

what to expect when buying your home

BUYERS' GUIDE



Tracie AND Vicki
TEAM AFA
at William Raveis Real Estate



TEAM AFA

At William Raveis Real Estate

Thank you for choosing Team AFA at William Raveis Real Estate to help you purchase your new home. As the #1 Real Estate Team in Fairfield County we make you our top priority. Our focus is to help you learn the market, select the right home for you and negotiate the best price.

BUYERS' GUIDE





Should you buy your home during the Spring market when there are many houses to pick from? What about the Fall, when some sellers may have dropped their price and be more anxious to sell?



WHEN'S THE BEST TIME to buy?



Summer? Winter?
The ideal time to buy is when you have all of your finances in order and are emotionally ready to make a move.



the first 3 steps to...

1. Identify top priorities of what you would like in your new community...

small town, top-rated schools, neighborhood parks, walk-to-town, beach community, countryside, horse trails, arts and culture, libraries, restaurants, etc.



and your new home...

colonial, cape, antique, one-story living, number of bedrooms and baths, big back yard, open floor plan, patio or deck, updated kitchen & baths, fixer-upper, finished basement, porch, swimming pool, etc.



... BUYING A NEW HOME

2. Determine your buying power and be ready to purchase by securing a certified pre-approval

Jorge is Team AFA at William Raveis Real Estate's Mortgage Banker. He is also the Regional Vice President of Sales for William Raveis in SW CT, NY and FL. With more than two decades of experience as a mortgage banker, he is recognized as one of the top bankers in the country annually with both company and national publication awards. He has been named one of the "Top 200 Originators in the U.S." by the Scotsman Guide, "Top 1% Mortgage Originators" by Mortgage Executive, and a "Five Star Mortgage Professional" by Westchester Magazine. Jorge offers buyers the rare depth of knowledge needed for a full-spectrum of mortgage scenarios and products. Those products include: 15 and 30 year fixed rate mortgages, adjustable rate mortgages, jumbo, super jumbo, second mortgages, Home Equity Lines of Credit, new construction, FHA, VA, CHFA. Contact Jorge to get a Certified Pre-Approval before you begin our new home search and obtain greater financial strength and bargaining power when you present your offer.

William Raveis Mortgage is licensed to originate loans in Connecticut, Massachusetts, New Hampshire, New York, and Rhode Island.

For more details on these or other loan programs, please contact me today.



Jorge L. Rivera
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William Raveis
Executive Mortgage Banker
NMLS MLO ID#12303

3. Prepare your home for sale if you need the proceeds to purchase your new home

See our **SELLERS' GUIDE** for more information

What to expect...

When you entrust Team AFA at William Raveis Real Estate with the purchase of your new home, you immediately have a team of professionals by your side. Our goal is to achieve 100% client satisfaction.

The process:



- Your afa agent will provide you with town tours and town information
- Educate you on local market conditions
- Connect you to Listingbook in order to have the most updated info on actives & solds in the area
- Help identify your top needs & wants in your next home
- Apprise you of inventory updates as they occur

- Tour homes with you and determine the value of each offering
- Negotiate the best price
- Manage the transaction including the home inspection
- Lead the process from beginning to end - until you get to the closing table



...when **BUYING YOUR HOME**

Scheduling appointments to see homes:

We recommend scheduling showings at least a day prior to when you would like to tour. We will only be able to show homes with confirmed appointments. While home sellers try to be accommodating, it's important to remember they like to prepare their home so that it looks its' best.

Your afa realtor will:

- Schedule all showing appointments
- Follow-up with questions you might have and share your feedback

We recommend limiting your home tours to a maximum of 4-5 homes per day.

Submitting an offer:

When you find the home you love, your afa realtor will provide you with a market analysis to give you insight into the value of the home and discuss a negotiation strategy.

To submit an offer to purchase you will need the following:

- Signed binder
- Mortgage pre-approval letter
- Check for 1% of the purchase price
- Signed disclosures (provided by the seller)



WHAT TO EXPECT once you have an accepted offer

An accepted offer is when you have a fully executed binder with an agreed to purchase price and terms. At this time you should call your real estate attorney to initiate the purchase. Your Team AFA agent will send a copy of the binder to your attorney. The following events will then take place:

Home Inspections

- The home inspection is conducted at the buyers' expense within 7-10 days of the executed binder and takes approximately three to four hours to complete, depending on the size of home.
- It's important you attend the inspection with your afa realtor.
- The inspection can include the condition of the home, evidence of termites, condition of the well and/or septic system, radon level, the pool and oil tank if applicable.
- If a home inspector identifies issues that need to be resolved, your afa realtor will discuss them with you and recommend a strategy to negotiate the items of most concern.
- The terms of the binder may need to be adjusted, depending on what happens with negotiations. At this time the buyers are free to negate the binder if so desired and have their 1% deposit returned.

Contracts

- While inspections are being completed, the sellers' attorney will draft a contract and send it to your attorney.
- Within 10 days of the date of executed binder, after inspection items have been resolved, you will sign a contract and pay the balance of the deposit, typically 10% of the purchase price. This deposit is held in the sellers' attorney's escrow account.



Mortgage Contingency

- If you're getting a mortgage, notify your mortgage broker as soon as you have an accepted offer. Your broker will need a copy of the signed contract as soon as it's ready.

- You will be required to provide information to your mortgage company to qualify for the loan by your mortgage contingency date.
- The lender will send a licensed appraiser to the sellers' home to assess the market value, typically within 1-2 weeks after signing contracts.

Getting Ready to Move

- Once the mortgage contingency is fulfilled, there will be details for you to attend to including scheduling a mover and switching over utilities.
- Please refer to the Closing Checklist at the end of this booklet.

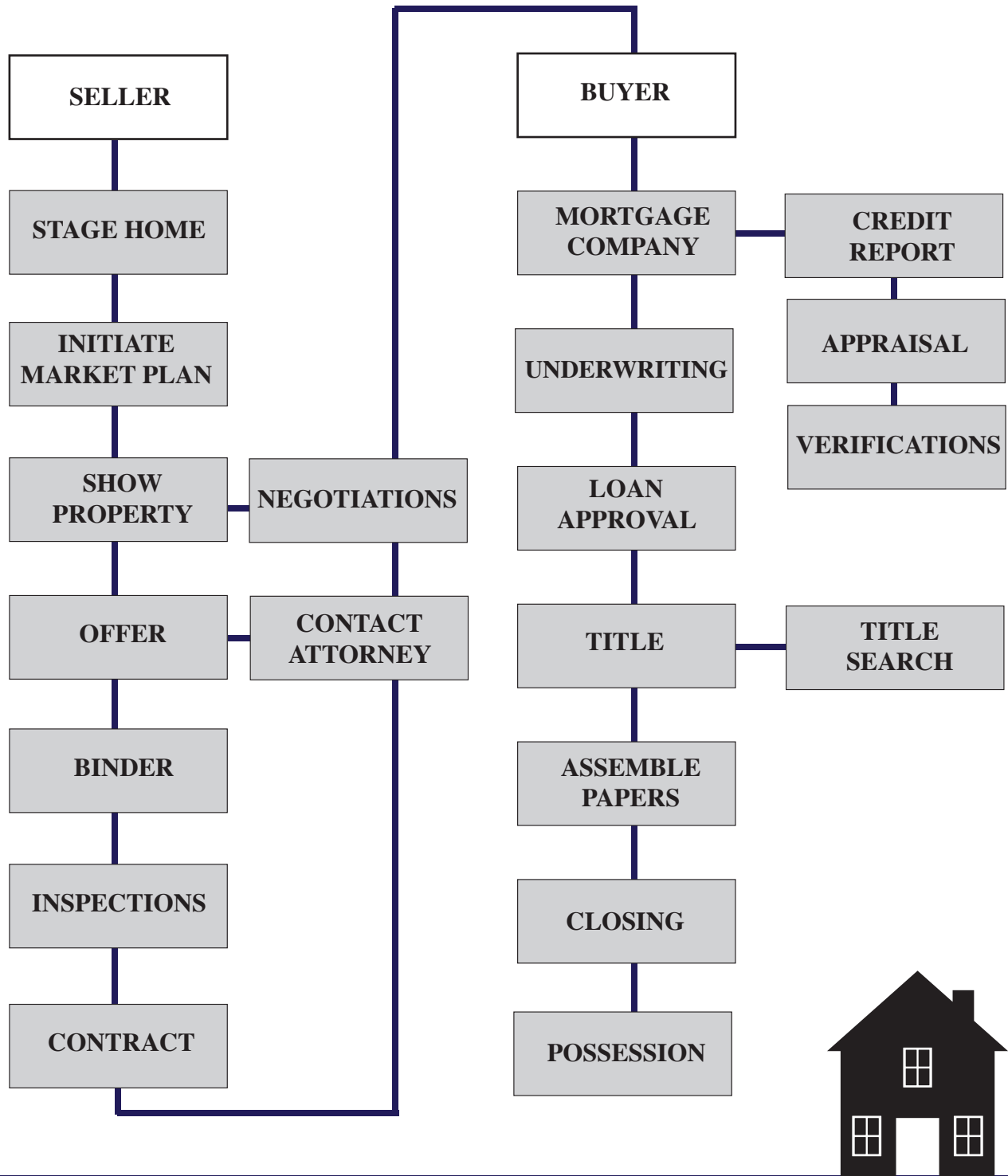
Closing

- The closing is typically scheduled by your attorney and held at the sellers' attorney's office.
- The day of the closing you and your afa realtor will conduct a walk-through in the morning to ensure the home is in the same condition as when it bindered. The home should be broom clean and cleared of all personal belongings.
- You will receive all keys and remote openers to the home at the closing.
- All warranties and appliance instruction booklets should be left for the new home owners.



CONGRATULATIONS ON THE PURCHASE OF YOUR HOME!

steps in the home buying process...



ESTIMATED CLOSING COSTS

COSTS ON THE SALE OF A PROPERTY

State Conveyance Tax	.75% x Sales Price (1.25% x Sales Price over \$800,000)
Local Conveyance Tax	.25% x Sales Price
Realtor Fee	6% (varies)
Attorney Fee	\$1,000+ (varies)
Real Estate Taxes	Unpaid Amount
Mortgage Payoff	Unpaid Balance
Administrative Fee	\$195

COSTS ON THE PURCHASE OF A PROPERTY

Home Inspection Fees	\$500-1,500 (often includes some of the items below)
Pool Inspection only	\$450-550
Radon only	\$300
Septic Inspection & Cleaning Only	\$250-350 for inspection, \$275-350 depending on tank size
Well Inspection & Water Test Only	\$350-550 depending on type of water tests ordered
Termite Only	\$150-250
Mortgage Fees Include:	\$5,000+ (varies)
Application	\$395 (often includes appraisal cost)
Appraisal	\$395
Points	0 pts to 3 pts
Attorney Fees Include:	\$1000+ (varies)
Title Search	\$350
Recording Fee	\$350
Title Insurance	\$275 per \$100,000
Tax Escrow	Determined by Lender, usually 6 months
Tax Adjustment	Buyer reimburses seller for pre-paid real estate taxes
Interest Adjustment	Per Diem from closing date to end of month
Homeowners Insurance	\$800+ depending on the property
Administrative Fee	\$195
Other Adjustments	Varies
Utilities (oil, water, propane)	
Common Charges (condominium)	
Association Fees	

BUYERS CLOSING CHECKLIST

Once you have satisfied your mortgage contingency and have finalized a closing date, you can:

Notify utility companies of your move

Electric Gas/Oil Water/Sewer Homeowner Insurance
Telephone Cable Sanitation

Notify others of your change of address

Relatives/Friends	Banks
Post Office	Investment Firms
Health Insurance	Clubs
Credit Cards	Dept of Motor Vehicles
Car Insurance	IRS
Social Security	Doctors/Dentists
Life Insurance	Schools
Newspapers	Magazines



Tracie AND Vicki

TEAM AFA
at William Raveis Real Estate

~ Client Testimonials ~

“Our recent experience in selling our home was made so much easier thanks to Tracie and Vicki. From our first meeting with them we were impressed with their familiarity with the local market trends and their combined knowledge of the selling process; all imparted to us with patience, sincerity and integrity. We followed their expert advice on market timing and the staging of our home and as a result we had a full-price offer after only four short days on market!! Tracie and Vicki continued to be attentive to us during the ensuing weeks leading up to our closing, which went flawlessly. It is with pleasure that we wholeheartedly recommend these two highly competent professionals (and now personal friends) as realtors.”

RG & LG, Fairfield

“We had an absolutely wonderful experience working with Tracie and Vicki! They were so helpful in guiding us to price our house effectively and helped us to stage our house in a way to make it look its best. The pictures and marketing materials they created were amazing!! With their help, we received an offer in less than two weeks. They were so helpful in guiding us through the negotiations, the inspection, and the closing process. We couldn't be happier!”

SK & AK, Fairfield

“Without Tracie & Vicki, our dream would never have turned into a reality! Their professional advice and counsel, and expertise in all matters of staging; listing and market analysis, data and timing; offers and negotiation; and final delivery was impeccable — always delivered with clarity and grace. Two offers in the first day on the market selling our house says it all!”

DA & LA, Westport

“I recommend Tracie and Vicki to everyone I know! They are amazing. They helped us sell our house, handling the preparation, communication and sale flawlessly. As a result of their guidance in pricing and marketing the house, we had three pre-approved bids by the end of the open house!”

SW, Fairfield

“Tracie and Vicki are a dynamic duo! Each of them brings a wealth of knowledge and experience to the table which has made our first home buying experience a pleasant one. They have a great pulse on the market and an insiders perspective of what it's like to live in Fairfield which proved to be extremely beneficial to our family who is new to the area. Their honesty and professionalism cannot be matched and we wholeheartedly recommend this fantastic team! Thanks Tracie and Vicki!”

JC & SC, Fairfield

Over \$2.5 Billion in Sales

Tracie AND Vicki

TEAM AFA
at William Raveis Real Estate

~ Client Testimonials ~

“Tracie and Vicki are a dynamic team. They listed, showed and sold our home in a short time. Tracie and Vicki are both extremely professional, hardworking and sensitive to the needs of their clients. Their knowledge of the local real estate market is impressive. We highly recommend Tracie and Vicki and already did so to friends who are selling.”

KC & CC, Fairfield

“In this market, you have to go 10 steps beyond and that is what Tracie and Vicki did to sell our home. They marketed our home beautifully from the internet to open houses. They were very market savvy helping us price our home correctly and negotiate a fair price. They were always kind and patient with us. We were very lucky to have worked with Tracie & Vicki throughout this process.”

PG & FG, Fairfield

“We highly recommend working with the Tracie and Vicki team. Vicki & Tracie presented the best information, market analysis, and overall process guidance. We can say with confidence that their enthusiastic, yet realistic, presentation of what we could expect and how they would help us through was understated and over-delivered.”

AM & BM, Fairfield

“We could not have asked for a better partner in selling our home and navigating the purchase of a new home. We feel so lucky not just because they were great advisors but also helped keep everything in perspective when it got complicated with negotiations. We appreciated having such amazing partners in the process. Thank you, thank you!!”

AP & EP, Fairfield

“Overall, Vicki and Tracie exceeded all expectations! And this is our 8th home purchase. They were always available to answer questions, fantastic negotiators and really understood our needs.”

JL, Fairfield

Over \$2.5 Billion in Sales

Tracie AND Vicki

TEAM AFA
at William Raveis Real Estate

Tracie Rigione

Realtor

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Tracie leverages her extensive marketing background to showcase her client's home to obtain the highest price in the shortest market time possible. Her clients, both buyers and sellers, appreciate her expertise and industry knowledge and are impressed with the level of commitment she provides. Real Estate transactions, whether selling or buying are an emotional time. While always working to meet her client's real estate goals, Tracie believes it is equally important to ensure that her clients have a positive experience. She prides herself on her strong communication and organizational skills, keeping all parties well informed throughout the transaction –buyers, sellers, attorneys and mortgage brokers. She is a calm yet intentional negotiator keeping the deal together with a high level of integrity.

Tracie has been a resident of Fairfield since 1994, where she lives with her husband Anthony and her children Alex and Katie. She is actively involved in community events and her children's schools and sport activities. This provides her with a wide range of knowledge of what the Fairfield community has to offer including, The Norma Pfriem Pink Pledge Campaign, Fairfield Park and Recreation activities, Scouting, Inn at Longshore Sailing School, local swim and soccer teams - Fairfield Fly Fins, Shoreline Elite Aquatics, Wilton Wahoos, Fairfield United Soccer Association, and the Connecticut Football Club. During her free time, Tracie enjoys sailing, biking and gardening.

In 2009, she and a colleague, Vicki Ihlefeld, a former Mortgage Loan Officer, formed a collaborative real estate partnership. Together, they provide every one of their clients with a wealth of industry expertise, the highest level of integrity and unparalleled client service.

Prior to joining afahomes, Tracie graduated from Dickinson College with a BA in Psychology and began her marketing career working at Merrill Lynch Realty in Stamford, Ct. Looking to build her general marketing skills Tracie then went on to spend 15 years working at Unilever, marketing leading brands such as Dove, Wisk and Lever 2000. While at Unilever, Tracie earned her MBA in marketing from the Stern Business School at NYU.

Over \$2.5 Billion in Sales

Tracie
TEAM AFA
at William Raveis Real Estate
AND Vicki



Vicki Ihlefeld
Vice President of Sales
203.414.6325
vickii@afahomes.com
tracieandvicki.com

Vicki is dedicated to providing a level of commitment to her clients that surpasses expectations at every turn. With 12+ years of real estate sales experience and over \$70 million sold, Vicki quickly assesses her clients needs and helps them find creative solutions for complex transactions. Her knowledge of the market and data-driven research and counsel provide a strong foundation for clients to make sound real estate decisions.

Prior to starting her career in real estate, Vicki was a residential mortgage Loan Officer and auditor for Citizens Bank and Patriot National Bank. Her expertise in this area is helpful to clients navigating these waters and her thorough knowledge of the real estate transaction has been helpful in getting clients to the closing table.

Vicki has a Bachelors' degree in Business Administration from Saint Michael's College in Vermont.

Vicki and colleague Tracie Rigione formed Tracie and Vicki, a partnership on the #1 Real Estate team in New England, and their success has grown yearly since joining Al Filippone Associates in 2012.

Vicki and her husband Tim were drawn to Fairfield 20+ years ago for its proximity to NYC, excellent education system, beaches and downtown area. Their 3 children have taken part in all Fairfield has to offer. Vicki has been active in the PTA, and was recognized with a state-wide PTA Appreciation award for her work at Jennings Elementary School. She has been an active volunteer in local sports organizations, Warde High School, The Gaelic American Club of Fairfield, St. Pius X Church and The American Cancer Society. Vicki is a former professional figure skating instructor and enjoys sports with her kids, tennis, and exploring the Connecticut coastline.

Over \$2.5 Billion in Sales

AFA OFFICES



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Banker**

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so many towns...

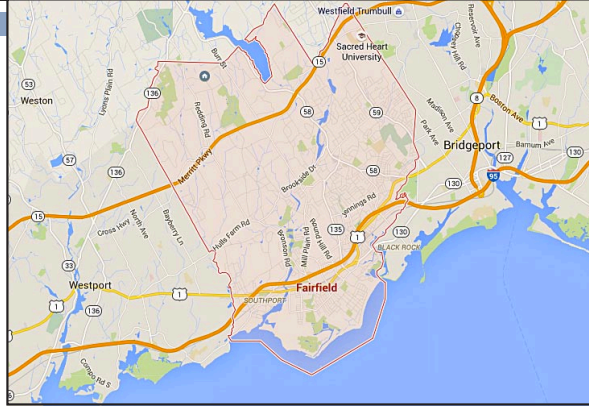


which one is right for you?

visit our Towns page on
afahomes.com for more information

TEAM/
AFA
At William Raveis Real Estate

town of *fairfield*



Population 60,000 Residents

Fairfield, Connecticut is a charming and thriving town featuring five miles of shoreline on the Long Island Sound. Fairfield has five town beaches, a lake, two universities, numerous parks, open spaces, riding trails and ball fields, two public golf courses, and a vibrant array of restaurants and stores. Family-oriented Fairfield also has top-notch, high performing public schools with rich academic programs.

southport is a neighborhood within the town of Fairfield. It has its' own charming downtown, most of which is in the historic district, and a separate zip code. Southport is also home to Pequot Yacht Club.

Fairfield is consistently ranked in the top 50 in CNN/Money Magazine's best towns in which to live, noted for its flourishing downtown area and restaurant scene, beaches and quality education system.

distance from new york city only 50 miles from New York City, Fairfield is easily accessible to I-95 and the Merritt Parkway and has three train stations on the Metro North line that extend from New Haven, Connecticut to New York's Grand Central Terminal. To visit the stations use the gps addresses below:

Fairfield Town Center Train Station – 165 Unquowa Road, Fairfield CT
Fairfield Metro Train Station – 61 Constant Comment Way, Fairfield CT
Southport Train Station – 96 Station Street, Southport CT

area amenities

Fairfield residents enjoy a wealth of recreational & cultural opportunities



Beaches the town has 5 miles (8 km) of Long Island Sound coastline including five town beaches which are staffed by lifeguards during the summer, and miles of privately owned beach which are open to the public below the high tide mark.



South Benson Marina is a town-owned facility providing 600 boat slips which residents can rent for the summer.

Ye Yacht Yard, a town-owned facility on picturesque Southport Harbor, provides boat launch services to residents, and access to moorings in Southport Harbor. Ye Yacht Yard is also the location of Community Sailing of Fairfield, whose members share use of two 18-foot sailboats.



Lake Mohegan, which includes waterfalls called The Cascades, is a popular destination for dog walkers and hikers.

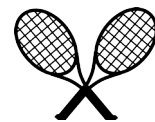


Fairfield Audubon Society, the **Birdcraft Museum** and the various open spaces such as **Brett Woods** are great places to hike, picnic and explore.



Fairfield Bridle Trails Association offer many opportunities for trail riding throughout Fairfield, especially in the Greenfield Hill section of town and on Penfield Beach during certain months of the year.

Fairfield offers outdoor tennis courts and **Fairfield Tennis** on Old Dam Road with indoor year round play.



H. Smith Richardson Golf Course offers an 18-hole course and the **Carl Dickman Par 3** course offers a recreational one for golfers of all ages.



Sportsplex@Fairfield is a privately owned facility located in downtown Fairfield and offers athletic activities such as ice skating, indoor climbing, indoor soccer and gymnastics.

town of *fairfield*



The Fairfield Theatre Company, a not-for-profit organization offers live entertainment throughout the year focusing on music, drama and dance.



Regina A. Quick Center for the Arts, on the campus of Fairfield University, offers many events including popular and classical music, dance, theatre, programs for young audiences, and the noted Open VISIONS Forum lecture series which feature eminent opinion-makers, artists, authors, political commentators, and learned contributors to the humanities and sciences.



Three Public Libraries for the community to enjoy. Fairfield Main Library, Fairfield Woods Branch Library and Southport's Pequot Library.



Fairfield Parks & Recreation Department offers hundreds of programs for adults and children, including basketball and soccer leagues, tennis, summer camps for elementary and middle-school kids, swimming, adult fitness and many summer programs to name a few. This is also where you purchase your Beach Sticker which will allow access to all Fairfield beaches, marina and the dump.



Fairfield has private golf and country clubs in the area as well and the **YMCA** downtown offers swimming lessons year round.



schools

fairfield, ct

The education of Fairfield's children is a top priority in town and is evidenced by the top-notch public schools. Fairfield has 11 elementary schools, 3 middle schools, and 2 high schools—in addition to an early childhood learning center and an alternative high school. Students also have access to such magnet programs as the Regional Center for the Arts in Trumbull, the Center for Global Studies in Norwalk and the Aquaculture School in Bridgeport.

Fairfield consistently outperforms the rest of the state in standardized tests from elementary through high school and 90 percent of high school students graduate and go on to higher education.

Fairfield Board of Education – 203-255-8277

ELEMENTARY SCHOOLS

Burr	1960 Burr Street	203-255-7385
Timothy Dwight	1600 Redding Road	203-255-8312
Holland Hill	105 Meadowcroft Road	203-255-8314
Jennings	31 Palm Drive	203-255-8316
McKinley	60 Thompson Street	203-255-8318
Mill Hill	635 Mill Hill Terrace, Southport	203-255-8320
North Stratfield	190 Putting Green Road	203-255-8322
Osborn Hill	760 Stillson Road	203-255-8340
Riverfield	1625 Mill Plain Road	203-255-8328
Roger Sherman	250 Fern Street	203-255-8330
Stratfield	1407 Melville Avenue	203-255-8332

schools

fairfield, ct

MIDDLE SCHOOLS

Fairfield Woods Middle School	1115 Fairfield Woods Road	203-255-8334
Roger Ludlowe Middle School	689 Unquowa Road	203-255-8345
Tomlinson Middle School	200 Unquowa Road	203-255-8336

HIGH SCHOOLS

Fairfield Warde High School	755 Melville Avenue	203-255-8354
Fairfield Ludlowe High School	785 Unquowa Road	203-255-7200

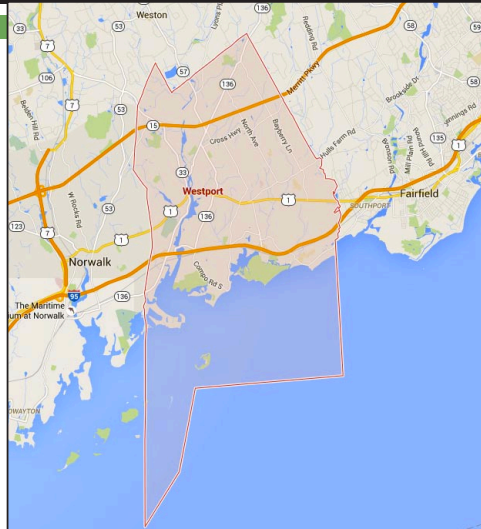
FAIRFIELD IS HOME TO MANY PRIVATE SCHOOLS, INCLUDING:

Fairfield Country Day School	2970 Bronson Road	203-259-2723
St. Thomas Aquinas Catholic School	1719 Post Road	203-255-0556
Fairfield College Preparatory School	1073 North Benson Road	203-254-4200
Notre Dame Catholic High School	20 Jefferson Street	203-372-6521
Our Lady of the Assumption School	605 Stratfield Road	203-334-6271
The Unquowa School	981 Stratfield Road	203-336-3801
Eagle Hill – Southport	214 Main Street	203-254-2044
Giant Steps School – Southport	309 Barberry Road	203-254-3491
St. Catherine Academy	760 Tahmore Drive	203-540-5381
Great Beginnings Montessori	148 Beach Road	203-254-8208

FAIRFIELD IS ALSO THE PROUD HOME TO TWO ACCOMPLISHED UNIVERSITIES:

Fairfield University	1073 North Benson Road	203-254-4000
Sacred Heart University	5151 Park Avenue	203-371-7999

town of *westport*



Population 27,000 Residents

Throughout the years Westport has become one of the most affluent suburbs in America, culturally rich and filled with a blend of old Yankee farmers, academics and professionals from all fields, reflecting quite an international flavor. It still retains the old New England small-town charm though, especially in the lovely downtown area along the Saugatuck River and the historical neighborhoods in town.

Long known for its' artistic community, Westport continues to attract artists and people who care about keeping it special. The town's schools are consistently ranked as some of the best in the state.

distance from new york city only 40 miles from New York City, Westport is easily accessible to I-95 and the Merritt Parkway and has two train stations on the Metro North line that extend from New Haven, Connecticut to New York's Grand Central Terminal. To visit the stations use the gps addresses below:

Saugatuck Train Station – 45 Railroad Place, Westport CT
Greens Farms Train Station – 2 Post Office Lane, Westport CT

area amenities

Westport residents enjoy a wealth of recreational & cultural opportunities



Beaches Westport has many miles of coastline on Long Island Sound providing residents with access to three town beaches; **Compo, Burying Hill** and **Old Mill**. All of Westport's waterfront properties are open with lifeguards on duty from Memorial Day through Labor Day at Compo and Burying Hill Beaches.



There are two marinas maintained by the Town of Westport as well as places to launch boats. **Ned Dimes Marina** (adjacent to Compo Beach) and **E.R. Strait Marina** located in Longshore Club Park.

Launching is available at **Compo Beach, Longshore** and **Sherwood Mill Pond Preserve**.



Longshore Club Park • Westporters can enjoy various recreational activities throughout the year at Longshore including 3 town pools, the renown **Longshore Sailing School**, the 18-hole **Longshore Club Park Golf Course**, tennis and paddle tennis courts, playground and an outdoor ice skating rink.  **The Inn at Longshore** is great for many types of events and offers dining and 12 lovely guest rooms.



There are three additional all-weather tennis courts available to residents including one at **Staples High School**.

In addition to the swimming pools at Longshore, the one at **Staples High School** is available to all Westport residents, ages 6 and up, and their guests for recreational and lap swimming during posted hours.



The **Westport Weston Family YMCA** offers swimming lessons for all ages, aqua fitness and lifeguard training, to name a few.



The **Westport Community Gardens** provides garden plots to residents of all ages who can share the enjoyment of growing their own food and flowers. This is a true community of gardeners.

town of *westport*



Westport is committed to preserving open space and offers residents acres of it with 21 town parks, including the well known dog walking park, **Winslow Park**. The 39-acre **Newman-Poses Preserve**, part of the Aspetuck Land Trust has well-established trails through woodland, wetlands, open fields and a trail beside the Aspetuck River.



Sherwood Island State Park, a Connecticut state park on the shore of Long Island Sound covers 238 acres of beach, wetlands and woodlands. A great spot for a picnic! (Note: there's a fee to enter the park)



The Main Street in downtown Westport is alive with trendy shops and restaurants offering residents the best of upscale shopping in a New England town setting. Theater and arts abound at the **Levitt Pavillion**, the **Westport Country Playhouse**, the **Westport Arts Center** and the **Rolnick Observatory**, open to the public every Wednesday night from 8-10 pm, if the skies are clear.



The **Parks and Recreation Department** maintains a full inventory of athletic fields to support a vigorous community athletic program. Four artificial turf fields and more than 20 grass fields play host to thousands of youth and adult practices and contests each season.



Westport Public Library located right on the Saugatuck River is a community gem offering a variety of enriching programs and events throughout the year.



For horse trail riding contact the **Fairfield Bridle Trails Association**. **Private Fairfield County Hunt Club** offers horse stables and an indoor riding arena. Westport has additional private country clubs offering tennis, swimming and golf.

schools

westport, ct

A top-rated school system is a priority for this community and Westport consistently performs. Academics, extracurriculars, educational outcomes and teachers are some of the areas where Westport schools earn top marks. Westport has 5 elementary schools, 2 middle schools and one high school.

Westport Board of Education – 203-341-1026

ELEMENTARY SCHOOLS

Coleytown	65 Easton Road	203-341-1700
Greens Farms	17 Morningside Drive S.	203-222-3600
Kings Highway	125 Post Road	203-341-1800
Long Lots	13 Hyde Lane	203-341-1900
Saugatuck	170 Riverside Ave.	203-221-2900

MIDDLE SCHOOLS

Bedford	255 North Avenue	203-341-1600
Coleytown	88 North Avenue	203-341-1500

HIGH SCHOOL

Staples	70 North Avenue	203-341-1200
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WESTPORT IS HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING:

Greens Farms Academy	35 Beachside Avenue	203-256-0717
Pierrepont School	1 Sylvan Road N.	203-226-1891
Seton Academy	37 Long Lots Road	203-341-4506

town of *easton*



Population 7,500 Residents

Easton, Connecticut is an oasis of rural charm in busy Fairfield County. Home to award winning schools, more than twenty working farms, and with over one third of its land forever preserved with pristine streams full of trout and four reservoirs lying all or partially within its boundaries, Easton is a proud guardian of the region's drinking water supply.

Easton contains the historic district of Aspetuck, which occupies about 80 acres on the banks of the Aspetuck River and includes the oldest section of Easton. This bucolic part of town is significant because it embodies the distinctive architectural and cultural-landscape characteristics of a farming community from the late colonial and early national periods.

A fun fact - the 2009 Rockefeller Center Christmas Tree in New York City was a 76-foot Norway Spruce donated from a private residence in Easton.

distance from new york city Manhattan is just 60 miles away with easy access to Interstate 95 and the Merritt Parkway. Residents can also access Metro North train service from Fairfield.

area amenities

Easton residents enjoy a wealth of recreational & cultural opportunities



Farms Easton is rich with local farms. Pick your own apples and pumpkins, enjoy fresh cider and pies or tour the petting zoo at **Silverman's Farm**. Cut your own Christmas trees at **Maple Row Farm**. **Sport Hill Farm** provides fresh, healthy and organic produce in addition to seasonal activities for the whole family. Find organically composted manure, mulch, gravel and seasoned firewood at **Snow Farm** and don't forget fresh eggs and produce at **Sherwood Farm**. These are a hint of just some of the farms you will find in Easton.



The Easton Community Center provides cultural, educational, recreational and social opportunities for teens and adults within the greater Easton community. Youth sports, adult fitness, summer camps, enrichment programs, indoor rock-climbing and adult sports leagues are just some of the offerings.



Trout Brook Valley is preserved forever as open space and has almost 14 miles of hiking trails showcasing New England nature at its best, scenic overlooks and lush apple & blueberry orchards. Two of the trails are designed for equestrian use and several trails are linked to the extensive trail systems in the adjoining Jump Hill and Crow Hill Preserves. Hunting is permitted in limited areas in season by permit only.



Easton Parks and Recreation offers a variety of activities including tennis, basketball, baseball clinics, acting, science & chess clubs, the Easton Arts Center with after school music and arts classes and much more.



The Connecticut Golf Club, a golf retreat in the middle of a stunning New England landscape was designed to create ideal playing conditions for members who are interested in playing golf and is devoted primarily and exclusively to the playing of the sport.

town of *easton*



Beaches Easton residents may purchase a non-resident seasonal beach sticker in order to use the Fairfield beaches.

schools

easton, ct

As a community of learners, Easton takes great pride in its award-winning schools. The Easton community shares Joel Barlow High School with its Redding neighbors.

Easton Board of Education – 203-261-2513

Samuel Staples ELEMENTARY SCHOOL	515 Morehouse Road	203-261-3607
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Helen Keller MIDDLE SCHOOL	360 Sport Hill Road	203-268-8651
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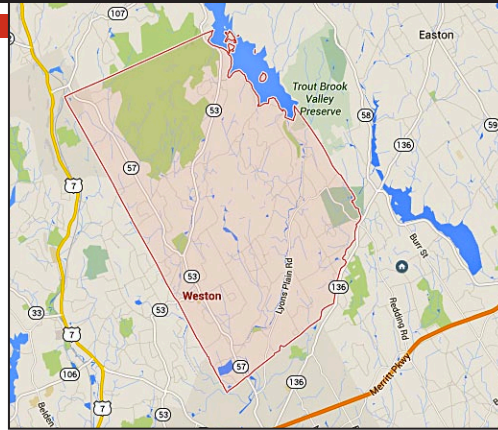
Joel Barlow HIGH SCHOOL	100 Black Rock Turnpike	203-938-2508
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EASTON IS HOME TO SEVERAL PRIVATE SCHOOLS, INCLUDING:

Easton Country Day School	660 Morehouse Road	203-268-5530
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TEAM/
AFA
At William Raveis Real Estate

town of *weston*



Population 10,000 Residents

Weston is a lovely, historic New England town that values its natural rural beauty of open space, land and the noteworthy Saugatuck Reservoir. It's among the most affluent communities in the United States and in 2011 was named by Connecticut Magazine as the number one town in Connecticut for towns with populations of 10,000–15,000. The rating considers education, crime, economy, cost and leisure.

Aside from a handful of stores that form the town's charming center, Weston has little commercial development. Most of Devil's Den Preserve, a 1,756-acre nature reserve, which gets 40,000 visits a year, is located in the town, adding to its bucolic character. Residential development is limited by two-acre zoning.

Weston offers top-ranked public schools on a unified campus and is committed to educational innovation and personalized attention to all students.

distance from new york city Manhattan is just 45 miles away with easy access to Interstate 95 and the Merritt Parkway. Residents can also access Metro North train service from Westport or Wilton.

area amenities

Weston residents enjoy a wealth of recreational & cultural opportunities



Nature Preserves & Open Space Weston values its natural surroundings -- residents enjoy the 1756-acre **Devil's Den** and the 900 acres of **Asputuck Land Trust** property that are open to hikers, and cyclists; World-class fly fishing can be found in Weston's **Saugatuck River**.



Bisceglie Park home to three of the fields used for Weston Little League as well as the playground and swimming pond monitored with lifeguards by Parks and Recreation.



Weston Parks and Recreation offers a wide variety of programs for children and adults. Tennis, swimming, track and soccer facilities are available to town residents during designated hours. Along with the athletic facilities on school property, the town maintains three Little League fields at **Bisceglie Park** and seven soccer and softball fields at the **Moorehouse Fields** complex. Nearby private clubs offer many amenities, such as golf, tennis, keet, and platform tennis.

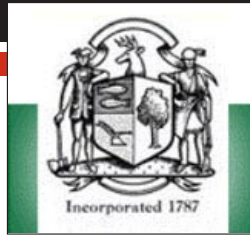


Lachat Town Farm the historic farm, donated to the town by a longtime resident, is now home to community farming plots, and the original farmhouse and outbuildings are being carefully restored. Plans are underway for extensive community farming and gardening education at the farm.



Weston Swimming a year round competitive USA Swimming program. USA Swimming is the national governing body for competitive swimming in the United States.

town of *weston*



Beaches Compo Beach in Westport is accessible for Weston residents who purchase a seasonal beach pass.

schools

weston, ct

According to the 2105 Niche rankings, Weston High School was rated as the best public high school in Connecticut. In 2013, Weston High School was recognized as a national Blue Ribbon School, placing it in the top 1% of schools in the country. Small class sizes and an individualized approach is the hallmark of a Weston education.

Weston Board of Education – 203-291-1400

Hurlbutt ELEMENTARY SCHOOL	9 School Road	203-557-5900
Weston INTERMEDIATE SCHOOL	95 School Road	203-291-2700
Weston MIDDLE SCHOOL	135 School Road	203-291-1500
Weston HIGH SCHOOL	115 School Road	203-291-1600

TEAM
/AFA
At William Raveis Real Estate