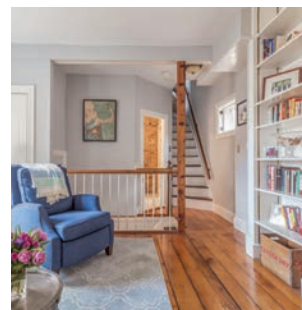


REAL ESTATE SHOWDOWN

A Connecticut Cape vs. Charlestown's Cutest Condo

It's amazing what a few miles will do to the market. This month, we compare a graceful Cape near New Haven with a centuries-old Charlestown abode. **BY MADELINE BILIS**



\$810,000

\$869,000 **ASKING PRICE** \$719,000

142 **DAYS ON MARKET** 29

2,574 square feet **SIZE** 1,080 square feet

4 **BEDROOMS** 2

3 **BATHROOMS** 1.5

**35 STATE STREET,
GUILFORD,
CONNECTICUT**

**5 SALEM STREET,
CHARLESTOWN**

HISTORICAL CHARM WITH MODERN CONVENIENCES. WHAT more could a New Englander ask for? In addition to an original hearth, this classic 1828 Cape near New Haven, Connecticut, offered buyers recently updated plumbing and heating systems, as well as a breezy screened-in porch. All of those amenities, plus four roomy bedrooms and an in-law apartment, ultimately commanded \$315 per square foot.

Over in Charlestown, a 19th-century condo less than half the size struck a similar balance of present-day creature comforts and Old

World style, but for a whopping \$750 per square foot. Exposed-brick walls, beamed ceilings, and original pumpkin-pine floors circa 1865 made the new built-ins and mod mudroom stand out even more at showings, leading the home to fly off the market in a month's time, for \$91,000 over asking price. And though this two-bed beauty isn't within arms' reach of a pastoral town green, it *does* offer two slices of outdoor paradise for its new owners: a brick patio and a roof deck with skyline views.