



**THINK PROSPECT - THINK PAVLIK!**

"Serving PROSPECT for over 40 Years"

**758-4416**

# PAVLIK REAL ESTATE



1 Union City Road • Prospect, CT 06712 Fax: 758-4526

DEBORAH RIDOLFI • RICHARD PAVLIK • ANNE KRINGS

## PROSPECT MARKET UPDATE

Prospect has over 60 properties for sale this month, which is three times our normal amount. If you are seriously considering selling your home/land, the professionals at Pavlik Real Estate have the knowledge of our town values to price your property in a fair market range. With inventory high, the supply and demand ratio is now at a different level than the previous five years. It is important to have the product knowledge, and we at Pavlik Real Estate are bringing our past 45 years of experience into the future with our online marketing resource capabilities. Please call for a confidential market analysis.

### NEW LISTING



**PROSPECT -- Country living -- 9 RM RR** offers 3 BRs, 2 full baths, bright kit. w/cath. ceilings, center island, skylight, HW flrs. throughout the 1st flr., 2 FPs, C A/C, 16'x22' three-season RM w/cath. ceiling & skylights, 2-car gar all located on cul-de-sac on 3.5 acres of land. **\$334,900.**



**PROSPECT -- 2.85** acres w/older house in need of major repairs, sits 20' off road, beautiful country land. Estate Sale -- Cash Buyers Only. **\$179,900.**



**PROSPECT -- College Farms --** Custom built home offers your own priv. country club w/heated in-grd pool, hot tub & priv. yd. 10 RMs, 4 BRs, 2 full/2 half baths, 2-car att. gar. & 1-car det. heated overszd. gar. Extras: 9' ceilings, designer kit. w/quality appl. & granite, (16x30) fin. bsmnt. w/bar, home office/study, 3400 sf. Seller Relocating. **\$650,000.**

#### PROSPECT --

Charming 6 RM Cape w/beautiful HW flrs in LR, DR & 3 BRs, bright kit., huge LR w/sun porch, located on 1 acre w/3-car gar. Will sell for **\$279,900** or rent for **\$1,350/month.**



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**DEPOSIT**

**PROSPECT -- Raised Ranch --** Large level country acre+ lot with city water. New roof, siding, windows & gar. door. HW flrs, brick FP, 3 BRs, possible in-law set up w/2nd kitchen. **\$329,000.**

**PROSPECT -- Newer Colonial --** Only 7 years young, inviting front porch, huge kitchen, spacious FR w/cath. ceiling & FP, 3 BRs, 2.5 baths & 2-car att. garage, plus walk-out basement for future expansion, all located on 1.4 acre lot in newer subdivision. **\$430,000.**



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## PROSPECT SOUTHRIDGE

Approved lots on cul-de-sac with city water and deed restrictions to protect your investment. 2500 sq. ft. minimum, no ledge, no two homes alike. Owner/agent. Only two lots available for 4 BR septic systems.

**Lot #3 --** Prime treed acre sitting up off road w/level rear yard & great sunsets! **\$225,000.**

**Lot #5 --** End of cul-de-sac 2.12 acres w/stream & very private natural setting -- house sits 350' off road. **\$165,000.**

### COLLEGE FARMS

1.29 acre approved building lot in established deed restricted subdivision. Asking **\$225,000.**

### LOT

Straitsville Rd -- 2.87 acres -- level country land w/no deed restrictions. **\$180,000.**

#### PROSPECT -- SOUTHRIDGE --

**Lot #3 --** Classy country home w/floor plans fitting today's lifestyle. 2500 sq. ft. w/great curb appeal. Great RM 30' x 15' opens to EIK, MBR suite 24'x14' on level treed acre w/room for in-ground pool. **\$589,000.**



#### PROSPECT -- NEW LISTING --

**3000 sf Cape w/unbelievable style & decor,** enter in 2-story foyer w/HW flr & chandelier to huge stunning Great RM w/vaulted ceiling, flr. to ceiling brick FP & triple atrium drs to 18x50 Trex deck. Kitchen w/cherry cabs., granite counters, Viking 6-burner stove, Thermadore dbl. ovens, DW, ref. & garb. disp. Beautiful DR, MBR suite w/sitting RM/LR & phenomenal Mstr bath w/therapeutic tub & 5' glass shower. 3 BRs, 2.5 bath, 3-car gar. & walk-out bsmnt w/C A/C, home sound sys. & unfin. 400 sf abv gar. for future expansion. Amazing home on 1+ acre, only 3 yrs. old. **\$639,900.**



#### PROSPECT --

Magnificent Tudor located on 3.5 park-like acres w/fantastic views, 8 RMs, 4 BRs, 2.5 baths & 2-car gar., FR w/fieldstone FP, bright kit. & lrg. FLR & DR. Truly a wonderful estate on quiet cul-de-sac. Enjoy nature in this exc. setting. **\$499,900.**



**PROSPECT -- Updated 6 RM Cape** offering 3 BRS, 1.5 baths, Jacuzzi tub, HW & c-tile floors, newer windows, siding & furnace. Huge 24 x 13 LR, expansion possibilities in the semi-finished walkout basement, level private backyard, oversized 1-car garage all located on quiet side road. **\$249,900.**

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