

# Barbara Cleary's Realty Guild

6 South Ave. New Canaan

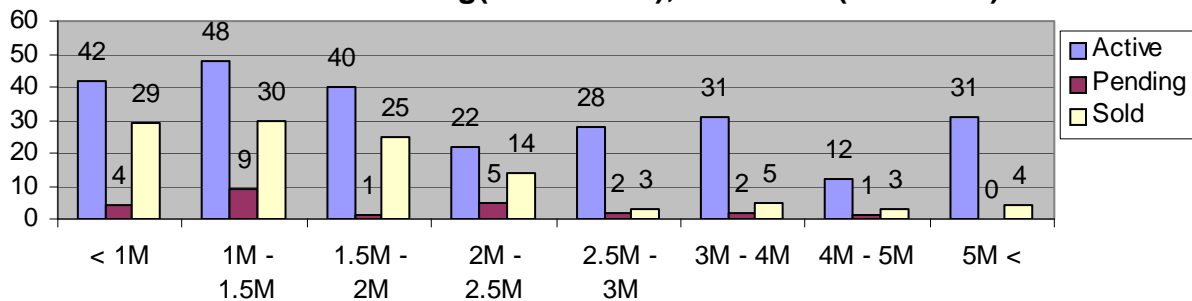
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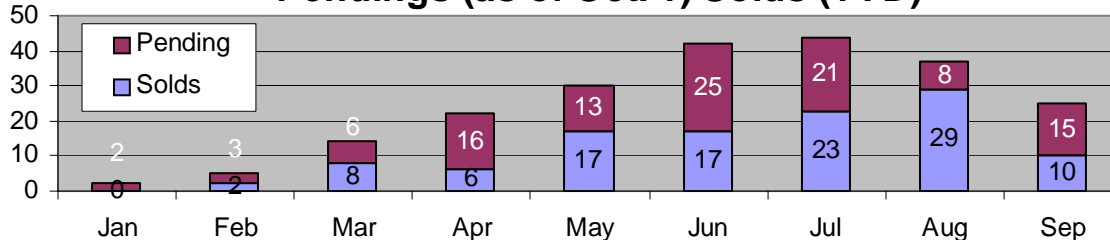
## The Market Report

New Canaan Real Estate : September 1-September 30

Active and Pending(as of Oct. 1); and Sold (2009 YTD)



Pendings (as of Oct. 1) Solds (YTD)



The 10 closings in September don't tell the full story of the considerable activity that took place during the month. To get the most immediate measure of market activity you have to look at Pendings, in which there were 15 residential, and 5 for condominiums. Compare September 2008, at the beginning of what is viewed as The Financial Crisis, where there were just 11 residential and 0 condo pendings. Further proof we've moved in a positive direction? September saw the highest price paid for a home in New Canaan this year, at \$7 million, and there are currently 5 residential properties and 1 condo that have agreements but are not listed yet as pending since final contracts have not been signed.

### Mortgage Rates Back to Historic Lows

After rising slightly in the summer, Bankrate.com's benchmark 30-year fixed-rate fell to 5.25 percent, which is the lowest it's been since the spring, and for perspective, is down over a full percentage point from a year ago. The low rates have made this a particularly advantageous time to refinance, particularly considering that in just a short time new government regulations will make it harder and more expensive to get many loans. In December, Fannie Mae will be raising fees and tightening lending standards on some mortgages it purchases. In January the Federal Housing Administration is exacting rules that will essentially make it harder to get a "streamline refinance." For more information on these new regulations, please go to [realty-guild.com/blog](http://realty-guild.com/blog).



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GREAT ESTATES



Source: New Canaan Multiple Listing Service, September 1-30, 2009

## September Sold (10)

Address	Sold Price	List Price	%	Acres	SqFt	Year	Style	Bdrm	Bths	DOM
96 RICHMOND HILL ROAD	\$905,000	\$995,000	-9%	0.20	3090	2006	Colonial	3	3	101
394 Ponus Ridge Road	\$1,050,000	\$1,195,000	-12%	1.94	2210	1759	Antique	4	3	344
104 Nursery Road	\$1,170,000	\$1,199,000	-2%	2.00	2949	1953	Contemp	3	4	130
860 Silvermine Road	\$1,387,500	\$1,425,000	-3%	0.72	3396	1989	Colonial	5	5	112
59 Running Brook Lane	\$1,590,000	\$1,775,000	-10%	1.46	4626	1994	Colonial	5	6	142
67 Toquam	\$1,675,000	\$1,750,000	-4%	1.06	3643	1953	Colonial	5	5	133
514 Weed Street	\$1,860,000	\$2,249,000	-17%	2.16	4326	1983	Colonial	5	7	447
57 Hickory Lane	\$3,375,000	\$3,595,000	-6%	2.20	7652	2009	Colonial	6	8	238
76 Mather Farm Road	\$4,375,000	\$4,995,000	-12%	2.46	7500	2008	Colonial	5	9	378
5 North Wilton Road	\$7,000,000	\$7,995,000	-12%	7.50	8358	1936	Colonial	7	11	141

## Sold Condos (1)

Address	Sold Price	List Price	%	SqFt	Year	Bdrm	Bths	DOM
312 Elm St #21	\$1,425,000	\$1,600,000	-11%	2633	1973	3	4	98

## September Pending (15)

Address	List Price	Acres	SqFt	Year	Style	Bedrms	Baths
49 Parting Brook Road	\$849,000	2.10	2547	1956	Col Split	5	3
57 Shaker Road	\$899,000	0.60	2312	1954	Other	4	3
8 Rural Drive	\$989,500	0.64	2471	1960	Colonial	4	3
6 Parish Road South	\$1,388,000	1.47	3564	1960	Colonial	5	5
161 Skyview Lane	\$1,395,000	2.01	3225	1984	Cape Cod	4	5
27 Brushy Ridge Road	\$1,395,000	0.84	3746	2001	Colonial	5	6
161 Bowery Road	\$1,399,000	1.60	2405	1900	Colonial	3	3
19 Lakeview Lane	\$1,750,000	0.34	3724	2002	Colonial	4	5
216 Carter Street	\$2,225,000	5.55	4024	1951	Colonial	6	6
87 Bald Hill Road	\$2,295,000	3.30	4516	1937	Colonial	5	6
68 Ludlowe Road	\$2,300,000	2.06	8100	2000	Colonial	6	8
1484 Oenoke Ridge Road	\$2,495,000	4.10	6384	1987	Colonial	4	5
481 SILVERMINE ROAD	\$2,995,000	2.00	6900	2007	Colonial	5	7
226 BUTTERY	\$3,595,000	2.05	8700	2008	Colonial	5	8
119 Clearview Lane	\$4,250,000	3.97	5919	1989	Colonial	6	6

## Pending Condos (5)

Address	List Price	SqFt	Year	Bedrms	Baths
83 Locust	\$309,000	743	1995	1	1
204 Park St. #16	\$398,000	931	1956	2	1
101 Heritage Hill Road	\$475,000	1120	1965	2	2
94 South Ave, Unit #94	\$869,000	1500	1970	2	4
312 Elm Street	\$985,000	1699	1974	3	3



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Source: New Canaan Multiple Listing Service, September 1-30, 2009

## September Price Changes (43)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
110 Forest Street	\$589,000	\$649,000	-9%	0.24	1261	1900	Colonial	3	1
6 Leslie Lane	\$649,000	\$659,000	-2%	0.19	1434	1947	Cape Cod	3	1
98 Woodland Rd.	\$679,000	\$739,000	-8%	0.34	2142	1951	Ranch	4	2
55 Parade Hill Road	\$685,000	\$748,000	-8%	0.3	1746	1910	Colonial	3	1
60 Fawn Lane	\$899,000	\$949,000	-5%	2.57	2508	1961	Colonial	4	2
126 East Cross Road	\$995,000	\$1,095,000	-9%	1	2474	1955	Ranch	4	3
117 Lantern Ridge	\$999,000	\$1,150,000	-13%	2.08	2660	1976	Tudor	4	2
1039 Valley Road	\$1,019,000	\$1,069,000	-5%	3.21	2327	1954	Ranch	3	2
56 Birchwood Avenue	\$1,025,000	\$1,049,000	-2%	1.02	2288	1968	Colonial	4	2
108 W. Cross Road	\$1,089,000	\$1,189,000	-8%	1.4	2086	1955	Col Split	4	2
1258 Smith Ridge Road	\$1,095,000	\$1,195,000	-8%	1.95	2342	1957	Colonial	4	3
254 South Avenue	\$1,100,000	\$1,350,000	-19%	0.44	3294	1982	Colonial	4	2
491 Cheese Spring Rd	\$1,239,000	\$1,259,000	-2%	2	3072	1966	Colonial	4	2
599 North Wilton Rd	\$1,250,000	\$1,315,000	-5%	4	3684	1962	Colonial	5	4
53 White Birch	\$1,290,000	\$1,350,000	-4%	1.88	1534	1952	Ranch	3	2
597 Cheese Spring	\$1,299,000	\$1,349,000	-4%	2.04	2853	1965	Colonial	4	2
45 Silvermine Road	\$1,394,876	\$1,449,000	-4%	0.97	3578	1922	Colonial	5	3
216 Old Norwalk	\$1,399,000	\$1,470,000	-5%	1.64	4636	1985	Colonial	4	4
63 Fitch Lane	\$1,650,000	\$1,750,000	-6%	2	3976	1981	Contemp	4	2
128 Dunning Road	\$1,695,000	\$1,795,000	-6%	2.62	5344	1968	Colonial	6	6
245 Turtleback Road	\$1,699,000	\$1,749,000	-3%	3.31	3705	1963	Colonial	5	3
57 Running Brook La	\$1,749,000	\$1,799,000	-3%	1.35	4108	1992	Colonial	5	3
105 Parade Hill Road	\$1,750,000	\$1,850,000	-5%	0.4	4200	2008	Colonial	4	5
109 South Avenue	\$1,750,000	\$1,995,000	-12%	0.26	5649	1902	Victorian	5	3
7 Indian Waters Drive	\$1,775,000	\$1,850,000	-4%	2.01	4254	1790	Colonial	5	3
111 Hawk's Hill Road	\$1,795,000	\$1,800,000	-0.3%	1.1	6246	2004	Colonial	5	4
46 Elm Place	\$1,800,000	\$1,850,000	-3%	0.49	4072	2001	Colonial	4	3
109 Parade Hill Road	\$1,899,000	\$1,999,000	-5%	0.4	4400	2008	Colonial	5	4
846 Oenoke Ridge Road	\$1,995,000	\$2,195,000	-9%	2.01	3883	1950	Colonial	4	4
380 Michigan Road	\$1,995,000	\$2,195,000	-9%	2	4424	1928	Colonial	6	3
56 OLD NORWALK RD	\$1,995,000	\$2,250,000	-11%	0.67	5286	1976	Colonial	4	3
331 Dan's Highway	\$2,100,000	\$2,250,000	-7%	6.27	3838	1936	Colonial	5	4
626 Weed Street	\$2,295,000	\$2,399,000	-4%	1.02	4819	2000	Federal	5	4
32 Pocconock Trail	\$2,395,000	\$3,395,000	-29%	1.96	4246	2008	Colonial	6	5
436 Weed Street	\$2,450,000	\$2,600,000	-6%	1	5753	2003	Colonial	4	4
74 Dogwood Lane	\$2,695,000	\$2,875,000	-6%	5.32	4770	1930	Colonial	5	4
57 Welles Lane	\$2,900,000	\$3,185,000	-9%	2	6000	2009	Colonial	5	4
96 Louise's Lane	\$2,995,000	\$3,195,000	-6%	2.58	5734	1955	Cape Cod	4	4

Continued



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**GREAT ESTATES**



Source: New Canaan Multiple Listing Service, September 1-30, 2009

## September Price Changes (Cont)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
74 Dogwood Lane	\$3,200,000	\$3,875,000	-17%	7.82	4770	1930	Colonial	5	4
236 South Bald Hill	\$3,395,000	\$3,490,000	-3%	2.27	6301	2007	Colonial	5	5
65 PARKER'S GLEN	\$4,495,000	\$4,995,000	-10%	4.2	7500	2006	Colonial	6	7
81 Valley Road	\$4,995,000	\$5,750,000	-13%	8.69	7675	1801	Federal	7	7
26 Parker's Glen	\$5,395,000	\$5,995,000	-10%	2.36	9469	2008	Colonial	6	7

## Price Changes Condos (16)

Address	ListPrice	PrevPrice	%	SqFt	Year	Bdrms	Bths
125A Heritage Hill Road	\$350,000	\$395,000	-11%	1079	1965	2	2
202 Park Street Unit 12A	\$367,000	\$388,000	-5%	902	1959	2	1
155D Heritage Hill Rd	\$379,000	\$387,500	-2%	1026	1965	2	1
66A Heritage Hill Road	\$393,000	\$412,000	-5%	799	1965	1	1
253 New Norwalk	\$612,900	\$649,000	-6%	1554	1971	3	2
123 Richmond Hill Rd	\$615,000	\$649,000	-5%	1586	1973	2	2
205 Main St., Unit#34	\$665,000	\$699,000	-5%	1966	1969	3	3
48 Heritage Hill	\$675,000	\$724,000	-7%	1946	1972	3	2
123 Richmond Hill Rd #17	\$699,000	\$729,000	-4%	1869	1973	3	4
71 Bank Street	\$925,000	\$980,000	-6%	2176	1974	3	3
312 Elm Street #42	\$1,099,000	\$1,199,000	-8%	2172	1973	3	3
312 Elm St	\$1,149,000	\$1,199,000	-4%	2172	1973	3	2
1 Maple Street	\$1,150,000	\$1,175,000	-2%	2500	1987	2	2
7 Maple Street	\$1,150,000	\$1,175,000	-2%	2200	1987	2	2
5 Maple Street	\$1,275,000	\$1,290,000	-1%	2800	1987	3	2
4 Maple Street	\$1,350,000	\$1,650,000	-18%	4800	2006	3	4

## September New Listings (41)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
110 Forest Street	\$589,000	0.24	1261	1900	Colonial	3	1
113 Millport Avenue	\$600,000	0.17	1171	1850	Antique	3	2
128 MARSHALL RIDGE RD	\$819,000	1.12	1841	1948	Contemp	3	2
87 EAST AVE	\$875,000	0.50	2747	1910	Colonial	4	3
60 Fawn Lane	\$899,000	2.57	2508	1961	Colonial	4	3
144 South Avenue	\$950,000	0.30	2911	1900	Colonial	3	4
49 Village Drive	\$979,000	0.38	2353	1958	Colonial	4	3
834 Valley Road	\$995,000	2.15	2060	1900	Colonial	3	4
107 Old Stamford Road	\$995,000	0.70	3316	1900	Colonial	4	3
108 PARISH ROAD	\$995,000	1.12	2562	1957	Col Split	3	3
7 Charles Place	\$1,129,000	0.18	2900	2008	Colonial	4	4
148A Fieldcrest Road	\$1,225,000	0.35	2426	1959	Col Split	4	3
53 Fitch Lane	\$1,299,000	2.15	4950	1982	Contemp	4	4
328 Frogtown Road	\$1,325,000	2.29	2843	1962	Col Split	5	5

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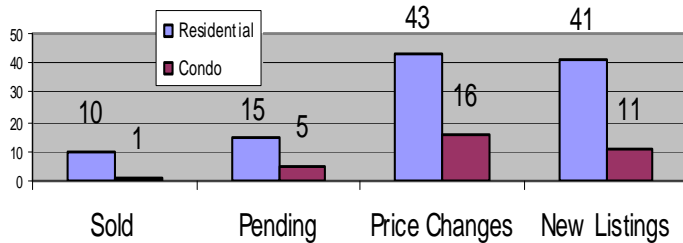
Source: New Canaan Multiple Listing Service, September 1-30, 2009

## September New Listings (Cont)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
81 Evergreen	\$1,349,000	2.42	3814	1957	Colonial	5	4
148B Fieldcrest Road	\$1,385,000	0.35	2426	1959	Col Split	4	3
86 Logan Road	\$1,395,000	4.20	1888	1959	Other	5	3
213 Ponus Ridge	\$1,499,000	2.34	2782	1973	Ranch	5	4
148C Fieldcrest Road	\$1,590,000	0.35	2426	1959	Col Split	5	4
927 New Norwalk Road	\$1,599,000	2.00	4853	1988	Colonial	4	5
137 Old Kings Highway	\$1,645,000	0.30	5500	2008	Colonial	4	5
12 Wellesley Drive	\$1,695,000	2.04	3467	1958	Colonial	6	4
55 Dabney Road	\$1,799,000	1.00	3673	2010	Colonial	4	4
89 South Bald Hill Road	\$1,845,000	2.12	4063	1987	Colonial	5	5
60 Butler Lane	\$1,850,000	1.00	4865	1964	Colonial	4	4
2141 Ponus Ridge	\$1,875,000	4.01	4557	1966	Colonial	5	4
147 South Ave	\$2,250,000	0.18	4000	2009	Colonial	4	5
974 Silvermine Road	\$2,325,000	1.32	5753	1814	Colonial	4	6
327 Frogtown Rd	\$2,395,000	2.00	5162	1977	Colonial	4	5
1191 Oenoke Ridge Road	\$2,595,000	4.00	3557	1850	Colonial	4	4
52 Nursery Road	\$2,695,000	3.54	5878	1941	Colonial	5	7
289 Weed Street	\$2,825,000	3.01	5833	2006	Colonial	5	6
696 Cheesespring Road	\$2,995,000	2.30	6000	2003	Colonial	5	8
274 Mariomi	\$3,795,000	2.83	9000	2009	Colonial	6	9
275 Old Stamford Rd	\$3,825,000	1.29	6351	1930	Colonial	5	7
657 Weed Street	\$3,999,000	1.35	6944	2003	Colonial	5	7
2 Father Peter's Lane	\$4,800,000	4.01	7500	2010	Other	5	7
173 Park Street	\$4,950,000	0.22	5300	2009	Modern	4	6
402 Spring Water Lane	\$4,950,000	3.30	9332	2008	Colonial	6	7
1757 Ponus Ridge Road	\$4,999,000	2.80	11320	2004	Colonial	6	8
1247 Oenoke Ridge	\$5,895,000	4.00	9581	1999	Colonial	6	9

### New Listings Condos (11)

Address	ListPrice	SqFt	Year	Bedrooms	Baths
234 Park St	\$395,000	979	1960	2	1
136B Heritage Hill Road	\$419,900	1099	1965	2	2
126 Heritage Hill Road	\$550,000	1280	1965	3	2
179 SOUTH AVE	\$679,000	1655	1974	3	3
177 South Avenue	\$699,000	1867	1974	3	3
103 Seminary St., Unit#1	\$729,900	2202	1970	2	3
41 BANK	\$779,000	3520	1974	2	3
86-S Forest Street	\$785,000	1831	2002	3	4
705 WEED STREET	\$995,000	1948	1926	3	4
25 Lakeview Ave	\$1,295,000	2320	1986	3	3
10 Maple Street	\$1,450,000	4800	2006	3	5



### September Recap

17 percent of the residential properties on the market (43 out of an inventory of 254) reduced their price, a high percentage historically but about par for 2009. Sellers recognize that value is driving the market place. While there were only 10 solds, the total of 20 pendings (residential and condo) indicate September was an active month.

## Catching up with...Amy Jeffries, Editor of NewCanaanPatch

In one of the best kept secrets in town, this past August the New York-based media company Patch, one of the fastest growing on-line, "hyper-local" media site creators, went live with NewCanaanPatch. New Canaan was the first town in Connecticut to have a Patch site, which is targeting middle-sized towns, typically under 50,000 residents, for its real time coverage of news and events. Patch sites in Darien and Wilton have since gone live as well.

NewCanaanPatch  
BETA



NewCanaanPatch editor Amy Jeffries.

Each Patch site gets its own editor, and New Canaan Patch's editor is Amy Jeffries, who not only did her graduate studies at the University of Berkley and cut her journalistic teeth in such far-flung locals as Johannesburg, China, Zimbabwe and hurricane-ravaged Louisiana—she also grew up in New Canaan and is a 1997 New Canaan High School graduate. We caught up with her while she was in San Francisco, representing Patch at the On-Line News Association Annual Conference.

### From your perspective, what is Patch about?

It is an on-line news publication. It's a newspaper without the paper part, and we update it daily, 7 days a week. And the vast amount of what is on our site is original content. We are not an aggregator. We will post links to stuff that is relevant to New Canaan residents, but that's not the primary goal. The primary goal is to be a news and information hub for the town. It's web based. But you may feel free to press the print button at your pleasure.

### Why do you think Patch chose New Canaan as the first town in Connecticut to put up a Patch site?

Well, Patch's headquarters are in New York City, so, for no other reason, it's easy over-site for the higher-ups, just an hour away. But, as much, Patch is looking to cover towns that have a strong sense of identity, and certainly New Canaan has that. It's also looking for towns that have a central high school that the community engages with, and attends events at, and a strong educational focus, which, of course, helps to solidify the cohesiveness and identity of a community, which New Canaan also has.

### What's it like covering the town that you grew up in?

It's a totally different perspective. I pretty much left town after I graduated. I really hadn't been back for 10 years, except for a couple of weeks during the holidays. I went to college. I lived in Hartford for 5 years. I moved to California and went to grad school, and traveled extensively as a journalist. So, I'm engaging in the town in a totally new way. And I really have gained a new sense of appreciation for New Canaan. This town has a tremendous sense of community pride. And a great spirit of volunteering. Just from my experiences working in Hartford, and other places, like Oakland, Louisiana—the level of commitment and competency among the public servants in New Canaan is really amazing and that makes me feel good about covering the town. That's been nice to see.



## October Weekend a True Festival Of Events



There's normally a lot going on in New Canaan, but one three day period this month truly exemplifies the special offerings often available here in town. It starts with a family event, where, on Saturday, Oct 17, the **New Canaan Nature Center holds its 40th Annual Fall Fair**. From 11:00 a.m. to 4 p.m. there will be pony rides, crafts, games, a hay maze, fresh food, live music and a pie eating contest! (More info at 203-966-9577 x18). The following day, the more intellectual offerings begin. On Sunday, Oct. 18, at the **Silvermine Art Guild, David Dunlop is holding a lecture titled "Where do new ideas come from? The Art of Invention,"** which will explore the ways in which ideas occur to artists, scientists, poets and musicians. Dunlop is the highly regarded art historian who won an Emmy award this year for his 13-week PBS series "Landscapes Through Time." (More info at 203-966-6668 ext. 2.) Finally, on Monday, October 19, the **New Canaan Library author series features the New Yorker staff writer Tad Friend** (pictured, left) who will talk about his new memoir, "*Cheerful Money: Me, My Family, and the Last Days of Wasp Splendor.*"

## How much did you say that bottle of wine cost?

New York is the center of the wine auction industry, and Christie's Fine and Rare Wines Auction in September, where 670 lots were sold for a total of \$2,645,430, certainly bore this out. A case of Château La Mission Haut-Brion, Vintage 1945, sold for \$72,000—smashing the presale estimate of \$30,000 - \$50,000. The next highest price? Three magnums of the legendary Château Cheval-Blanc, Vintage 1947, that fetched \$60,000 (pictured, right)



## Mortgage Matters: Is it Time To Remodel?

With contractors, plumbers, electricians, masons, etc all suffering from the real estate turmoil, there are great deals to be had. In a recent CNN article, many homebuilders and renovators are offering discounts well over 40% lower than 2 years ago. It may be difficult for many to add on that extra bedroom or redo the entire kitchen, but with the cost of materials and labor down it's worth looking into.

There are still many lenders that I work with who are issuing home equity lines of credit. This is one way to get the funds needed, but recently many are asking for cash-out refinances, which is a much safer alternative. With a cash-out refinance you can protect your payment from spiking upward like a line would, because it is a fixed rate and not a prime based product. With a cash-out refinance, you can roll the funds into your primary mortgage while taking advantage of the lowest rates in history (see article on page 1).

Please contact me with any questions, and remember you saw this Market Report and I will reimburse you application fee, a \$500.00 value.

Mike Brown, Vice President, GuardHill Financial Corp.  
Cell: 203-858-3769 email: mbrown@guardhill.com

### Interest Rates

	Up to 417K	Up to 708K	Up to 1M	Up to 1.5	Up to 3M
10/1 ARM	5.125	5.125	5.125	5.125	5.125
7/1 ARM	4.500	4.500	4.500	4.500	4.500
5/1 ARM	4.125	4.125	4.125	4.125	4.125
30 yr fixed	4.500	5.00	5.625	5.875	5.875

Rates provided by Mike Brown, GuardHill Financial Corp of New Canaan  
Rates subject to change, and loan-to-value ration requirement varies, depending on credit score



### Our properties are featured on:

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SLIDE SHOW SEPTEMBER 30, 2009, 10:53 A.M. ET  
HOUSE OF THE DAY  
**A Place to Play in New Canaan**  
Built to lure the owners' grandchildren, the 10,000-plus square-foot sports barn on this Connecticut property is bigger than the main house. (Visit the House of the Day homepage.)  
—Sushil Cheema  
Slideshow 1/13  
A Place to Play in New Canaan  
Built to lure the owners' grandchildren, the 10,000-plus square-foot sports barn on this Connecticut property is bigger than the main house. (Visit the House of the Day homepage.) —Sushil Cheema  
Owner Rodney Hawes and his wife, Beverly, bought a one-day ranch house on this lot in 1981 and immediately began remodeling.

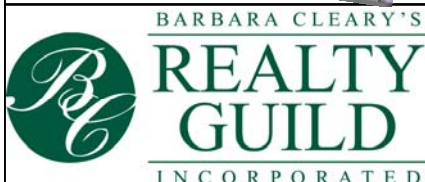
## Media Magnets

National media interest continues to be piqued by Realty Guild Listings. For starters, The Gathering Place was featured on the front page of the *Wall Street Journal's* on-line edition as its 'House of the Day'. WSJ reporter Sushil Cheema captured the spirit, and background story, of The Gathering Place, particularly regarding its award-winning sport house. In her article titled, "A Place to Play in New Canaan" she points out that the sport house was built with the owner's grandchildren in mind and, at 10,600 square-feet, is bigger than the main house. She quotes the property's owner, Rodney Hawes, on his motivation for building the sport house: "We have 23 grandchildren, and we ran out of places to put them when we gathered together a couple of times a

year...[The Sports barn is] a real magnet for drawing grandchildren." (For a link to article, go to [realty-guild.com/blog](http://realty-guild.com/blog).)

The Round House is also in the national spotlight, appearing in the Oct. 1<sup>st</sup> edition of *The Week* magazine. Worth noting is that this is the second time in just five weeks that a Realty Guild listing has appeared in this national weekly news magazine, which runs a two-page spread featuring the nation's "Best Properties on The Market." The Gathering Place was also featured by *The Week* in its August 21 edition. The Round House was featured for its unique architectural design and comes after appearances on *NYC Open House* and *HGTV's Xtreme Living*.

Finally, in the Christie's Great Estates Magazine, Issue III, 2009, which hit select newsstands in September, both the Gathering Place and Le Beau Chateau, the 52-acre estate on Dans Highway, were featured properties, making New Canaan one of a select group of towns/cities in the World to have more than one property highlighted in this prestigious international showcase.



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