.00	\$ 821.55	\$ 18.58
2023	\$ 2,800.00	\$615	28.15%	\$ 265.64		\$ 49.00		
2024	\$ 2,800.00	\$615		\$ 286.88		\$ 54.00		

* insurance note: may be high because estimated cost based on full replacement cost of unit of approx same sqft
except this unit has - french door SS larger refriderator, SS 36" gas stove, SS dishwasher,
Washer & Dryer (not included on Julia Ct) Microwave (not included on Julia Ct)
All granite counters in kitchen & bathrooms, all wood floors, all bathrooms fully tiled

Fair Rent Commission

Case 4 189 Julia Ct

monthly costs

year	rent	increase	percentage	HOA fees	Property Taxes	insurance** see note below	total costs	increase
2005	\$2,000.00							
2017	\$ 2,140.00		7.00%	\$ 263.00		\$ 45.00		
2018	\$ 2,140.00	0		\$ 266.00	\$ 569.27	\$ 46.00	\$ 881.11	
2019	\$ 2,140.00	0		\$ 271.00	\$ 569.11	\$ 46.00	\$ 886.11	\$ 5.00
2020	\$ 2,140.00	0		\$ 274.00	\$ 567.31	\$ 46.00	\$ 887.31	\$ 1.20
2021	\$ 2,140.00	0		\$ 278.00	\$ 567.62	\$ 47.00	\$ 892.62	\$ 5.31
2022	\$ 2,140.00	0		\$ 284.00	\$ 567.01	\$ 48.00	\$ 899.01	\$ 6.39
2023	\$ 2,215.00	\$75	3.50%	\$ 304.24		\$ 49.00		
2024	\$ 2,750.00	\$535	24.20%	\$ 328.52		\$ 54.00		

* insurance note: estimated cost based on full replacement cost of unit of approx same sqft except this unit has - french door SS larger refriderator, SS 36" gas stove, SS dishwasher, Washer & Dryer (not included on Julia Ct). All granite counters in kitchen & bathrooms, all wood floors, all bathrooms fully tiled

Comparative Market Analysis/Summary

Prepared: March 7, 2024 @ 4:05 PM

Presented By: Robert Morey

Residential Rental

Active Properties

MLS#	Address	Town	Rooms	Beds	Baths	SFAbvG	Acres	R-Type	Listed	\$/SqFt	Orig LPrice	List Price	DOM	%/OLP
170613541	24 Glen Rd, #A-1	Newtown	5	2	2(1/1)	1,300			12/05/23	\$2.46	\$3,500	\$3,200	93	91 %
Active Listing Count: 1			Averages:			1,300				\$2.46	\$3,500	\$3,200	93	91 %
			Medians:			1,300				\$2.46	\$3,500	\$3,200	93	91 %
Price Analysis:		High: \$3,200	Low: \$3,200		Total Listing Volume:		\$3,200							

Closed Properties

MLS#	Address	Town	Rooms	Beds	Baths	SFAbvG	Acres	Closed	\$/SqFt	List Price	Rent Price	CDOM	%/OLP	L%Asmt	S%Asmt
170557666	185 Julia Ct, #185	Newtown	3	2	2(2/0)	1,250		05/23/23	\$2.16	\$2,975	\$2,700	19	91 %		
170622647	10 Ardi Ct, #10	Newtown	7	3	3(2/1)	1,568		02/28/24		\$3,000	\$3,000	26	100 %		
170593088	182 Julia Ct, #182	Newtown	3	2	2(2/0)	1,250		09/21/23	\$2.40	\$2,995	\$3,000	22	100 %		
170589421	21 Ardi Ct, #21	Newtown	6	2	3(2/1)	1,428		08/25/23	\$2.10	\$2,750	\$3,000	20	109 %		
170585808	24 Glen Rd, #5	Newtown	5	2	2(1/1)	1,300		07/20/23	\$2.31	\$3,000	\$3,000	0	100 %		
170576702	24 Glen Rd, #2	Newtown	5	2	2(1/1)	1,300		07/19/23	\$2.35	\$3,000	\$3,050	30	102 %		
170585805	24 Glen Rd, #3	Newtown	5	2	2(1/1)	1,300		07/20/23	\$2.38	\$3,100	\$3,100	0	100 %		
170621408	128 Louis Hill Rd, #128	Newtown	4	2	2(2/0)	1,386		02/03/24	\$2.31	\$3,200	\$3,200	9	100 %		
170563897	834 Brookside Ct, #834	Newtown	6	2	2(2/0)	1,581		05/25/23	\$2.02	\$3,200	\$3,200	35	100 %		
Closed Listing Count: 9			Averages:			1,374			\$2.25	\$3,024	\$3,028	18	100 %		
			Medians:			1,300			\$2.31	\$3,000	\$3,000	20	100 %		

Residential Rental Totals:

Listing Count :			Ttl SqFt	Acres	\$/SqFt	Orig LPrice	List Price	Rent Price (C)DOM
10	Averages:		1,366		\$2.28	\$3,072	\$3,042	\$3,028 25
	Medians:		1,300		\$2.31	\$3,000	\$3,000	\$3,000 21

Price Analysis:	High: \$3,200	Low: \$2,700	Total Listing Volume:	\$30,420	Total Closed Volume:	\$27,250
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Total Listing Volume: \$30,420
Total Closed Volume: \$27,250

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' WFMLS is no Status is one of 'Active', 'Coming Soon', 'Under Contract - CTS', 'Under Contract' Status is 'Closed' Status

59 Mile Hill Road South, Newtown, CTDOM: **28**List Price: **\$2,350**Status: **Active**MLS#: **170623383**Neighborhood: **N/A**Last Update: **02/08/2024**Orig. List Price: **\$2,350**

Single Family Rental

Rental Type: **Yearly Unfurnished**

Style: **Cape Cod, Cottage** Rooms/Bdrms: **5/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,154**; total **1,154**
 New Construction: Year Built: **1751** Fireplaces: **2**
 Heating: **Baseboard** Cooling: **None**
 Unit on Floor #: End Unit: Levels in Unit: **3**
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **Two month's security required**

Acres:
 Dir. Waterfront: **No** Garage/Park: **Off Street Parking**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**

Landlord Requirements: **Credit Check, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Grounds Maintenance, Heat, Hot Water, Insurance, Liability Insurance, Snow Removal, Trash Service**

Basement Description: **None**
 Interior Features: **Cable - Available**
 Exterior Features: **Deck**

Public Remarks

Charming antique home on a quiet country road with three levels of living space. The main level includes the kitchen, a dining area with a pellet stove, and a full bathroom with a laundry area. The second level features the living room with a fireplace and access to private deck, along with a bedroom/den with two closets, and an office area. The third level houses the second bedroom and a full bath. Outside is a large side yard and off street parking area. A private yet central location close to area amenities, local shops and restaurants. Also a convenient commuting location with easy access to Route 25 and I84. Tenant pays all utilities plus snow removal, private trash collection, and renters insurance. There is an automatic generator, tenant must pay for generator propane as needed. Washer, dryer, and pellet stove for tenant use. Must have excellent established credit history. References, proof of income, and two month's security deposit required. No pets or smoking.

224 Hattertown Road, Newtown, CTDOM: **151**List Price: **\$3,000**Status: **Active**MLS#: **170601843**Neighborhood: **N/A**Last Update: **03/01/2024**Orig. List Price: **\$3,495**

Single Family Rental

Rental Type: **Yearly Unfurnished**

Style: **Colonial** Rooms/Bdrms: **7/3** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,556**; total **1,556**
 New Construction: Year Built: **1830** Fireplaces: **3**
 Heating: **Baseboard** Cooling: **None**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **6990.00**
 Acres: **1.15**
 Dir. Waterfront: **No** Garage/Park: **Driveway**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Insurance**
 Basement Description: **Full With Hatchway**

Recent Change: 03/01/2024 : Back On Market : EXPD->AC**Public Remarks**

Antique Colonial nestled on 1.15 acres of park like setting in prestigious Newtown, CT. Within 5 minutes to RT25 and 15 minutes to I84, this home provides an easy commute throughout Fairfield County and to New York City. This home has the charm of yesteryear with modern conveniences. A gracious three bedroom, two bath home with plenty of natural light offers a chef's kitchen that is complete with high end appliances, cast iron sink, granite countertops, and a gas stove. Gorgeous bathrooms, central air, built-in shelves, alarm system, whole home water filtration system, and whole home generator compliment this beautiful property with a serene nature background. * Parking: Yes(off-street) * Convenience appliances provided: Stove Refrigerator Microwave Dishwasher Washer/Dryer * Utilities included: Tenant is responsible for Utilities Cooking Gas, Oil Heat (standard oil), Electricity (including hot water), Well Water & Septic system * All PPM residents pay \$49.95/month for the Resident Benefits Package (RBP) which includes liability insurance, credit building, identity theft protection, pest control, HVAC air filter delivery (if applicable), move-in concierge service, resident rewards program, and more. Additional details upon application. * No Smoking * Pet policy: No pets allowed * Managed by Pro Property Management.

[24 Glen Road, Unit# A-1, Newtown, CT](#)DOM: **93**List Price: **\$3,200**Status: **Active**MLS#: [170613541](#)Neighborhood: **Sandy Hook**Last Update: **01/19/2024**Orig. List Price: **\$3,500**

Single Family Rental

Rental Type: **Yearly Unfurnished**Style: **Townhouse**Rooms/Bdrms: **5/2**Bathrooms: **1 Full & 1 Partial**Square Footage: Estimated heated: above grade **1,300**; total **1,300**

New Construction:

Year Built: **2023**

Fireplaces:

Heating: **Heat Pump**Cooling: **Central Air**

Unit on Floor #:

End Unit: **Yes**

Levels in Unit:

Smoking Allowed: **No**Pets Allowed: **Yes**Security Dep: **one months rent**

Acres:

Dir. Waterfront: **No**Garage/Park: **Attached Garage**Zoning: **design district**Water/Sewer: **Public Water Connected/Public Sewer Connected**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities**Basement Description: **Partially Finished**Waterfront Features: **View****Public Remarks****New Construction**[17 Serenity Lane, Newtown, CT](#)DOM: **11**List Price: **\$3,500**Status: **Active**MLS#: [170626715](#)Neighborhood: **Sandy Hook**Last Update: **02/25/2024**Orig. List Price: **\$3,500**

Single Family Rental

Rental Type: **Yearly Unfurnished**Style: **Colonial**Rooms/Bdrms: **7/4**Bathrooms: **2 Full & 1 Partial**Square Footage: Estimated heated: above grade **2,100**; total **2,100**

New Construction:

Year Built: **1985**

Fireplaces:

Heating: **Hot Water**Cooling: **Ceiling Fans, Window Unit**

Unit on Floor #:

End Unit:

Levels in Unit:

Smoking Allowed: **No**Pets Allowed: **Ask**Security Dep: **2 Months**Acres: **1.21**Dir. Waterfront: **No**Garage/Park: **2 Car/Attached Garage, Under House Garage**Zoning: **R-2**Water/Sewer: **Private Well/Septic**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions**Tenant Responsibility: **All Utilities, Electricity, Exterior Maintenance, Garage Space, Grounds Maintenance, Heat, Hot Water, Insurance, Liability Insurance, Maintenance/Repairs, Security System, Snow Removal, Trash Service**Basement Description: **Full, Unfinished, Concrete Floor, Interior Access, Garage Access, Storage**Exterior Features: **Patio, Shed**Lot Description: **Level Lot, Sloping Lot****Public Remarks****Recent Change: 02/25/2024 : NEW**

Wonderful Opportunity! Delightful 4 Bedroom Colonial is now available to Rent! You'll love the charm of this home which offers both a quiet neighborhood setting and easy access to commuter routes of Rt.34, Rt.25, and I-84! 4 Bedrooms, 2-1/2 Updated Baths, Main Level Hardwood, Oversize Kitchen with Bay Window in Breakfast Area, 2-Car Garage, Private Backyard with Patio, Generator Hookup, and So Much More! Loads of Smart Features Ring (Hardwired Floodlight & Doorbell), Lutron Hub (Smart Light System), My Q (Smart Garage Door Opening System), and App Powered Washer & Dryer! Landlords putting finishing touches including New Carpeting in Family Room and Bedrooms (coming March 12), Fresh Interior Painting, and Re-Installation of Closet Doors. House will be ready for you in time for March 15 occupancy! Smart Phone or Not, THIS Home is The One For You! NOTE: 2 Indoor Cats Live Here. PLEASE MAKE SURE THEY DO NOT GET OUT!

Attachment C

30 B Dodgingtown Road, Newtown, CT

Status: **Closed**

MLS#: **170583817**

Multi Family Rental

Neighborhood: **Dodgingtown**

Rental Type: **Yearly Unfurnished**

DOM: **16**

Closed Price: **\$1,350**

Closed: **10/01/2023**

List Price: **\$1,350**



Style: **Colonial, Farm House** Rooms/Bdrms: **4/2** Bathrooms: **1 Full**
 Square Footage: Estimated heated: above grade **1,260**; total **1,260**
 New Construction: Year Built: **1850** Fireplaces: **1**
 Heating: **Hot Water** Cooling: **None**
 Unit on Floor #: **1** End Unit: **Yes** Levels in Unit: **2**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 months**
 Acres: **2.21**
 Dir. Waterfront: **No** Garage/Park: **Car/Driveway, Off Street Parking, Parking Lot**
 Zoning: **MULTIFAM** Water/Sewer: **Private Well/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Vacate Clause**
 Tenant Responsibility: **Cable TV, Credit Check, Electricity, Heat, Liability Insurance, Trash Service**
 Basement Description: **None**
 Interior Features: **Cable - Available**
 Lot Description: **Level Lot**
 Waterfront Features: **Brook**

Public Remarks

Charming 2 Bedroom Apartment in 3 family farm house. Large Living Room with fireplace. Washer/dryer. A/C wall unit in Master Bedroom. Private setting. Lawn & Snow Removal Included In Rent. Off Street Parking. Please NOTE that this apartment has a spiral staircase to the upstairs (kitchen, bath and bedroom) Not ideal for children or elderly. Ask about Pets. Bethel/Newtown boarder. Good Commute Area. Minutes To Exit 9 On I-84. Credit check at tenants expense. 2 mo's security

26 Hi Barlow Road, Newtown, CT

Status: **Closed**

MLS#: **170601780**

Single Family Rental

Neighborhood: **Hattertown**

Rental Type: **Yearly Unfurnished**

DOM: **35**

Closed Price: **\$1,900**

Closed: **11/08/2023**

List Price: **\$1,900**



Style: **Ranch** Rooms/Bdrms: **5/2** Bathrooms: **1 Full**
 Square Footage: Estimated heated: above grade **800**; total **800**
 New Construction: Year Built: **1928** Fireplaces:
 Heating: **Hot Air** Cooling: **Window Unit**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **Two (2) months rent security; if over 62 yrs. old one (1) month rent for security**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **Car/Off Street Parking**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Insurance, Internet, Liability Insurance**
 Basement Description: **Fully Finished, Walk-out**
 Exterior Features: **Deck**

Public Remarks

Located in the DESIREABLE HATTERTOWN section of Newtown, this ADORABLE, METICULOUSLY MAINTAINED, FRESHLY PAINTED INTERIOR, one/two bedrooms, one bath house is situated on the property of the owner's main residence. There are TWO ADDITIONAL ROOMS ON THE LOWER LEVEL that can be used as you desire: BEDROOMS, playroom, family room, office, craft room. There's also a private side yard. Landscaping, outside maintenance, snow removal and garbage removal are ALL INCLUDED in the monthly rent. Please go through RENT-SPREE online screening for credit check. SMOKING NOT ALLOWED and PETS CONSIDERED!!

Attachment C

43 South Main Street, Unit# 7, Newtown, CT

Status: **Closed**

MLS#: **170579467**

Residential Rental

Complex: **Village Square**
 Rental Type: **Yearly Unfurnished**

DOM: **6**

Closed Price: **\$2,100**

Closed: **06/30/2023** List Price: **\$2,100**



Style: **Ranch, Garden Ranch** Rooms/Bdrms: **4/2** Bathrooms: **1 Full**
 Square Footage: Estimated heated: above grade **700**; total **700**
 New Construction: Year Built: **1956** Fireplaces:
 Heating: **Hot Water** Cooling: **Central Air**
 Unit on Floor #: **1** End Unit: **Yes** Levels in Unit: **1**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 Months**
 Acres: **1.68**
 Dir. Waterfront: **No** Garage/Park: **Paved, Off Street Parking**
 Zoning: **B-2** Water/Sewer: **Public Water Connected/Public Sewer Connected**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Annual Increase**
 Tenant Responsibility: **All Utilities, Liability Insurance, Maintenance/Repairs, Water**
 Basement Description: **None**
 Lot Description: **Level Lot**

Public Remarks

Excellent opportunity to live in a convenient location. Bright, sunny apartment located in private courtyard to rear of Village Square Shopping Plaza. Walk to FARMHOUSE, Walgreen's, and more! Nice little yard area and great, paved parking next to unit. Gas heat, AC. Great spot! You may apply online at <https://apply.link/3pcPKdz>

5 Housatonic Drive, Newtown, CT

Status: **Closed**

MLS#: **170620382**

Single Family Rental

Neighborhood: **Lake Zoar**
 Rental Type: **Yearly Unfurnished**

DOM: **11**

Closed Price: **\$2,200**

Closed: **02/20/2024** List Price: **\$2,300**



Style: **Ranch** Rooms/Bdrms: **6/3** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,248** and below grade **170**; total **1,418**
 New Construction: Year Built: **1963** Fireplaces:
 Heating: **Hot Air** Cooling: **None**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 months rent**
 Acres: **0.52**
 Dir. Waterfront: **No** Garage/Park: **Paved, Off Street Parking**
 Zoning: **R-1** Water/Sewer: **Private Well/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **Cable TV, Credit Check, Exterior Maintenance, Heat, Liability Insurance, Snow Removal**
 Basement Description: **Full, Partially Finished**
 Interior Features: **Cable - Available**
 Exterior Features: **Patio**
 Lot Description: **Level Lot, Fence - Full, Fence - Chain Link**
 Waterfront Features: **Lake, Water Community, Beach Rights, Walk to Water**

Public Remarks

Shady Rest lake community rental, just steps away from gorgeous association beach, swim area, pavilion and large park area. there is a separate boat ramp to launch a boat or jet ski's ect...2/3 bedroom ranch with 1 full and 1half bath. The third bedroom is used as laundry room/office. Rustic interior, appliances 3-4 years old. Level lot with covered patio overlooking large back yard. large fenced in area. Absolutely no cats, possible dog pending landlords approval. Tenant pays for credit check, background check. References and good credit is a must. one year lease. Tenant can use 1/2 Garage for storage and 1/2 Garage is for landlords use.

45 South Main Street, Newtown, CTStatus: **Closed**MLS#: **170617422**

Residential Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **53**Closed Price: **\$2,200**Closed: **02/28/2024**List Price: **\$1,950**Style: **Apartment**Rooms/Bdrms: **7/2**Bathrooms: **1 Full & 1 Partial**Square Footage: Estimated heated: above grade **700**; total **700**

New Construction:

Year Built: **1920**

Fireplaces:

Heating: **Hot Air**Cooling: **None**

Unit on Floor #:

End Unit:

Levels in Unit:

Smoking Allowed: **No**Pets Allowed: **No**Security Dep: **2 months**Acres: **0.84**Dir. Waterfront: **No**Garage/Park: **Car/Paved, Off Street Parking**Zoning: **SDD13**Water/Sewer: **Public Water Connected/Public Sewer Connected**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Other**Tenant Responsibility: **Cable TV, Credit Check, Insurance, Liability Insurance, Maintenance/Repairs, Security System**Basement Description: **None**Recent Change: **02/28/2024 : Closed : UC->CLSD**

Public Remarks

Introducing 45 South Main Street! A newly renovated 2 bedroom apartment located right in the center of Newtown! The lower level of the two-floor apartment has a full sized kitchen with stainless steel appliances. There is an area which can be designated as an eat in kitchen, or just used for a TV/Entertainment space. The choice is yours! The rest of the lower level has a coat closet, foyer, and a half bathroom. As you walk up to the second floor, you will find 2 bedrooms and brand new carpeting. There is a bonus room upstairs which can be used as an office/den or another living room. The full bathroom is also on this floor and is newly renovated. A full laundry room with storage completes the floor-plan upstairs. A small portion of the walk-up attic will be designated as storage space. Make your appointment before its gone in this amazing town!

56 Botsford Hill Road, Newtown, CTStatus: **Closed**MLS#: **170599803**

Single Family Rental

Neighborhood: **Botsford**Rental Type: **Yearly Unfurnished, Two Years, Three Years, Four Years**DOM: **33**Closed Price: **\$2,400**Closed: **10/31/2023**List Price: **\$2,400**Style: **Cape Cod, Log**Rooms/Bdrms: **7/3**Bathrooms: **1 Full & 1 Partial**Square Footage: Estimated heated: above grade **1,469**; total **1,469**

New Construction:

Year Built: **1977**Fireplaces: **1**Heating: **Baseboard**Cooling: **None**

Unit on Floor #:

End Unit:

Levels in Unit:

Smoking Allowed: **No**Pets Allowed: **Yes**Security Dep: **2 Months Rent**Acres: **0.85**Dir. Waterfront: **No**Garage/Park: **1 Car/Under House Garage, Unpaved, Off Street Parking**Zoning: **R-1**Water/Sewer: **Private Well/Septic**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Other**Tenant Responsibility: **Cable TV, Credit Check, Electricity, Grounds Maintenance, Heat, Internet, Liability Insurance, Snow Removal**Basement Description: **None**Exterior Features: **Deck, Porch**Lot Description: **Level Lot, Sloping Lot**

Public Remarks

This 3-bedroom log home is located for easy access to shopping, schools, and highways. Enjoy the large covered front porch and spacious deck for outdoor relaxation. Main-level laundry area, a one-car garage, and off-street parking. Private rear yard. Pet-friendly home. Oil heat. Please note that the lower level area is not included in the rental. Landlords prefer long term rental. Annual lease required. Tenants must have good credit, and submit full application (credit and background screening, employment/income verification). Inquire regarding utilities.

[1 Borough Lane, Newtown, CT](#)Status: **Closed**MLS#: [170592385](#)

Single Family Rental

Neighborhood: **Newtown Borough**Rental Type: **Yearly Unfurnished**DOM: **12**Closed Price: **\$2,400**Closed: **09/01/2023**List Price: **\$2,400**Style: **Cape Cod, Ranch**Rooms/Bdrms: **4/2**Bathrooms: **1 Full**Square Footage: Estimated heated: above grade **1,004**; total **1,004**

New Construction:

Year Built: **1950**Fireplaces: **1**

Heating:

Baseboard, Hot Water, RadiatorCooling: **None**

Unit on Floor #:

End Unit:

Levels in Unit: **3**Smoking Allowed: **No**Pets Allowed: **No**Security Dep: **\$2400**Acres: **0.35**Dir. Waterfront: **No**Garage/Park: **1 Car/Detached Garage**Zoning: **R-1**Water/Sewer: **Public Water Connected/Septic**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions**Tenant Responsibility: **All Utilities, Credit Check, Electricity, Heat, Hot Water, Insurance**Basement Description: **Full With Hatchway, Unfinished, Concrete Floor, Interior Access, Hatchway Access, Sump Pump**Interior Features: **Cable - Pre-wired**Exterior Features: **Breezeway, Patio**Lot Description: **Corner Lot, Level Lot****Public Remarks**

Country living on beautiful property. Features include large eat-in kitchen with lots of nice oak cabinets! 2 bedrooms on main level with hardwood floors, nice windows for natural light. Living room and full bath all on the main level, no stairs. Upstairs is unfinished storage areas. Has a one car detached garage with electricity.. Breezeway walks out to patio with a great yard. New oil furnace and newer water heater. Full basement . Lawn care is included. City water. Good credit please.

[59 Mile Hill Rd. S., Newtown, CT](#)Status: **Closed**MLS#: [170551769](#)

Single Family Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **88**Closed Price: **\$2,500**Closed: **06/01/2023**List Price: **\$2,500**Style: **Cape Cod, Cottage**Rooms/Bdrms: **5/2**Bathrooms: **2 Full**Square Footage: Estimated heated: above grade **1,154**; total **1,154**

New Construction:

Year Built: **1751**Fireplaces: **2**

Heating:

BaseboardCooling: **None**

Unit on Floor #:

End Unit:

Levels in Unit: **3**Smoking Allowed: **No**Pets Allowed: **No**Security Dep: **2 months security required**

Acres:

Dir. Waterfront: **No**Garage/Park: **Car/Off Street Parking**Zoning: **R-2**Water/Sewer: **Private Well/Septic**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Grounds Maintenance, Heat, Hot Water, Insurance, Liability Insurance, Snow Removal, Trash Service**Basement Description: **None**Interior Features: **Cable - Available**Exterior Features: **Deck****Public Remarks**

Broker/Owner. Charming Antique Home on a quiet country road. Three levels of living space. Main Level: Kitchen, Dining Area with Fireplace, Bathroom with Laundry Area. 2nd Level: Living Room with Fireplace and access to private Deck, Bedroom/Den with two small closets, small Office Area with access to 3rd Level: Second Bedroom, Full Bath. Large side yard and off street parking area. Private, yet centrally located to area amenities. Tenant pays all utilities plus lawn maintenance, snow removal, private trash collection, renters insurance. Must have service contract with oil company to service the boiler yearly. Automatic Generator, must pay for generator propane as needed. Washer & Dryer Pellet stove for tenant use, must have regular maintenance contract in place with qualified pellet stove service technician. Must have excellent established credit history, Tenant to perform their own credit check, references, proof of income, 2 months security deposit required. No pets or smoking.

Attachment C

[8 Glover Avenue, Newtown, CT](#)Status: **Closed**MLS#: [170613248](#)

Single Family Rental

Neighborhood: **Newtown Borough**Rental Type: **Yearly Unfurnished**DOM: **25**Closed Price: **\$2,600**Closed: **01/01/2024**List Price: **\$2,600**

Style: **Ranch** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,295**; total **1,295**
 New Construction: Year Built: **1955** Fireplaces: **1**
 Heating: **Baseboard, Hot Water** Cooling: **None**
 Unit on Floor #: End Unit: **Yes** Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **2 months rent**
 Acres: **0.37**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Grounds Maintenance, Heat, Hot Water, Liability Insurance, Sewer, Snow Removal, Trash Service, Water**Basement Description: **Full With Hatchway**Interior Features: **Cable - Pre-wired**Exterior Features: **Breezeway**Lot Description: **Historic District, Corner Lot, Level Lot****Public Remarks**

Ideally located ranch home right in the heart of Newtown's historic borough. Sidewalks enable easy walking to schools, library, shopping and restaurants. Enjoy all Newtown has to offer with front seats at the famous Labor Day Parade! Arched doorways, hardwood floors and wood burning fireplace add charm to this special offering. Interior fully re-painted. Exterior to be painted in the Spring. Sorry, no pets allowed.

[185 Julia Court, Unit# 185, Newtown, CT](#)Status: **Closed**MLS#: [170557666](#)

Condominium Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **19**Closed Price: **\$2,700**Closed: **05/23/2023**List Price: **\$2,975**

Style: **Ranch** Rooms/Bdrms: **3/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,250**; total **1,250**
 New Construction: Year Built: **2005** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit: **1**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1 month**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Unit Garage**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **References Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Hot Water, Sewer, Trash Service, Water**Basement Description: **Full****Public Remarks**

Newtown's premier active adult 55+ community. Home Shows beautifully. Freshly painted, Carpets cleaned and ready to move in. Perfect End of Cul de Sac location. Photos similar to unit.

Attachment C

[17 Borough Lane, Newtown, CT](#)

Status: **Closed**

MLS#: [170596040](#)

Single Family Rental

Neighborhood: **Newtown Borough**

Rental Type: **Yearly Unfurnished**

DOM: **33**

Closed Price: **\$2,950**

Closed: **11/01/2023**

List Price: **\$2,950**



Style: **Ranch** Rooms/Bdrms: **5/3** Bathrooms: **1 Full**
 Square Footage: Estimated heated: above grade **1,056**; total **1,056**
 New Construction: Year Built: **1963** Fireplaces: **1**
 Heating: **Baseboard** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **2 months security plus first months rent.**

Acres: **0.43**
 Dir. Waterfront: **No** Garage/Park: **Attached Garage**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**

Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Heat, Insurance, Sewer, Snow Removal, Trash Service, Water**

Basement Description: **Full With Hatchway**

Exterior Features: **Patio**

Public Remarks

A must see great apartment alternative! Completely refreshed single family ranch style home. All new appliances, air conditioning, private backyard with patio, 2 car garage and full basement with laundry. Conveniently located in the heart of Newtown in the borough. Close to shopping, restaurants and schools. Easy access to Rt 25 and I84. Absolutely no pets, and no smoking. Applicant must show income capability and have good credit.

[22 Main Street, Unit# 2, Newtown, CT](#)

Status: **Closed**

MLS#: [170577199](#)

Multi Family Rental

Neighborhood: **N/A**

Rental Type: **Yearly Unfurnished**

DOM: **21**

Closed Price: **\$2,950**

Closed: **07/15/2023**

List Price: **\$2,950**



Style: **Colonial** Rooms/Bdrms: **5/3** Bathrooms: **1 Full**
 Square Footage: Estimated heated: above grade **1,620**; total **1,620**
 New Construction: Year Built: **1899** Fireplaces:
 Heating: **Hot Air** Cooling: **None**
 Unit on Floor #: **2** End Unit: **Yes** Levels in Unit: **2**
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **2 month rent**

Acres: **0.33**
 Dir. Waterfront: **No** Garage/Park: **Car/Paved, Driveway, Off Street Parking**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**

Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Internet**

Basement Description: **Unfinished**

Interior Features: **Cable - Available**

Exterior Features: **Deck**

Lot Description: **Historic District, Level Lot**

Public Remarks

What a terrific opportunity to live on Main Street. Welcome to 22 Main St the second floor apartment is now available for rent. When you enter this apartment from the front door you are greeted with a lovely foyer and area that serve's as a mud room. The front door entrance is only used by the 2nd floor apartment. Once upstairs, you will find a totally updated eat in kitchen with a spacious living room right off of the kitchen. The living room also leads to the expansive back deck and staircase. There are three spacious bedrooms, an updated bathroom and laundry room. For additional storage you will have access to the walk up attic. There are two parking spaces in the back yard and you can also park on Main st. New high efficiency heating systems. No smoking and pets are not allowed.

27 Copper Creek Circle, Unit# 27, Newtown, CTDOM: **11**Closed Price: **\$2,950**Status: **Closed**MLS#: **170572717**Complex: **Riverview**Closed: **07/01/2023**List Price: **\$2,950**

Condominium Rental

Rental Type: **Yearly Unfurnished**Style: **Townhouse**Rooms/Bdrms: **5/2**Bathrooms: **2 Full & 1 Partial**Square Footage: Estimated heated: above grade **1,576** and below grade **323**; total **1,899**

New Construction:

Year Built: **1999**Fireplaces: **1**Heating: **Hot Air, Zoned**Cooling: **Central Air**

Unit on Floor #:

End Unit: **Yes**Levels in Unit: **3**Smoking Allowed: **No**Pets Allowed: **No**Security Dep: **2 Months Security**Dir. Waterfront: **No**Garage/Park: **1 Car/Under House Garage, Paved, Driveway**Zoning: **R-2**Water/Sewer: **Public Water Connected/Septic**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Annual Increase**Tenant Responsibility: **All Utilities, Credit Check, Liability Insurance, Security System**Basement Description: **Full, Fully Finished, Cooled, Garage Access**Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Security System**Exterior Features: **Deck, Gazebo, Porch****Public Remarks**

Welcome home! This immaculate 2 bed/2.5 bath townhouse is tucked away on a wooded cul-de-sac, with nearby amenities available to you. Step inside this graciously appointed home & enjoy the good life w/ gas log fireplace, warm paint palate & high ceilings that imbue the living room w/ a relaxed & comfortable atmosphere. The open-flow floor plan continues into the dine-in kitchen that shows off w/ striking vaulted ceilings, plenty of cabinet & counter space, bar seating, premium appliances & large pantry. Creating a seamless indoor/outdoor space, the kitchen & dining area open up to your own private deck that boasts mature trees for shade & privacy while dining or simply relaxing w/ a glass of wine & good company. Each generously proportioned bedroom comes w/ a full bath and a large closet that completes the space to perfection. The finished lower level extends your living space & features two separate living areas that offer the opportunity for a 3rd bedroom, office or studio space. This townhome shows off w/ a brilliant coupling of architectural integrity & special finishing touches such as hardwood floors throughout the main floor, plenty of bonus rooms to convert to your preference & expertly planned windows that admit an abundance of natural light & showcase lush nature views. The Riverview is a non-age-restricted complex comprised of 49 units in a private setting surrounded by forests. This exceptional townhome is turnkey ready & just waiting for you to call it home!

10 Ardi Court, Unit# 10, Newtown, CTDOM: **26**Closed Price: **\$3,000**Status: **Closed**MLS#: **170622647**Complex: **Greenview at Newtown**Closed: **02/28/2024**List Price: **\$3,000**

Condominium Rental

Rental Type: **Yearly Unfurnished, Two Years**Style: **Townhouse**Rooms/Bdrms: **7/3**Bathrooms: **2 Full & 1 Partial**Square Footage: Estimated heated: above grade **1,568** and below grade **274**; total **1,842**

New Construction:

Year Built: **2017**

Fireplaces:

Heating: **Hot Air**Cooling: **Central Air**

Unit on Floor #:

End Unit: **Yes**Levels in Unit: **3**Smoking Allowed: **No**Pets Allowed: **Ask**Security Dep: **2 Months**Dir. Waterfront: **No**Garage/Park: **1 Car/Under House Garage**Zoning: **R-2**Water/Sewer: **Public Water Connected/Public Sewer Connected**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions**Tenant Responsibility: **Air Conditioning, All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Insurance, Liability Insurance, Maintenance/Repairs, Water**Basement Description: **Fully Finished, Interior Access, Garage Access**Exterior Features: **Deck, Lighting**Lot Description: **On Cul-De-Sac****Recent Change: 02/28/2024 : Closed : UC->CLSD****Public Remarks**

Welcome to Greenview at Newtown, an almost new 26 unit, NON-AGE RESTRICTED, townhouse community in Newtown! Enjoy in-town living in one of our area's most beautiful towns, and take advantage of being in the charming Sandy Hook village. This home offers main-level hardwood floors, granite counters, beautiful cabinets, garages, propane gas heat, central air, decks or patios, bright sunny bedrooms, 2-1/2 baths, and more! Photos are from model unit when community was first launched. NOTE: Washer/Dryer and Refrigerator belong to tenant and will not stay. Window treatments and refrigerator may be available for purchase. Please make sure cat DOES NOT get out.

[11 Longview Terrace, Newtown, CT](#)Status: **Closed**MLS#: [170610899](#)

Single Family Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **46**Closed Price: **\$3,000**Closed: **01/03/2024**List Price: **\$3,000**

Style: **Cape Cod** Rooms/Bdrms: **5/3** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,582**; total **1,582**
 New Construction: Year Built: **1930** Fireplaces:
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **two months**
 Acres: **0.30**
 Dir. Waterfront: **No** Garage/Park: **Car/Paved**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Grounds Maintenance, Liability Insurance, Snow Removal, Trash Service, Water**
 Basement Description: **Unfinished**
 Exterior Features: **Deck, Gutters, Lighting**
 Lot Description: **Level Lot**
 Waterfront Features: **Lake, Water Community, Walk to Water**

Public Remarks

Charming 3-bedroom, 2.5-bathroom home available for rent, boasting a series of recent upgrades that truly need to be seen to be appreciated. This delightful property features freshly refinished floors and a new coat of paint, giving it a modern and inviting feel. As you step inside, you'll find a spacious living area that seamlessly flows into a well-appointed kitchen, perfect for entertaining or quiet evenings. The primary suite features a half/bath while two other bedrooms are comfortably sized, with ample natural light and great closet space. The two full bathrooms have been thoughtfully updated, balancing style and functionality. One of the key highlights of this home is its fantastic location. Nestled within a friendly neighborhood, it's just a short walk to the serene lake, offering a perfect blend of tranquility and outdoor activities. For those seeking more suburban pursuits, a quick ride takes you into town where you'll find a variety of shopping options to cater to your modern lifestyle. This home is an ideal blend of comfort, style, and convenience. Don't miss the opportunity to make it your new haven!

[182 Julia Court, Unit# 182, Newtown, CT](#)Status: **Closed**MLS#: [170593088](#)

Condominium Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **22**Closed Price: **\$3,000**Closed: **09/21/2023**List Price: **\$2,995**

Style: **Ranch** Rooms/Bdrms: **3/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,250**; total **1,250**
 New Construction: Year Built: **2005** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit: **1**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1 months rent**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Unit Garage**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **References Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Hot Water, Sewer, Trash Service, Water**Basement Description: **Full****Public Remarks**

Newtown's premier active adult 55+ community. Home Shows beautifully. New Carpets and freshly painted. Truly ready to move in. Perfect End of Cul de Sac location. Photos similar to unit.

[21 Ardi Court, Unit# 21, Newtown, CT](#)Status: **Closed**MLS#: [170589421](#)

Condominium Rental

Complex: **Greenview at Newtown**Rental Type: **Yearly Unfurnished, Two Years, Three Years, Four Years**DOM: **20**Closed Price: **\$3,000**Closed: **08/25/2023**List Price: **\$2,750**

Style: **Townhouse** Rooms/Bdrms: **6/2** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,428** and below grade **204**; total **1,632**
 New Construction: Year Built: **2016** Fireplaces:
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **No** Levels in Unit: **3**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 Months**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Under House Garage**
 Zoning: **Res** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Annual Increase**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Garage Space, Heat, Hot Water, Insurance, Liability Insurance, Maintenance/Repairs, Sewer, Water**Basement Description: **Fully Finished, Interior Access, Garage Access**Exterior Features: **Deck**Lot Description: **Level Lot, Sloping Lot****Public Remarks**

Welcome to Greenview at Newtown, a beautiful 26 unit, **NON-AGE RESTRICTED**, townhouse community in Newtown! Enjoy in-town living in one of our area's most beautiful towns, and take advantage of being in the charming Sandy Hook village. This home offers hardwood floors on both main and upper levels, granite counters, beautiful cabinets, garage, propane gas heat, central air, a deck, bright sunny bedrooms, 2-1/2 baths, and more! Call today! Apply through your broker or via the following link: <https://apply.link/3KoOAd> NOTE: Tenant prefers 24 hour notice but will try to accommodate. Must have confirmed appointment.

[24 Glen Road, Unit# 5, Newtown, CT](#)Status: **Closed**MLS#: [170585808](#)

Single Family Rental

Neighborhood: **Sandy Hook**Rental Type: **Yearly Unfurnished**DOM: **0**Closed Price: **\$3,000**Closed: **07/20/2023**List Price: **\$3,000**

Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: End Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one months rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **Attached Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check**Tenant Responsibility: **All Utilities**Basement Description: **Partially Finished**Waterfront Features: **View****Public Remarks****New Construction**

Attachment C

12 Blue Spruce Drive, Newtown, CT

Status: **Closed**

MLS#: **170558534**

Single Family Rental

Neighborhood: **N/A**

Rental Type: **Yearly Unfurnished**

DOM: **7**

Closed Price: **\$3,000**

Closed: **04/28/2023**

List Price: **\$3,000**



Style: **Ranch** Rooms/Bdrms: **8/3** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,200**; total **1,200**
 New Construction: Year Built: **1964** Fireplaces:
 Heating: **Hot Air** Cooling: **Attic Fan, None**
 Unit on Floor #: End Unit: **Yes** Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1 Months Rent/ 1 Months Security**
 Acres: **1.03**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Under House Garage**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Vacate Clause**
 Tenant Responsibility: **All Utilities, Credit Check, Exterior Maintenance, Heat, Hot Water**
 Basement Description: **Fully Finished, Walk-out**
 Exterior Features: **Deck, Gutters, Lighting**
 Lot Description: **Level Lot**

Public Remarks

Looking for a lovely home to catch your breath in from this crazy market? Here it is! Step into this freshly painted 3+ Bedroom Ranch in sought after Newtown neighborhood! Main level boasts hardwood flooring, an eat-in kitchen, 3 bedrooms plus a full bath. You'll love the new deck and backyard. The finished lower level offers a spacious guest room, loads of storage, a full bath and family room. Landlord is looking for 1 year lease - credit check or submit through soft screen - 1 small dog is fine depending on training -- separate shed/garage on property not included.

24 Glen Road, Unit# 2, Newtown, CT

Status: **Closed**

MLS#: **170576702**

Single Family Rental

Neighborhood: **Sandy Hook**

Rental Type: **Yearly Unfurnished**

DOM: **30**

Closed Price: **\$3,050**

Closed: **07/19/2023**

List Price: **\$3,000**



Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: **1** End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one month's rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Under House Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **Cable TV, Electricity**
 Basement Description: **Partially Finished, Garage Access, Storage**
 Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Open Floor Plan**
 Exterior Features: **Lighting, Patio**
 Lot Description: **Water View**
 Waterfront Features: **View**

Public Remarks

Welcome to The Townhouses at Dayton Crossing! Stunning Brand New units overlooking the Pootatuck River right in the heart of Sandy Hook Center. Open Floor Plan - Private Patio - Attached Garage - Bonus Large Storage Room - Washer and Dryer - Private Parking - Walk to Restaurants and Shopping

Attachment C

[24 Glen Road, Unit# 3, Newtown, CT](#)

Status: **Closed**

MLS#: [170585805](#)

Single Family Rental

Neighborhood: **Sandy Hook**

Rental Type: **Yearly Unfurnished**

DOM: **0**

Closed Price: **\$3,100**

Closed: **07/20/2023**

List Price: **\$3,100**



Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one months rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check**
 Tenant Responsibility: **All Utilities**
 Basement Description: **Partially Finished**
 Waterfront Features: **View**

Public Remarks

New Construction

[128 Louis Hill Road, Unit# 128, Newtown, CT](#)

Status: **Closed**

MLS#: [170621408](#)

Condominium Rental

Neighborhood: **Sandy Hook**

Rental Type: **Yearly Unfurnished**

DOM: **9**

Closed Price: **\$3,200**

Closed: **02/03/2024**

List Price: **\$3,200**



Style: **Ranch** Rooms/Bdrms: **4/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,386**; total **1,386**
 New Construction: Year Built: **2004** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Ceiling Fans, Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1st month + security of 1 month**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Paved, Off Street Parking**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **Air Conditioning, All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Insurance, Internet, Maintenance/Repairs, Trash Service, Water**
 Basement Description: **Full**
 Exterior Features: **Porch-Screened**

Public Remarks

End Unit with Private Screened Porch on the Back. Walks out to Ground Level. Hardwood Floors Just Refinished. Brand new carpet in both bedrooms. Laundry Area on Main Level. Bright and Sunny! Quiet Complex, Great Location!

11 Trout Brook Circle, Unit# 11, Newtown, CT**Status: Closed**MLS#: **170576380****Condominium Rental**Complex: **Riverview**Rental Type: **Yearly Unfurnished**DOM: **49**Closed Price: **\$3,200**Closed: **08/01/2023**List Price: **\$3,200**Style: **Townhouse**Rooms/Bdrms: **3/2**Bathrooms: **2 Full & 1 Partial**Square Footage: Estimated heated: above grade **1,532** and below grade **288**; total **1,820**

New Construction:

Year Built: **1999**Fireplaces: **1**Heating: **Hot Air**Cooling: **Central Air**Unit on Floor #: **1**End Unit: **No**Levels in Unit: **3**Smoking Allowed: **No**Pets Allowed: **Yes**Security Dep: **2 months security deposit**Dir. Waterfront: **No**Garage/Park: **1 Car/Attached Garage, Under House Garage, Paved**Zoning: **R-2**Water/Sewer: **Public Water Connected/Public Sewer Connected**Landlord Requirements: **Credit Check, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Hot Water, Liability Insurance, Sewer, Trash Service, Water**Basement Description: **Full With Walk-Out, Fully Finished, Heated, Cooled, Garage Access, Liveable Space**Interior Features: **Auto Garage Door Opener, Cable - Available, Open Floor Plan**Exterior Features: **Deck, Porch**Lot Description: **On Cul-De-Sac, Secluded, Level Lot****Public Remarks**

Welcome to this beautiful 3-level townhouse in pristine condition, located in a hidden cul-de-sac. As you enter the home, on the main level you'll find a guest haft bath, laundry room, an open floorplan living-dining room and kitchen with cathedral ceilings. This level boasts hardwood floors throughout, living room has a gas fireplace and access to private back deck with lush forest view. Kitchen has a breakfast bar and entry to the laundry room with a pantry. Going to the second floor, you'll discover a large primary suite with vaulted ceilings. The attached master bath has double sinks and a sky light in the vaulted ceiling. The 2nd bathroom has its own private full bath and a walk-in closet. The lower level is fully finished with an access to the garage and patio, and can be used as an office, recreation space or a guest room. This home is conveniently located off of Rte 25 with easy access to either Rte 84, Rte 15 and reasonable access to Rte 95. Come home to this care free and peaceful townhouse and enjoy the sunset from your front porch or take a walk around this park-like condo complex and enjoy the views from the community gazebo to the rolling grounds!

834 Brookside Court, Unit# 834, Newtown, CT**Status: Closed**MLS#: **170563897****Condominium Rental**Neighborhood: **N/A**Rental Type: **Two Years**DOM: **35**Closed Price: **\$3,200**Closed: **05/25/2023**List Price: **\$3,200**Style: **Apartment**Rooms/Bdrms: **6/2**Bathrooms: **2 Full**Square Footage: Estimated heated: above grade **1,581**; total **1,581**

New Construction:

Year Built: **2016**

Fireplaces:

Heating: **Gas on Gas, Hot Air**Cooling: **Central Air**

Unit on Floor #:

End Unit:

Levels in Unit:

Smoking Allowed: **No**Pets Allowed: **No**Security Dep: **1 Month Security**Dir. Waterfront: **No**Garage/Park: **1 Car/Attached Garage, Driveway, Parking Lot**Zoning: **Condo**Water/Sewer: **Public Water Connected/Public Sewer Connected**Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Vacate Clause**Tenant Responsibility: **All Utilities**Basement Description: **None**Interior Features: **Elevator, Open Floor Plan, Security System**Exterior Features: **Balcony, French Doors**Lot Description: **On Cul-De-Sac, Level Lot****Public Remarks**

Beautiful Rental in 55 and older community, at DESIRABLE NEWTOWN WOODS, two bedroom, 2 baths, Hardwood flooring, OPEN FLOOR PLAN FOR TODAY'S LIVING, Large living room with hardwood flooring with French doors out to a spacious deck that overlooks the front grounds with a sitting area to take in the peaceful surroundings. Large Dining area, Eat in Kitchen with Granite counter top, Double sinks, stainless steel appliances, Master bedroom with sitting area with master bath with granite counter tops, shower stall, double sinks, second bedroom or Den, and another full bath. Lots of light fills this third floor unit. Garage is located right outside to the right, spot number 12, apartment located on floor number 3. June 1 Occupancy. Associate Amenities: Club House, Elevator, Exercise room/ Health Club, Guest Parking, Pool.

[9 Overlook Knoll Road, Newtown, CT](#)Status: **Closed**MLS#: [170574106](#)

Single Family Rental

Complex: **Shady Rest**
Rental Type: **Yearly Unfurnished**DOM: **14**Closed Price: **\$3,300**Closed: **07/31/2023** List Price: **\$3,600**

Style: **Ranch** Rooms/Bdrms: **7/4** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,928**; total **1,928**
 New Construction: Year Built: **1964** Fireplaces:
 Heating: **Baseboard, Hot Water** Cooling: **Ceiling Fans, Window Unit**
 Unit on Floor #: **1** End Unit: Levels in Unit: **2**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 Months Rental Fee for Security**

Acres: **0.50**
 Dir. Waterfront: **No** Garage/Park: **2 Car/Under House Garage, Paved, Driveway**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Vacate Clause**
 Tenant Responsibility: **All Utilities, Grounds Maintenance, Liability Insurance, Trash Service**
 Basement Description: **Full With Walk-Out, Unfinished, Concrete Floor, Interior Access, Garage Access, Storage**
 Interior Features: **Auto Garage Door Opener, Cable - Pre-wired**
 Exterior Features: **Deck, Gutters, Lighting, Patio, Stone Wall**
 Lot Description: **Lightly Wooded, Sloping Lot**
 Waterfront Features: **Lake, Access, Water Community, Beach Rights**

Public Remarks

Sandy Hook (Newtown) 1,928 square foot 4 bedroom, 1.5 bath Ranch style home with 2 car garage in Private Lakefront Community (Golf Cart Friendly Neighborhood) just a short drive from schools, shopping, town parks, golf courses, health clubs and Routes 84 & 34. Features include a large new rear deck overlooking the private backyard, large basement/workshop and storage room and access to private beach & boat ramp on Lake Zoar. Treadwell Park is just a few minutes away with tennis & basketball courts, playgrounds, ball fields, picnic pavilion and 2 swimming pools. Excellent credit, references & income verification required. Owner will allow 2 cats. No Dogs allowed. Home may also be rented with existing furniture if desired.

[46 Appleblossom Lane, Newtown, CT](#)Status: **Closed**MLS#: [170593960](#)

Single Family Rental

Neighborhood: **N/A**
Rental Type: **Yearly Unfurnished**DOM: **44**Closed Price: **\$3,400**Closed: **11/01/2023** List Price: **\$3,400**

Style: **Cape Cod** Rooms/Bdrms: **6/4** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,400**; total **1,400**
 New Construction: Year Built: **1959** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit: **2**
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **2 Months**
 Acres: **0.49**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Detached Garage**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Septic**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Garage Space, Grounds Maintenance, Heat, Hot Water, Insurance, Liability Insurance, Snow Removal, Trash Service**
 Basement Description: **Full, Storage, Sump Pump**
 Interior Features: **Auto Garage Door Opener**
 Exterior Features: **Deck, Gutters, Lighting**

Public Remarks

Rare Single Family Home Rental in Newtown! Come see this Spotless 4 Bedroom, 2 Full Bath Cape that includes a 2 Car Garage! Centrally located off Rte 25 with easy access to everything Newtown has to offer! Updated Eat-In Kitchen with Stainless Steel Appliances, a Full Bath on each of the two levels, Hardwood Floors throughout most of the home. Stay toasty warm with the energy efficient Natural Gas Furnace just installed in 2021. Power Outages are No Problem with the Whole House Gas Generator in Place! Hot outside? No Worries! This home has Central Air Conditioning! The Fenced In, Level Back Yard backs up to an Open Space Preserve to assure your Privacy. This is a Great Home and is offered to Potential Tenants that meet the following Criteria: A Current Credit / FICO Score of 700+, Proof of Income in the \$100,000+ Range, Excellent Job History and References. Income MUST BE VERIFIABLE in the form of Paystubs, W-2's, 1099's, etc. Please Use RentSpree. No Pets/No Smoking.

3 Diamond Drive, Newtown, CTStatus: **Closed**MLS#: **170552656**

Single Family Rental

Neighborhood: **Newtown Borough**Rental Type: **Yearly Unfurnished**DOM: **33**Closed Price: **\$3,500**Closed: **05/04/2023**List Price: **\$3,500**

Style: **Ranch** Rooms/Bdrms: **8/5** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,372**; total **1,372**
 New Construction: Year Built: **1957** Fireplaces: **1**
 Heating: **Baseboard** Cooling: **Ceiling Fans, Window Unit**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 months**
 Acres: **0.46**
 Dir. Waterfront: **No** Garage/Park: **2 Car/Attached Garage, Paved**
 Zoning: **R-1** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**Tenant Responsibility: **Air Conditioning, All Utilities, Cable TV, Credit Check, Electricity, Exterior Maintenance, Grounds Maintenance, Heat, Hot Water, Insurance**Basement Description: **Full, Full With Walk-Out, Fully Finished, Heated, Liveable Space**Interior Features: **Auto Garage Door Opener**Exterior Features: **Porch**Lot Description: **Level Lot****Public Remarks**

5 Bedroom Ranch in the Borough. Close to the Town Center and easy commuting to 84. City Water, City Sewer. The house is ready for you to move right in. Finished basement with separate entrance. Could be used as a potential In-Law set up. 2 bay garage. Exterior of house to be painted spring/early summer.

8 Rock Ridge Road, Newtown, CTStatus: **Closed**MLS#: **170589023**

Single Family Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **12**Closed Price: **\$3,800**Closed: **09/01/2023**List Price: **\$3,800**

Style: **Cape Cod, Colonial** Rooms/Bdrms: **12/4** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,726**; total **1,726**
 New Construction: Year Built: **1769** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Wall Unit**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 months (\$7600)**
 Acres: **1.36**
 Dir. Waterfront: **No** Garage/Park: **Off Street Parking**
 Zoning: **R-1** Water/Sewer: **Private Well/Septic**

Landlord Requirements: **Credit Check, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities**Basement Description: **Storage****Public Remarks**

Come see this beautifully renovated 4 bedroom in the heart of Newtown. Situated just off 302 and across from the rock ridge country club, this house is a charmer. Explore the local woods or sit in your backyard and enjoy the rest of the summer/fall. This house was built in 1769, so it has a wonderful old-world New England charm, but it has been thoroughly updated with modern amenities. The house has a garage that can be rented for a small additional monthly expense; just ask if a garage is important to you.

[6 Hattertown Road, Newtown, CT](#)DOM: **6**Closed Price: **\$4,000**Status: **Closed**MLS#: [170571234](#)Neighborhood: **N/A**Closed: **06/10/2023**List Price: **\$3,600**

Single Family Rental

Rental Type: **Yearly Unfurnished, Two Years, Three Years**

Style: **Cape Cod** Rooms/Bdrms: **7/3** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,638**; total **1,638**
 New Construction: Year Built: **1992** Fireplaces: **1**
 Heating: **Baseboard, Zoned** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 months**
 Acres: **2.05**
 Dir. Waterfront: **No** Garage/Park: **2 Car/Attached Garage, Under House Garage**
 Zoning: **R-2** Water/Sewer: **Private Well/Septic**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **All Utilities, Cable TV, Snow Removal, Trash Service**
 Basement Description: **Full**
 Interior Features: **Auto Garage Door Opener, Cable - Pre-wired**
 Exterior Features: **Awnings, Deck**
 Lot Description: **Open Lot, Cleared, Level Lot**

Public Remarks

This immaculate Cape is in perfect condition inside & out. Situated in the Southwest corner of Newtown on a beautiful flat 2+ acre lot just minutes to the center of town, shopping, highways, the train and everything Newtown has to offer PLUS an easy down county commute. Bright & airy layout with hardwood floors throughout the first floor, updated eat in kitchen opens to a fireplaced living room and sliders leading to a back deck overlooking the beautiful lot with western views. A formal dining room, family room and half bath with laundry complete the first floor. Upstairs you'll find a front to back master bedroom with full bath, 2 generous size bedrooms and a full bath. All this plus a two-car attached garage, Central Air and additional storage in the basement. Don't miss out on this perfect combination of location and quality available NOW!

Comparative Market Analysis/Summary

Prepared: March 7, 2024 @ 3:56 PM

Presented By: Robert Morey

Residential Rental

Active Properties

MLS#	Address	Town	Rooms	Beds	Baths	SFABvG	Acres	R-Type	Listed	\$/SqFt	Orig LPrice	List Price	DOM	%/OLP
170623383	59 Mile Hill Rd S	Newtown	5	2	2(2/0)	1,154			02/08/24	\$2.04	\$2,350	\$2,350	28	100 %
170601843	224 Hattertown Rd	Newtown	7	3	2(1/1)	1,556	1.15		10/08/23	\$1.93	\$3,495	\$3,000	151	86 %
170613541	24 Glen Rd, #A-1	Newtown	5	2	2(1/1)	1,300			12/05/23	\$2.46	\$3,500	\$3,200	93	91 %
170626715	17 Serenity Ln	Newtown	7	4	3(2/1)	2,100	1.21		02/25/24	\$1.67	\$3,500	\$3,500	11	100 %

Active Listing Count: 4

Averages:

1,528 1.18

\$2.02

\$3,211

\$3,013

71

94 %

Medians:

1,428 1.18

\$1.98

\$3,498

\$3,100

61

96 %

Price Analysis:

High: \$3,500

Low: \$2,350

Total Listing Volume:

\$12,050

Closed Properties

MLS#	Address	Town	Rooms	Beds	Baths	SFABvG	Acres	Closed	\$/SqFt	List Price	Rent Price	CDOM	%/OLP	L%Asmt	S%Asmt
170583817	30 B Dodgingtown Rd	Newtown	4	2	1(1/0)	1,260	2.21	10/01/23	\$1.07	\$1,350	\$1,350	16	100 %		
170601780	26 Hi Barlow Rd	Newtown	5	2	1(1/0)	800		11/08/23	\$2.38	\$1,900	\$1,900	35	95 %		
170579467	43 S Main St, #7	Newtown	4	2	1(1/0)	700	1.68	06/30/23	\$3.00	\$2,100	\$2,100	6	100 %		
170620382	5 Housatonic Dr	Newtown	6	3	2(1/1)	1,248	0.52	02/20/24	\$1.76	\$2,300	\$2,200	11	96 %		
170617422	45 S Main St	Newtown	7	2	2(1/1)	700	0.84	02/28/24		\$1,950	\$2,200	53	100 %		
170599803	56 Botsford Hill Rd	Newtown	7	3	2(1/1)	1,469	0.85	10/31/23	\$1.63	\$2,400	\$2,400	33	92 %		
170592385	1 Borough Ln	Newtown	4	2	1(1/0)	1,004	0.35	09/01/23	\$2.39	\$2,400	\$2,400	12	100 %		
170551769	59 Mile Hill Rd. S.	Newtown	5	2	2(2/0)	1,154		06/01/23	\$2.17	\$2,500	\$2,500	177	114 %		
170613248	8 Glover Ave	Newtown	5	2	2(1/1)	1,295	0.37	01/01/24	\$2.01	\$2,600	\$2,600	25	100 %		
170557666	185 Julia Ct, #185	Newtown	3	2	2(2/0)	1,250		05/23/23	\$2.16	\$2,975	\$2,700	19	91 %		
170596040	17 Borough Ln	Newtown	5	3	1(1/0)	1,056	0.43	11/01/23	\$2.79	\$2,950	\$2,950	33	100 %		
170577199	22 Main St, #2	Newtown	5	3	1(1/0)	1,620	0.33	07/15/23	\$1.82	\$2,950	\$2,950	21	91 %		
170572717	27 Copper Creek Cir, #27	Newtown	5	2	3(2/1)	1,576		07/01/23	\$1.87	\$2,950	\$2,950	11	100 %		
170622647	10 Ardi Ct, #10	Newtown	7	3	3(2/1)	1,568		02/28/24		\$3,000	\$3,000	26	100 %		
170610899	11 Longview Ter	Newtown	5	3	3(2/1)	1,582	0.30	01/03/24	\$1.90	\$3,000	\$3,000	46	97 %		
170593088	182 Julia Ct, #182	Newtown	3	2	2(2/0)	1,250		09/21/23	\$2.40	\$2,995	\$3,000	22	100 %		
170589421	21 Ardi Ct, #21	Newtown	6	2	3(2/1)	1,428		08/25/23	\$2.10	\$2,750	\$3,000	20	109 %		
170585808	24 Glen Rd, #5	Newtown	5	2	2(1/1)	1,300		07/20/23	\$2.31	\$3,000	\$3,000	0	100 %		
170558534	12 Blue Spruce Dr	Newtown	8	3	2(2/0)	1,200	1.03	04/28/23	\$2.50	\$3,000	\$3,000	7	100 %		
170576702	24 Glen Rd, #2	Newtown	5	2	2(1/1)	1,300		07/19/23	\$2.35	\$3,000	\$3,050	30	102 %		
170585805	24 Glen Rd, #3	Newtown	5	2	2(1/1)	1,300		07/20/23	\$2.38	\$3,100	\$3,100	0	100 %		
170621408	128 Louis Hill Rd, #128	Newtown	4	2	2(2/0)	1,386		02/03/24	\$2.31	\$3,200	\$3,200	9	100 %		
170576380	11 Trout Brook Cir, #11	Newtown	3	2	3(2/1)	1,532		08/01/23	\$2.09	\$3,200	\$3,200	49	100 %		

This search was narrowed to a specific set of Listings. **Property Type** is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' **WFMLS** is no **Status** is one of 'Active', 'Coming Soon', 'Under

Residential Rental

Closed Properties

MLS#	Address	Town	Rooms	Beds	Baths	SFABvG	Acres	Closed	\$/SqFt	List Price	Rent Price	CDOM	%/OLP	L%Asmt	S%Asmt
170563897	834 Brookside Ct, #834	Newtown	6	2	2(2/0)	1,581		05/25/23	\$2.02	\$3,200	\$3,200	35	100 %		
170574106	9 Overlook Knoll Rd	Newtown	7	4	2(1/1)	1,928	0.50	07/31/23	\$1.71	\$3,600	\$3,300	14	92 %		
170593960	46 Appleblossom Ln	Newtown	6	4	2(2/0)	1,400	0.49	11/01/23	\$2.43	\$3,400	\$3,400	44	100 %		
170552656	3 Diamond Dr	Newtown	8	5	3(2/1)	1,372	0.46	05/04/23	\$2.55	\$3,500	\$3,500	33	100 %		
170589023	8 Rock Ridge Rd	Newtown	12	4	3(2/1)	1,726	1.36	09/01/23	\$2.20	\$3,800	\$3,800	12	100 %		
170571234	6 Hattertown Rd	Newtown	7	3	3(2/1)	1,638	2.05	06/10/23	\$2.44	\$3,600	\$4,000	6	111 %		
Closed Listing Count: 29			Averages:			1,332	0.51		\$2.18	\$2,851	\$2,860	28	100 %		
			Medians:			1,300	0.86		\$2.20	\$2,995	\$3,000	21	100 %		

Residential Rental Totals:

Listing Count :			Ttl SqFt	Acres	\$/SqFt	Orig LPrice	List Price	Rent Price (C)DOM
33		Averages:	1,356	0.90	\$2.16	\$2,914	\$2,870	\$2,860 33
		Medians:	1,300	0.68	\$2.17	\$3,000	\$3,000	\$3,000 22
Price Analysis:	High: \$4,000	Low: \$1,350	Total Listing Volume:		\$94,720	Total Closed Volume:		\$82,950
			Total Listing Volume:			Total Closed Volume:		\$94,720
			Total Closed Volume:					\$82,950

24 Glen Road, Unit# A-1, Newtown, CTDOM: **93**List Price: **\$3,200**Status: **Active**MLS#: **170613541**Neighborhood: **Sandy Hook**Last Update: **01/19/2024**Orig. List Price: **\$3,500**

Single Family Rental

Rental Type: **Yearly Unfurnished**

Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces: **1**
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one months rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **Attached Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**Tenant Responsibility: **All Utilities**Basement Description: **Partially Finished**Waterfront Features: **View****Public Remarks****New Construction****185 Julia Court, Unit# 185, Newtown, CT**DOM: **19**Closed Price: **\$2,700**Status: **Closed**MLS#: **170557666**Neighborhood: **N/A**Closed: **05/23/2023**List Price: **\$2,975**

Condominium Rental

Rental Type: **Yearly Unfurnished**

Style: **Ranch** Rooms/Bdrms: **3/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,250**; total **1,250**
 New Construction: Year Built: **2005** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit: **1**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1 month**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Unit Garage**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **References Required**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Hot Water, Sewer, Trash Service, Water**Basement Description: **Full****Public Remarks**

Newtown's premier active adult 55+ community. Home Shows beautifully. Freshly painted, Carpets cleaned and ready to move in. Perfect End of Cul de Sac location. Photos similar to unit.

10 Ardi Court, Unit# 10, Newtown, CTStatus: **Closed**MLS#: **170622647**

Condominium Rental

Complex: **Greenview at Newtown**Rental Type: **Yearly Unfurnished, Two Years**DOM: **26**Closed Price: **\$3,000**Closed: **02/28/2024**List Price: **\$3,000**

Style: **Townhouse** Rooms/Bdrms: **7/3** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,568** and below grade **274**; total **1,842**
 New Construction: Year Built: **2017** Fireplaces:
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit: **3**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 Months**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Under House Garage**
 Zoning: **R-2** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions**

Tenant Responsibility: **Air Conditioning, All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Insurance, Liability Insurance, Maintenance/Repairs, Water**

Basement Description: **Fully Finished, Interior Access, Garage Access**

Exterior Features: **Deck, Lighting**

Lot Description: **On Cul-De-Sac**

Recent Change: **02/28/2024 : Closed : UC->CLSD**

Public Remarks

Welcome to Greenview at Newtown, an almost new 26 unit, **NON-AGE RESTRICTED**, townhouse community in Newtown! Enjoy in-town living in one of our area's most beautiful towns, and take advantage of being in the charming Sandy Hook village. This home offers main-level hardwood floors, granite counters, beautiful cabinets, garages, propane gas heat, central air, decks or patios, bright sunny bedrooms, 2-1/2 baths, and more! Photos are from model unit when community was first launched. **NOTE: Washer/Dryer and Refrigerator belong to tenant and will not stay. Window treatments and refrigerator may be available for purchase. Please make sure cat DOES NOT get out.**

182 Julia Court, Unit# 182, Newtown, CTStatus: **Closed**MLS#: **170593088**

Condominium Rental

Neighborhood: **N/A**Rental Type: **Yearly Unfurnished**DOM: **22**Closed Price: **\$3,000**Closed: **09/21/2023**List Price: **\$2,995**

Style: **Ranch** Rooms/Bdrms: **3/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,250**; total **1,250**
 New Construction: Year Built: **2005** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **Yes** Levels in Unit: **1**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1 months rent**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Unit Garage**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **References Required**

Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Hot Water, Sewer, Trash Service, Water**

Basement Description: **Full**

Public Remarks

Newtown's premier active adult 55+ community. Home Shows beautifully. New Carpets and freshly painted. Truly ready to move in. Perfect End of Cul de Sac location. Photos similar to unit.

[21 Ardi Court, Unit# 21, Newtown, CT](#)Status: **Closed**MLS#: [170589421](#)

Condominium Rental

Complex: **Greenview at Newtown**Rental Type: **Yearly Unfurnished, Two Years, Three Years, Four Years**DOM: **20**Closed Price: **\$3,000**Closed: **08/25/2023**List Price: **\$2,750**

Style: **Townhouse** Rooms/Bdrms: **6/2** Bathrooms: **2 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,428** and below grade **204**; total **1,632**
 New Construction: Year Built: **2016** Fireplaces:
 Heating: **Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: **No** Levels in Unit: **3**
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **2 Months**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Under House Garage**
 Zoning: **Res** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Annual Increase**Tenant Responsibility: **All Utilities, Cable TV, Credit Check, Electricity, Garage Space, Heat, Hot Water, Insurance, Liability Insurance, Maintenance/Repairs, Sewer, Water**Basement Description: **Fully Finished, Interior Access, Garage Access**Exterior Features: **Deck**Lot Description: **Level Lot, Sloping Lot****Public Remarks**

Welcome to Greenview at Newtown, a beautiful 26 unit, **NON-AGE RESTRICTED**, townhouse community in Newtown! Enjoy in-town living in one of our area's most beautiful towns, and take advantage of being in the charming Sandy Hook village. This home offers hardwood floors on both main and upper levels, granite counters, beautiful cabinets, garage, propane gas heat, central air, a deck, bright sunny bedrooms, 2-1/2 baths, and more! Call today! Apply through your broker or via the following link: <https://apply.link/3KoOAd> NOTE: Tenant prefers 24 hour notice but will try to accommodate. Must have confirmed appointment.

[24 Glen Road, Unit# 5, Newtown, CT](#)Status: **Closed**MLS#: [170585808](#)

Single Family Rental

Neighborhood: **Sandy Hook**Rental Type: **Yearly Unfurnished**DOM: **0**Closed Price: **\$3,000**Closed: **07/20/2023**List Price: **\$3,000**

Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: End Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one months rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **Attached Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check**Tenant Responsibility: **All Utilities**Basement Description: **Partially Finished**Waterfront Features: **View****Public Remarks****New Construction**

[24 Glen Road, Unit# 2, Newtown, CT](#)Status: **Closed**MLS#: [170576702](#)

Single Family Rental

Neighborhood: **Sandy Hook**Rental Type: **Yearly Unfurnished**DOM: **30**Closed Price: **\$3,050**Closed: **07/19/2023**List Price: **\$3,000**

Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: **1** End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one month's rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Under House Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **Cable TV, Electricity**
 Basement Description: **Partially Finished, Garage Access, Storage**
 Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Open Floor Plan**
 Exterior Features: **Lighting, Patio**
 Lot Description: **Water View**
 Waterfront Features: **View**

Public Remarks

Welcome to The Townhouses at Dayton Crossing! Stunning Brand New units overlooking the Pootatuck River right in the heart of Sandy Hook Center. Open Floor Plan - Private Patio - Attached Garage - Bonus Large Storage Room - Washer and Dryer - Private Parking - Walk to Restaurants and Shopping

[24 Glen Road, Unit# 3, Newtown, CT](#)Status: **Closed**MLS#: [170585805](#)

Single Family Rental

Neighborhood: **Sandy Hook**Rental Type: **Yearly Unfurnished**DOM: **0**Closed Price: **\$3,100**Closed: **07/20/2023**List Price: **\$3,100**

Style: **Townhouse** Rooms/Bdrms: **5/2** Bathrooms: **1 Full & 1 Partial**
 Square Footage: Estimated heated: above grade **1,300**; total **1,300**
 New Construction: Year Built: **2023** Fireplaces:
 Heating: **Heat Pump** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **Yes** Security Dep: **one months rent**
 Acres:
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage**
 Zoning: **design district** Water/Sewer: **Public Water Connected/Public Sewer Connected**

Landlord Requirements: **Credit Check**
 Tenant Responsibility: **All Utilities**
 Basement Description: **Partially Finished**
 Waterfront Features: **View**

Public Remarks**New Construction**

Attachment C

128 Louis Hill Road, Unit# 128, Newtown, CT

Status: **Closed**

MLS#: **170621408**

Condominium Rental

Neighborhood: **Sandy Hook**
Rental Type: **Yearly Unfurnished**

DOM: **9** Closed Price: **\$3,200**

Closed: **02/03/2024** List Price: **\$3,200**



Style: **Ranch** Rooms/Bdrms: **4/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,386**; total **1,386**
 New Construction: Year Built: **2004** Fireplaces: **1**
 Heating: **Hot Air** Cooling: **Ceiling Fans, Central Air**
 Unit on Floor #: End Unit:
 Smoking Allowed: **No** Pets Allowed: **Ask** Security Dep: **1st month + security of 1 month**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Paved, Off Street Parking**
 Zoning: **EH-10** Water/Sewer: **Public Water Connected/Public Sewer Connected**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required**
 Tenant Responsibility: **Air Conditioning, All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Insurance, Internet, Maintenance/Repairs, Trash Service, Water**
 Basement Description: **Full**
 Exterior Features: **Porch-Screened**

Public Remarks

End Unit with Private Screened Porch on the Back. Walks out to Ground Level. Hardwood Floors Just Refinished. Brand new carpet in both bedrooms. Laundry Area on Main Level. Bright and Sunny! Quiet Complex, Great Location!

834 Brookside Court, Unit# 834, Newtown, CT

Status: **Closed**

MLS#: **170563897**

Condominium Rental

Neighborhood: **N/A**
Rental Type: **Two Years**

DOM: **35** Closed Price: **\$3,200**

Closed: **05/25/2023** List Price: **\$3,200**



Style: **Apartment** Rooms/Bdrms: **6/2** Bathrooms: **2 Full**
 Square Footage: Estimated heated: above grade **1,581**; total **1,581**
 New Construction: Year Built: **2016** Fireplaces:
 Heating: **Gas on Gas, Hot Air** Cooling: **Central Air**
 Unit on Floor #: End Unit: Levels in Unit:
 Smoking Allowed: **No** Pets Allowed: **No** Security Dep: **1 Month Security**
 Dir. Waterfront: **No** Garage/Park: **1 Car/Attached Garage, Driveway, Parking Lot**
 Zoning: **Condo** Water/Sewer: **Public Water Connected/Public Sewer Connected**
 Landlord Requirements: **Credit Check, References Required, Security Deposit, Lease Required, Lease Restrictions, Vacate Clause**
 Tenant Responsibility: **All Utilities**
 Basement Description: **None**
 Interior Features: **Elevator, Open Floor Plan, Security System**
 Exterior Features: **Balcony, French Doors**
 Lot Description: **On Cul-De-Sac, Level Lot**

Public Remarks

Beautiful Rental in 55 and older community, at DESIRABLE NEWTOWN WOODS, two bedroom, 2 baths, Hardwood flooring, OPEN FLOOR PLAN FOR TODAY'S LIVING, Large living room with hardwood flooring with French doors out to a spacious deck that overlooks the front grounds with a sitting area to take in the peaceful surroundings. Large Dining area, Eat in Kitchen with Granite counter top, Double sinks, stainless steel appliances, Master bedroom with sitting area with master bath with granite counter tops, shower stall, double sinks, second bedroom or Den, and another full bath. Lots of light fills this third floor unit. Garage is located right outside to the right, spot number 12, apartment located on floor number 3. June 1 Occupancy. Associate Amenities: Club House, Elevator, Exercise room/ Health Club, Guest Parking, Pool.