

REAL ESTATE

LUXURY LIVING

Newly listed, under \$1 million

For less than a million dollars, buyers have single-family and condo options in Greenwich



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The three-bedroom split-level home at 44 Amherst Road available to the market for \$879,000. The house has freshly painted interiors and exterior, a new kitchen, a one-car garage and level backyard. Sotheby's International Realty's Greenwich brokerage represents the seller.

By Gretchen A. Peck

One of the most-watched metrics in local real estate right now is “inventory” — or the number of homes for sale, related to the demand for homes. Despite what would typically be a slight summer slowdown in the market, this summer is seeing a steady stream of properties become available, at virtually all price points, including single-family homes and condominiums listed for less than \$1 million. Because demand for Greenwich homes remains high, properties tend to come and go quickly these days, so we're spotlighting new listings — as soon as they come to market — across architectural style, neighborhood and price range. Here are a few under-a-million listings to make their market debuts this week:

Eileen Zawatski, a Realtor with William Raveis Real Estate, is the seller's agent for 21 Hunt Terrace, Greenwich — a two-bedroom 1,442-square-foot ranch on a 0.43-acre landscaped lot. The property is being sold “as is,” and F.A.R. would allow for expansion or a rebuild up to 6,680 square feet, the brokerage notes in the listing description. The asking price is \$925,000. Zawatski is hosting a public open house at the property this Saturday, June 25, from 2 to 4 p.m.

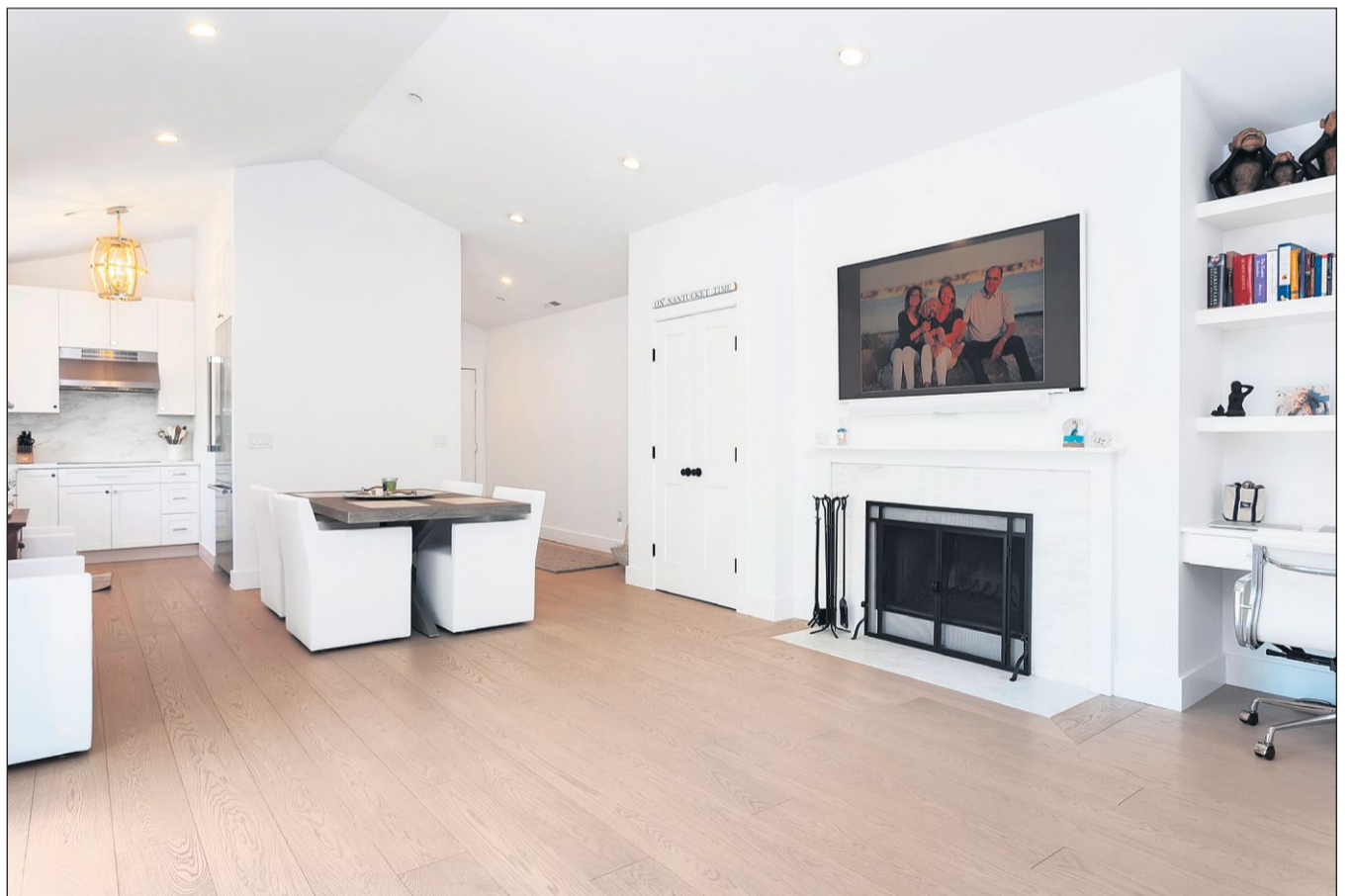
Over the course of 2021-2022, the one-bedroom condominium at 51 Forest Avenue, Apt. 134 in Old Greenwich was completely renovated. The 820-square-foot top-floor unit has cathedral ceilings, new windows, flooring and trim, and brand-new bathroom, with Porcelanosa stone and tile finishes. The kitchen was redesigned with Imperial Danby marble surfaces and high-end applian-

ces from Thermador and Bosch. Realtor Randall Keleher, with Brown Harris Stevens, is the seller's agent. The asking price for the Old Greenwich Gables Association condo is \$849,000.

Another condominium option for less than \$1 million is the two-bedroom Unit 702 at 70 Riverdale Avenue. This is a two-bedroom condo, with three baths and 2,215 square feet of living space. It has a number of compelling attributes, including a gourmet eat-in kitchen with high-end appliances, a spacious primary suite with a cathedral ceiling, hardwood floors, crown molding and a Sonos audio system.

William Raveis Realtors Elizabeth Goldman and Billie Marie Manavola are the co-listing agents. The seller is asking \$899,000. Public open houses are scheduled for this Saturday and Sunday, June 25 and June 26, each day from 2 to 4 p.m.

A public open house is planned for this Sunday, June 26, from 1 to 3 p.m. at 44 Amherst Road. This is a single-family home, with split-level architecture and an attached one-car garage. The listing agents, Barbara Daly and Cristina Hamel of Sotheby's International Realty's Greenwich brokerage, note that this home is ready to move right in. It has a new kitchen floor and has been freshly painted, inside and out. The main level affords open-plan living, with living and dining areas that open to the kitchen. Upstairs, there are three bedrooms, which share a full hall bath. The lower level is finished, as well, with a family room, laundry, partial bath and storage space. The seller is asking \$879,000 for the corner-lot property.



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A top-floor unit, Apt. 134 at 51 Forest Avenue was completely renovated over the course of the past two years. Brown Harris Stevens is the listing brokerage. The seller is asking \$849,000 for the one-bedroom condo.



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Unit 702 at 70 Riverdale Avenue is a two-bedroom condo, with a gourmet eat-in kitchen, a spacious primary suite, hardwood floors, crown molding and a Sonos audio system. The listing brokerage, William Raveis Real Estate is hosting public open houses at the home this weekend, Saturday and Sunday, June 25 and June 26, each day from 2 to 4 p.m.