

Property Transfers

DARIEN

31 Blueberry Ln, Lambda Properties LP to Mark J. and Catherine J. Highton, \$1,225,000.

14 East Trl, Kevin M. Steckel and Roberta L. Riess to Paul Tuzinkiewicz, \$1,650,000.

201 Hollow Tree Ridge Rd, Barbara M. Cavaliere to Wei Feng and Weiching Chuang, \$525,000.

1 McLaren Rd, Tadd and Courtney Chessen to Paul M. Brophy, \$1,580,000.

4 Nutmeg Ln, Seema Hingorani to James and Gennie C. Stewart, \$2,850,000.

63 Raymond St, Edward G. VanVeen to Citi-mortgage Inc, \$1.

GREENWICH

19 Chapel Ln, Mario Lodato to Cheewood and Jungja Park, \$570,000.

204 Otter Rock Dr, 204 Otter Rock Road LLC to RLB Holdings Belle Haven, \$13,750,000.

69 Riverdale Ave Unit, Riverstone Partners LLC to Nathalie B. Lencsak and Christian Lancsak, \$717,500.

NEW CANAAN

89 Heritage Hill Rd Unit 89, Ann K. Andresen to 89 Heritage Hill LLC, \$325,000.

120 Rosebrook Rd, Matthew and Julie Ali-apoulios to Richard C. and Elizabeth A. Bliss, \$1,100,000.

NORWALK

16-18 Ann St Unit 1, Q Sono 3 LLC to J Hook Realty LLC, \$999,000.

5 Bobwhite Dr, Thomas S. and Trisha A.

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Denise Panza

Give your child a head start

Every parent wants to give their kids a head-start, and equip them with advantages and tools to help them become even more successful in life. As your children become teenagers and then young adults, they start to desire their own independence — but that doesn't diminish how much you want to take care of them!

Here's a little-known way that you can give your college-aged child a huge advantage in life that will also help to secure their financial future. (Plus, they get a feeling of independence while you still get to exert a little parental control — but don't tell them!)

I'm talking about "kiddie condos." This is where your child buys a residence (a single family home or a condo) as the primary borrower with you as a co-signer. Your child needs to live there (which makes this ideal for college-aged students). Before I explain the details, let's talk about why this is such a great idea for every family:

- Your child will build a solid credit rating very early on in life (and it's good credit; not the student credit card that notoriously puts most students into debt).

- Your child gets their first home, which is something they won't have to scrimp and save another decade and a half to own. Your

child gets an appreciating asset that most of his or her peers don't even dream of owning for years to come.

- Your child discovers the joys — and headaches — of homeownership as well as the economics of (perhaps) taking on roommates to defray costs. (Uh oh! Why am I all of a sudden having a flashback of John Belushi in Animal House?). Think of these opportunities and challenges as the practical application of all the lessons about responsibility you taught them when they were younger and they rolled their eyes at you. You can finally prove that you were right!

- Your child gets a little of the independence they desperately want while you get to maintain some control over where they live. (And it doesn't hurt to stop by from time to time, ostensibly to help them fix the place up but really to make sure they are eating properly and getting enough rest).

Kiddie condos are so attractive to own right now: Prices are low, and as long as your child is the primary borrower and will be living there, you can get a low 30-year fixed rate with the FHA loan and you only need a down payment of 3.5 percent.

Since your child will be the primary borrower, they will need to have a credit rating to

qualify (and be 18 years of age). So if your child might be attending college in a few years, do them a favor right now and get them a couple of small credit-impacting accounts in their name (like a cell phone bill and a small-limit credit card) so they can start responsibly building a good credit score.

Having a strong credit profile is so important in getting started these days and buying a home with the help of your parents as a co-borrower is a great way to build that profile, according to Tom Pellicone, AVP Wholesale Lending, Norcom Mortgage. In today's housing market with prices so low and rates as low as we have ever seen now is the perfect time to buy. In many cases buying a home today will be less expensive monthly than renting, according to Pellicone.

Parenting is often a thankless job and the joy we can secretly derive from it is when we see our children succeed in life. And what better way to help your college-age children get a head start over all their peers is with a kiddie condo. (Just don't tell your kids that it's good for them!)

Denise Panza is a senior loan consultant with HamiltonLadd Home Loans in Ridgefield. She may be reached at (203) 743-4739.

Mortgage falls to 3.88 percent

WASHINGTON (AP) — The average rate on the 30-year fixed mortgage dropped near its all-time low this week, making home-buying and refinancing a bargain for those who can qualify.

Mortgage buyer Freddie Mac said Thursday that the rate on the 30-year loan fell to 3.88 percent from 3.98 percent. That's just above the rate of 3.87 percent reached in February, the lowest since long-term mortgages began in the 1950s.

The 15-year mortgage, a popular option for refinancing, plunged to a fresh low of 3.11 percent from 3.21 percent last week. The previous record of 3.13 percent was hit last month.

Mortgage rates are lower because they tend to track the yield on the 10-year Treasury note. Last week's disappointing report on

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spring into fieldstone.

FIELDSTONE VILLAGE
An Active Lifestyle Community

JOIN US Sunday April 15th 11-4pm SPRING TOUR OF HOMES

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Conveniently located off the Merritt Parkway. Exit 56, then north onto Rt 121 (Grassy Hill Rd). Entrance on right approximately 2 miles.

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203.795.3732
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Prudential Connecticut Realty



OPEN HOUSE • SUN 1-3 P.M.

15 Cranbury Rd., Norwalk \$699,000
Superbly renovated & expanded 4 BR Cranbury home on level .5 ac, has it all. 3 BTH, fpl/ 2-car gar. Impeccable commuters dream.
Listed by: Venke Vey
www.98534277.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

86 Fifth Str., Stamford \$699,000
Stately classic Dutch Col. on level square lot. 4BR, 2.5 BTH. Generously proportioned rooms, new ELK w/ss & granite.
Listed by: Betsy Conti
www.98533472.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

30 Tubbs Spring Dr., Weston \$629,900
Enjoy the magical setting of this 4BR, 3.5 BTH Contemp. home on 2+ ac. Open & light w/ fabulous views. Perfect for entertaining.
Listed by: Sue Cooper & Jane Ready
www.98534186.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

397 Rowayton Ave., Norwalk \$629,750
Colonial with a difference! 4/5 bedrooms, 3 full baths, country kitchen & huge park like back yard.
Listed By: Pauline Bellantoni & Nancy Costello
www.98505596.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

227 Strawberry Hill Ave., Norwalk \$469,500
Custom built ranch w/ finished ll. Updated kit & baths. Gorgeous natural woodwork, built-ins. Walk to all schools.
Listed by: Jan Woodward
www.98528691.PruCT.com



OPEN HOUSE • SAT 1-3 P.M.

7 Belfor Road, Norwalk \$439,900
4BR, 2BTH, 2025 SqFt in West Norwalk - quiet street. Great condition. Perfect for you!
Listed by: Tony Parenti
www.7belfor.com

Your Home On

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OPEN HOUSE • SAT 1-3 P.M.

33 Homer Str., Norwalk \$417,500
UNIQUE RETREAT! 0.7 ac in West Rocks within walking distance to schools. 3BR ranch, LR w/fpl, DR, FR, sunroom, 2 car gar.
Listed by: Venke Vey
www.98534964.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

57 Blue Ridge Road, Wilton \$399,900
Great possibilities, country ranch in Cannondale/Wilton. Built by master builder for his own family. Lived there ever since.
Listed by: Ray Rumer & Liz Moretti
www.98527237.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

13.5 Burwell Str., Norwalk \$374,000
Water Community: 3+ bedrooms plus office
Listed by: John Moeling
www.98533301.PruCT.com



OPEN HOUSE • SUN 1-3 P.M.

97 West Norwalk Rd. #5, Norwalk \$324,900
NEW PRICE! Spacious 3 BR 2.5 BTH Condo "Willow Woods". Master Suite has 2 Sinks Private Bath/Jacuzzi. Fpl, Garage, Patio & Pool. Host: Emiley Aguilar
www.98531475.PruCT.com



NEW LISTING

Norwalk \$365,000
3 BR, 2 BTH Ledgebrook condo w/vaulted ceilings, hwd floor, ren. kitchen & baths. Garage available separately. Warranty.
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www.98534482.PruCT.com



NEW LISTING

Norwalk \$374,900
Pristine and sun filled home seeking new owners! A must see!
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www.98525314.PruCT.com

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