

REAL ESTATE

WHAT YOU CAN BUY

Hearst Connecticut Media and SM Services, a content provider, search the area to find what buyers can get for their money. This week, What You Can Buy features homes in the \$115,000 to \$399,999 range.

Conveniently located condominium/\$115,000

Address: 40 California Street, Unit# A22, Stratford
Beds: 1 **Baths:** 1 **Square feet:** 971

Listing agent: Alan Stewart Jr., ASJ Realty Group, YellowBrick Real Estate, 203-418-7694, ASJ@ASJRealty.com



Contributed photo

Walking distance to Stratford High School, Sterling Park, and major roadways, this spacious condo offers a gorgeous living space within a premier location that is also just a few minutes' walk to the train station. The living room is large enough for entertaining as well as doubling as a dining room. Sliding glass doors open the space up to the private balcony, an ideal spot to enjoy morning coffee. Sunlight streams in via the large doors and highlights the beautiful wood flooring. Ample storage space is found in the two double closets. The upscale flooring and double closets are mirrored in the spacious bedroom, providing an aesthetic consistency to the home. The kitchen houses a dishwasher, oven, refrigerator, and ceiling fan. Washer and dryers are included in the condo building. Heat and hot water are included in HOA fee.

Beautifully updated colonial with four-season sunroom/\$399,999

Address: 1734 Broadbridge Avenue, Stratford
Beds: 3 **Baths:** 2 **Square feet:** 1,584

Listing agent: Amie Lindwall-Belile, AFA Associates, William Raveis Real Estate, 203-256-3264, AMIEBELILE@GMAIL.COM



Contributed photo

This beautifully updated home boasts 1920s charm with 2020s amenities. Curb appeal abounds, from the beautiful landscaping and gorgeous covered composite front porch to the maintenance free siding, beautiful walkways, and newly paved driveway. The inviting living room boasts an original stained-glass window and hardwood floors and opens to the front to back dining room. The gorgeous, updated kitchen features stainless steel appliances, Persian granite counters with island seating, and French doors that open to a beautiful four-season sunroom with walls of windows overlooking the perfectly landscaped surroundings. The second floor offers three beautiful bedrooms and a newly updated spa-like full bathroom. The brand new tiered composite deck with see-through railings leads to the jacuzzi spa and sitting areas overlooking the fenced back yard and perennial gardens. The garage is fully insulated and is currently used as an additional room for entertaining.

How to 'fight dirty' with a pressure washer

Brandpoint

As you've been spending more time at home lately, you've probably found things around your house and yard that aren't as clean as they used to be. Depending on where you live, you may be eyeing many of these cleaning projects and putting them on your to-do list as spring approaches, or you may be itching to get at them right away.

Unfortunately, some of these areas are really difficult to clean, and some of the problem spots are very tough to reach, too - which may explain why they've gotten in such rough shape.

Solutions for outdoor tough spots

While you survey your property to look for ways to improve its appearance, take note of the hardest-to-reach and toughest-to-clean spots, such as:

- * Exterior siding and brick
- * Fences
- * Windows
- * Decks, patios and porches
- * Sidewalks and driveways
- * Cars and trucks
- * Lawn equipment and grills

If any of these items look like they could use a good scrub, don't get out the soap, sponge and brushes just yet - a pressure washer may be just what you need.

"For tackling big or small jobs, the Powerhorse 3200 PSI Pressure Washer can make your outdoor cleaning easier, faster and a much more effective to blast away the dirt," said Jonathan Green, senior regional parts and service manager at Northern Tool + Equipment. "Most importantly, it's easy to use and will save you a great deal of time so you can take care of any job without the elbow



Contributed photo

grease."

The Powerhorse 3200 PSI Pressure Washer is an effective tool, with all the power and accessories you need to tackle countless projects around your home or your business. It features a maintenance-free direct drive axial pump, along with adjustable pressure - making it versatile enough to handle delicate jobs or blast away years' worth of grime. The push-down style cart features a sturdy steel tube frame, and its ten-inch flat-free tires make it easy to move from job to job while you're improving your home, yard or business.

Maintaining your pressure washer

Once you've got your pressure washer, Green recommends the following tips for keeping it in top shape:

* Always remove your tips and clean them out after every use on your pressure washer gun as well as your surface cleaner. This keeps the tips from calcifying.

* Whenever you change the engine oil in your pressure washer, change the pump oil as well. This way

they stay in the same cycle.

* Always use a fuel treatment and stabilizer in your fuel, unless using premium ethanol-free fuel. The stabilizer assists in keeping the unit running smoothly and limits carburetor cleaning and repairs.

* Flush the pump before extended storage, especially if stored in a freezing climate.

If you've put off investing in a pressure washer before, this could be the best year for getting those tough-to-tackle jobs done. This pressure washer has a built-in nozzle holder, so the right nozzle is within reach at all times. In addition, the onboard soap tank adds efficiency, eliminating the mess and hassle of using a siphon tube and separate container. You simply add detergent to the onboard tank and you're ready to clean.

You can look forward to enjoying a brighter, cleaner spring and summer at home when you've got your house and yard looking fresh and clean.

To learn more about what a pressure washer can do for you, visit NorthernTool.com.

Douglas Elliman honors top-performing 2020 agents

On March 4th, Douglas Elliman, one of the largest independent residential real estate brokerages in the United States, announced the winners of the 2021 Ellie Awards, which honor the firm's top performing agents throughout the nation for 2020. Top performers from Westchester and Connecticut were among the honorees this year.

"While this past year was extremely challenging, our talented agents persevered. Through their hard work and dedication, our brokerage was able to surpass its 2019 sales volume despite a global pandemic," said Howard M. Lorber, Executive Chairman, Douglas Elliman Realty, LLC. "Even though we cannot celebrate together in person as in years past, it is important for us to honor our incredibly skilled agents and present well-deserved awards for their extraordinary success."

Nationwide sales for Douglas Elliman in 2020 totaled \$29.6 billion as the company continued its nationwide growth into new markets. The firm was responsible for 24,242 sales and 22,061 rental transactions.

In Connecticut in 2020, Douglas Elliman's Greenwich office closed a record \$281,958,000 in real estate in 2020. This is a 34% increase in sales volume from 2019.

"I am blown away by the talent we have across Westchester and Connecticut," said Michael Fitzgibbon, Executive Manager of Sales for Douglas Elliman's Westchester and Connecticut Divisions. "Our agents went above-and-beyond during unprecedented times and they deserve to be celebrated for all of their hard work. We are proud to congratulate them for countless milestones achieved and thank them for their contributions to Elliman's continued success."

In Connecticut, earning first place for Top Teams by GCI was The Jennifer Leahy Team. They were followed by The Magnuson-Tamigian Team (#2) and The Malloy Group (#3).

The Top Individuals by GCI in Connecticut were led by Monica Webster and included William Martin (#2), Jennifer Ho (#3), Mary Ann Clark (#4) and Clare Guest (#5).

The Top 2 Teams by Transactions in Connecticut were led by The Jennifer Leahy Team (#1) and The Malloy Group (#2).

The Top Individuals by Transactions in Connecticut were led by Monica Webster. She was followed by William Martin (#2), Jennifer Ho (#3), Clare Guest (#4) and Mary Ann Clark (#5).

The prestigious Pinnacle Club Award winners, presented to agents and teams who made over \$1 million in 2020, included The Jennifer Leahy Team in Connecticut. For more info, visit elliman.com.

ROOMS FOR RENT

STRATFORD Female seeking same to share home. \$800, util inc. 5BR, 3.5 BA 203-522-7706 Lori, Own/agent.

STRATFORD Center Large sleeping rm, micro & fridge incl'd Walk to RR station. 203-258-9034

APARTMENTS FOR RENT

3rd flr, Apt for rent. 3BDRM elec incl. 506 Wilmot Ave. Bpt, \$1100, 1 pet 203-559-1441

BRIDGEPORT near Merritt Prkwy, 1 BR & studios. Nice neighborhood. Gated parking & heat incl. No pets. 203-212-1910 Mon-Fri, 10 am-5 pm www.lynnapartmentsct.com

DERBY cute 1BR, porch & storage space, 1 or 2 persons only, \$750 + 2 mo sec., stable employment, call Juan after 3, 203-923-5866

FAIRFIELD - Store for rent, excellent retail location, 1838 Black Rock Turnpike, shopping center, immediate occupancy for right tenants, call owner 718-229-8887.

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CONDOS FOR RENT

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