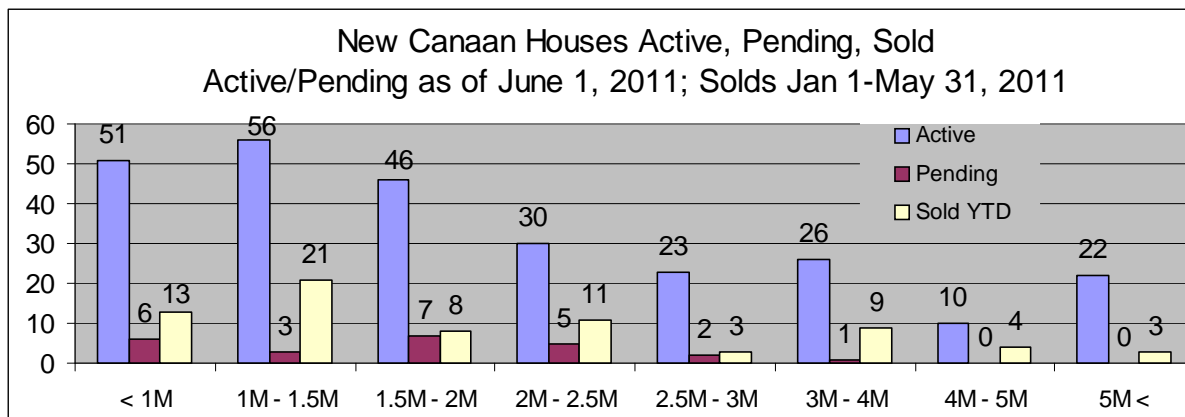


NEW CANAAN MARKET REPORT

June 2011

Overview



There have been 72 sold houses in the first 5 months of 2011, as compared to 53 through the same time period of 2010. Sales also continue to move into the higher price points. We've seen 7 solds in the over \$4 million range in 2011 through May, as opposed to 0 in the same time frame in 2010, and the average sale price in 2011 has been \$2,064,000 vs. \$1,605,000 through the first five months of 2010. Active houses: As of June 1st there were 265 houses on the market ranging in price of \$450,000 to \$10,999,000, with an average list price of \$1,963,000.

Connecticut Conveyance Tax to Rise on July 1st, 2011

When selling a home it's important to keep track of closing costs so that there are no surprises on the day of closing. One important change for all sellers to know is that, as of July 1st, 2011, there will be an increase to the Connecticut real estate conveyance tax, a tax imposed on the transfer of real property and paid by the seller to the state and local municipality. On residential homes the current state conveyance tax is 0.5% of the purchase price up to \$800,000, and 1.0% on the amount in excess of \$800,000. After July 1st the tax will increase to .75% for the first \$800,000 and 1.25 for anything in excess of \$800,000.

Additionally, the local municipal tax, which is 0.25%, will become the permanent tax rate on July 1st. It had been "temporary" increased from 0.11% in 2003. In lower Fairfield County there are only two towns, Stamford and Norwalk, in which the municipality conveyance tax is slightly higher (.35% and .5% respectively). There are also exemptions to the conveyance tax, so please ask your attorney to see if you would qualify. If you object to this tax increase, the best course of action is to contact your state legislators.

Conveyance Tax Chart

Time Frame	Sale Price	State Tax	Municipality Tax	Total Tax
Before July 1st, 2011	\$1,000,000	\$6,000 (0.5% ≤ \$ 800,000 + 1% >\$ 800,000)	\$2,500 (0.25%)	\$8,500
After July 1st, 2011	\$1,000,000	\$8,500 (0.75% ≤ \$ 800,000 + 1.25% >\$ 800,000)	\$2,500 (0.25%)	\$11,000

BARBARA CLEARY'S REALTY GUILD

Source: All data taken from New Canaan Multiple Listing Service.

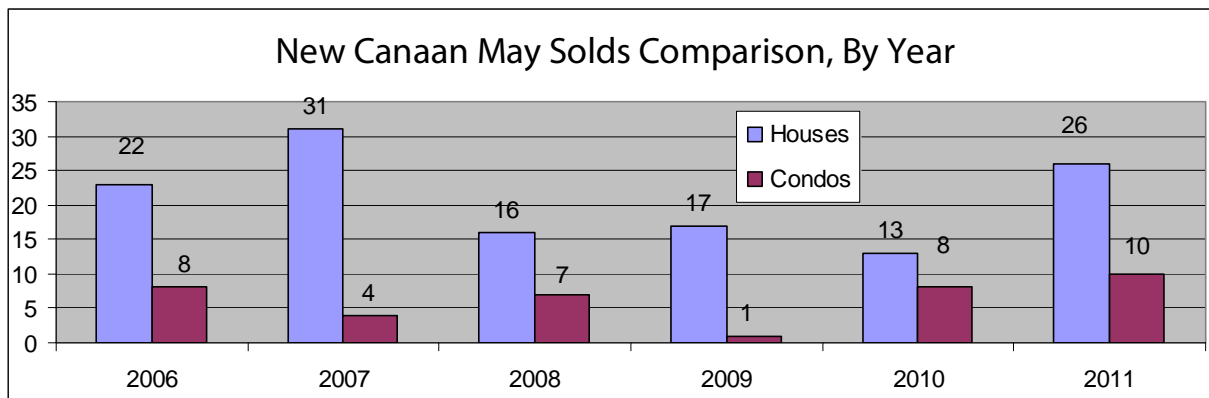
May Houses Sold (26)

Address	Sold Price	List Price	%	Acres	SqFt	Year	Style	Bdrms	Bths	DOM
887 Weed Street	\$5,500,000	\$5,795,000	-5.1%	5	9962	2000	Colonial	5	6	379
712 Oenoke Ridge	\$5,250,000	\$5,995,000	-12.4%	4	8590	1998	Colonial	5	7	345
237 Greenley Road	\$4,700,000	\$4,995,000	-5.9%	10.02	5979	1926	Colonial	4	5	125
757 Oenoke Ridge Rd	\$4,275,000	\$4,200,000	-1.8%	4	7194	1886	Colonial	7	6	328
1757 Ponus Ridge Rd	\$3,600,000	\$3,650,000	-1.4%	2.8	11320	2004	Colonial	6	5	616
133 Sunset Hill Road	\$2,610,000	\$2,795,000	-6.6%	2.5	6570	1998	Colonial	5	5	127
289 Weed Street	\$2,480,000	\$2,595,000	-4.4%	3.01	5683	2006	Colonial	5	4	103
50 Oenoke Lane	\$2,275,000	\$2,550,000	-10.8%	2.27	4760	1961	Cape Cod	5	5	121
19 Brinckerhoff Ave	\$1,875,000	\$1,950,000	-3.8%	0.3	4616	2007	Colonial	4	4	231
17 Journeys End Road	\$1,600,000	\$1,699,000	-5.8%	2.53	5863	2000	Colonial	5	4	231
28 Frogtown Road	\$1,585,000	\$1,595,000	-0.6%	1	3766	1988	Cape Cod	4	3	119
394 Brushy Ridge Rd	\$1,500,000	\$1,500,000	0.0%	3.71	4345	1931	Barn	5	3	119
62 Shagbark Drive	\$1,450,000	\$1,575,000	-7.9%	1	3727	1978	Colonial	5	4	127
228 Laurel Road	\$1,425,000	\$1,495,000	-4.7%	2	4607	1991	Colonial	4	5	219
249 Old Norwalk Rd	\$1,425,000	\$1,425,000	0.0%	1.16	3562	1841	Colonial	4	3	50
230 Cross Ridge Road	\$1,412,500	\$1,495,000	-5.5%	3.5	4347	1963	Colonial	4	4	321
1507 Oenoke Ridge Rd	\$1,370,000	\$1,399,000	-2.1%	3.72	5619	1964	Colonial	4	3	88
82 Woodway Ridge Ln	\$1,355,000	\$1,395,000	-2.9%	1.35	3650	1955	Other	4	4	127
104 Carter Street	\$1,242,500	\$1,445,000	-14.0%	2	5460	1940	Cape Cod	4	4	351
83 CROSS Road	\$1,175,000	\$1,175,000	0.0%	1.03	3063	1953	Cape Cod	5	3	78
55 Parish Road	\$1,060,000	\$1,195,000	-11.3%	1	2008	1954	Col Split	4	2	222
533 Weed Street	\$1,035,000	\$1,079,000	-4.1%	1.08	2552	1720	Cape Cod	5	3	29
282 Jonathan Road	\$975,000	\$1,075,000	-9.3%	3.11	2616	1966	Colonial	4	3	0
26 Church Street	\$925,000	\$925,000	0.0%	0.39	3190	1964	Cape Cod	4	4	0
78 Rural Drive	\$882,000	\$899,000	-1.9%	0.55	2272	1982	Colonial	3	2	259
27 Orchard Drive	\$685,000	\$695,000	-1.4%	0.23	1392	1954	Ranch	3	2	58

May Condos Sold (10)

Address	Sold Price	List Price	%	Year	SqFt	Bdrms	Baths	DOM
33 Old Stamford	\$1,750,000	\$1,795,000	-2.50%	2006	3786	4	3	423
27 Mead Street #4	\$1,160,000	\$1,250,000	-7.20%	2000	2310	3	2	955
289 Park Street C	\$1,150,000	\$1,195,000	-3.80%	2008	3274	3	3	98
145 East Avenue	\$850,000	\$950,000	-10.50%	1979	2176	4	3	43
205 Main Street #37	\$795,000	\$895,000	-11.20%	1968	1848	3	3	269

Continued



BARBARA CLEARY'S REALTY GUILD

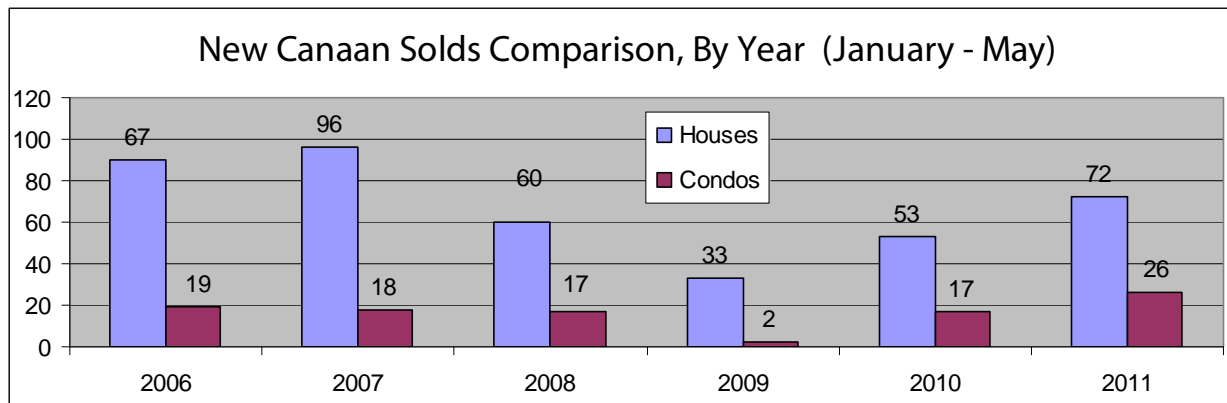
Source: All data taken from New Canaan Multiple Listing Service.

May Condos Sold (continued from prev. page)

Address	Sold Price	List Price	%	Year	SqFt	Bdrms	Baths	DOM
179 South Avenue #12	\$660,000	\$699,000	-5.60%	1974	1655	3	2	126
102 South Avenue	\$655,000	\$699,000	-6.30%	1970	1400	2	2	227
42 Riverbank Court #2	\$620,000	\$649,000	-4.50%	1999	1702	3	2	14
258 Main Street #5	\$620,000	\$630,000	-1.60%	1967	1602	3	2	292
74A Heritage Hill Road	\$270,000	\$284,000	-4.90%	1965	927	2	1	103

May Houses Pending (22)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths	DOM
98 Ludlowe	\$3,495,000	2.2	6425	2011	Colonial	5	5	495
795 West Road	\$2,950,000	5.99	4607	1938	Colonial	5	4	118
188 Hoyt Farm Road	\$2,795,000	2	6985	1982	Colonial	5	5	229
42 Douglas Road	\$2,395,000	0.27	4888	2011	Colonial	5	5	191
1356 Ponus Ridge	\$2,325,000	2	6084	1976	Other	4	4	36
436 Weed Street	\$2,295,000	1	6683	2003	Colonial	4	4	40
1137 Smith Ridge Road	\$2,150,000	5.51	4146	1972	Modern	4	3	65
2 Colonial Court	\$1,995,000	0.17	4300	2011	Colonial	5	5	98
383 Greenley Road	\$1,995,000	2.08	5069	1981	Cape Cod	4	4	236
1208 Smith Ridge Road	\$1,990,000	5.35	4426	1929	Colonial	5	4	399
47 St. George	\$1,950,000	4.02	5928	1968	Colonial	6	4	56
64 Butler Lane	\$1,795,000	1.75	3456	1976	Colonial	4	4	37
147 South Avenue	\$1,795,000	0.18	4000	2009	Colonial	4	4	622
160 Chichester Road	\$1,795,000	2.76	3826	1957	Modern	4	2	210
174 Fox Run Road	\$1,495,000	2.02	3920	1969	Modern	4	3	149
78 Silver Ridge Road	\$1,145,000	1.15	2588	1958	Colonial	4	2	296
17 Woodland Road	\$1,095,000	0.26	2346	1930	Colonial	4	2	83
5 Woodway Ridge Lane	\$899,000	1.01	2808	1950	Colonial	3	2	44
144 South Avenue	\$815,000	0.30	2911	1900	Colonial	3	3	284
43 Brinckerhoff Avenue	\$809,000	0.12	1566	1927	Colonial	3	2	64
47 Douglass Road	\$799,000	0.27	1809	1946	Ranch	4	2	47
18 Marshall Ridge	\$725,000	0.17	2160	1930	Colonial	3	1	268



BARBARA CLEARY'S REALTY GUILD

Source: All data taken from New Canaan Multiple Listing Service.

May Condos Pending (5)

Address	List Price	SqFt	Year	Bedrooms	Baths	DOM
28 East Maple Street, #2	\$1,395,000	2529	2007	3	3	58
11 Maple Street	\$1,149,000	3000	2011	3	3	225
123 Richmond Hill Road #23	\$699,000	1871	1973	3	3	16
137D Heritage Hill Road	\$329,000	1058	1965	2	2	651
81 Locust Avenue #314	\$269,000	743	1995	1	1	204

May Houses Price Changes (40)

Address	List Price	Orig Price	%	Acres	SqFt	Year	Style	Bdrms	Baths
1385 Smith Ridge Road	\$6,395,000	\$6,795,000	-5.9%	4	10200	2010	Colonial	6	7
727 Oenoke Ridge	\$5,995,000	\$6,495,000	-7.7%	5.4	10364	1997	Georgian	5	7
33 Ferris Hill	\$4,250,000	\$4,995,000	-14.9%	2	8262	2007	Colonial	6	6
4 Main Street	\$3,990,000	\$4,390,000	-9.1%	0.43	5392	1780	Antique	6	5
173 Park Street	\$3,950,000	\$4,950,000	-20.2%	0.22	5300	2009	Modern	4	4
49 Wilton Road	\$3,900,000	\$4,900,000	-20.4%	6.05	8974	2002	Colonial	6	8
655 Weed Street	\$2,750,000	\$2,895,000	-5.0%	1.78	4820	1910	Other	6	4
85 West Hills Road	\$2,725,000	\$3,195,000	-14.7%	2.68	4814	1951	Other	5	3
71 Hickok Road	\$2,699,000	\$2,995,000	-9.9%	3.02	6532	2004	Colonial	5	5
214 Talmadge Hill Road	\$2,249,000	\$2,499,000	-10.0%	3.13	6330	2007	Colonial	6	5
147 Fox Run Road	\$1,998,000	\$2,290,000	-12.8%	2.82	3177	1956	Ranch	4	4
104 Pocconock Trail	\$1,995,000	\$2,095,000	-4.8%	2.01	4400	1963	Colonial	5	4
92 Turtle Back Road	\$1,984,000	\$2,079,000	-4.6%	4.02	4046	1994	Colonial	4	3
109 Parade Hill Road	\$1,850,000	\$1,899,000	-2.6%	0.4	4400	2008	Colonial	5	4
729 Cheese Spring Road	\$1,799,000	\$1,950,000	-7.7%	2.05	4200	2011	Colonial	5	5
39 Stonehenge Drive	\$1,694,000	\$1,795,000	-5.6%	2.09	4021	1966	Colonial	5	4
5 Cecil Place	\$1,499,000	\$1,585,000	-5.4%	0.57	3476	1996	Colonial	4	2
259 Marvin Ridge	\$1,495,000	\$1,549,000	-3.5%	2	3475	1986	Colonial	4	3
50 Wellesley Drive	\$1,495,000	\$1,575,000	-5.1%	2.08	3568	1959	Colonial	5	3
803 Silvermine Road	\$1,394,000	\$1,410,000	-1.1%	2.03	3948	1983	Colonial	4	2
61 Braeburn Drive	\$1,329,000	\$1,385,000	-4.0%	2.33	3444	1961	Colonial	4	2
67 Weed Street	\$1,299,000	\$1,375,000	-5.5%	0.92	4760	1998	Colonial	4	5
1358 Ponus Ridge	\$1,295,000	\$1,325,000	-2.3%	2.5	3696	1976	Colonial	5	3
67 Hickok	\$1,249,000	\$1,275,000	-2.0%	2.52	3648	1958	Cape	5	4
227 Weed Street	\$1,150,000	\$1,195,000	-3.8%	1.12	2284	1966	Colonial	4	2
42 Clapboard HILL Road	\$1,149,000	\$1,249,000	-8.0%	2.4	2944	1926	Colonial	5	2
30 Deer Park Road	\$1,050,000	\$1,175,000	-10.6%	1	4530	1937	Colonial	5	4
249 Hickok Road	\$999,500	\$1,025,000	-2.5%	2.24	2876	1955	Cape	4	3
11 Oak Street	\$995,000	\$1,075,000	-7.4%	0.27	1755	1948	Cape	3	3
69 Cross Road	\$995,000	\$1,025,000	-2.9%	1.11	2772	1952	Cape	4	3
22 Deep Valley Road	\$995,000	\$1,075,000	-7.4%	2.1	2047	1953	Ranch	3	3
122 Seminary Street	\$995,000	\$1,025,000	-2.9%	0.11	1848	2001	Colonial	4	3
51 Journeys End	\$949,500	\$975,000	-2.6%	4.94	3238	1972	Contemp	4	3
66 Cross Road	\$899,000	\$975,000	-7.8%	1.14	2053	1952	Cape	3	2

BARBARA CLEARY'S REALTY GUILD

Source: All data taken from New Canaan Multiple Listing Service.

May Houses Price Changes (continued from prev. page)

Address	List Price	Orig Price	%	Acres	SqFt	Year	Style	Bdrms	Baths
179 Ponus Ridge Road	\$849,999	\$879,000	3.3%	-2.02	2221	1937	Colonial	3	2
66 Mariomi Road	\$829,000	\$879,000	5.7%	-1.47	1795	1940	Cape	3	2
26 Turner Hill Road	\$779,000	\$799,000	2.5%	-0.85	1796	1939	Colonial	3	3
30 Parade Hill Road	\$774,000	\$799,000	3.1%	-0.37	1805	1952	Cape	3	2
533 Cheese Spring Road	\$724,900	\$749,000	3.2%	-2.5	1894	1954	Ranch	3	2
113 Millport Avenue	\$450,000	\$499,000	9.8%	-0.17	1171	1850	Antique	3	2

May Condos Price Changes (4)

Address	List Price	Prev Price	%	SqFt	Year	Bedrooms	Baths
289 New Norwalk Road #31	\$949,000	\$999,000	-5.00%	2060	1973	3	3
31 Bank Street	\$799,000	\$849,000	-5.90%	1576	1974	2	2
177 South Avenue #4	\$749,900	\$799,000	-6.10%	1785	1974	3	2
205 Main Street, #5	\$719,000	\$759,000	-5.30%	1952	1968	3	3

May Houses New Listings (62)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths
120 Clearview Lane	\$5,750,000	2.96	7376	1992	Colonial	5	7
1195 Ponus Ridge	\$4,995,000	2	6000	2012	Colonial	5	6
1132 Oenoke Ridge	\$4,695,000	2.84	7395	2007	Other	5	6
276 Greenley Road	\$4,475,000	4.63	5674	1939	Colonial	6	6
474 Ponus Ridge	\$4,295,000	4.83	8392	2000	Colonial	6	6
46 Ludlowe Road	\$3,795,000	2.01	6950	2012	Colonial	5	5
109 Carter Street	\$3,645,000	2	6655	2008	Colonial	5	6
35 Logan Road	\$3,599,000	2.15	6000	1995	Colonial	6	5
627 Laurel Road	\$3,595,000	4.34	6260	1974	Colonial	6	5
236 Bald Hill Road	\$3,490,000	2.26	7347	2007	Colonial	5	5
40 Oenoke Ridge	\$3,395,000	2.21	6289	1929	Colonial	8	6
103 Clearview Lane	\$3,000,000	4.36	6408	1991	Colonial	5	5
1380 Ponus Ridge	\$2,995,000	2	4368	1956	Modern	4	4
152 Long Lots Road	\$2,725,000	2	6105	1978	Colonial	5	4
258 Greenley Road	\$2,695,000	2.15	3807	1798	Antique	5	4
45 Heather Drive	\$2,599,000	2.04	7200	1960	Cape Cod	5	7
48 Mariomi Road	\$2,399,000	1.21	6124	2005	Colonial	5	5
30 Douglas Road	\$2,395,000	0.28	4950	2011	Colonial	5	5
29 Middle Ridge	\$2,295,000	2	5061	1981	Colonial	5	5
297 Smith Ridge Road	\$2,295,000	1.58	6301	1994	Colonial	5	4
117 Frogtown Road	\$1,999,000	1.65	5025	1988	Colonial	6	4
147 Fox Run Road	\$1,998,000	2.82	3177	1956	Ranch	4	4
82 Twin Pond Lane	\$1,994,000	1.62	5208	1987	Colonial	4	4
60 Pepper Lane	\$1,895,000	2.07	4642	1961	Colonial	4	4
215 Cross Ridge Road	\$1,895,000	2.2	4563	1957	Colonial	5	5
336 Ponus Ridge	\$1,725,000	2	3753	1840	Colonial	5	4
160 Ferris Hill Road	\$1,695,000	2	3144	1973	Colonial	4	4

Continued

May Houses New Listings (continued from prev. page)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths
375 West Road	\$1,695,000	2.01	2435	1956	Colonial	3	3
23 Jonathan Road	\$1,649,000	2.04	2842	1962	Colonial	5	3
575 Silvermine Road	\$1,629,000	2.41	2592	1760	Antique	4	3
65 Ash Tree Lane	\$1,599,000	1.5	3743	1966	Colonial	5	3
134 Marshall Ridge Road	\$1,492,000	1	2632	1974	Colonial	5	3
803 Silvermine Road	\$1,394,000	2.03	3948	1983	Colonial	4	2
61 Braeburn Drive	\$1,329,000	2.33	3444	1961	Colonial	4	2
93 Danforth Drive	\$1,325,000	2.03	3669	1965	Colonial	4	2
32 White Oak Shade Lane	\$1,299,000	0.65	3478	1928	Colonial	4	3
88 Rocky Brook Road	\$1,295,000	2.19	2920	1964	Colonial	4	2
56 Hoyt Street	\$1,199,000	0.2	2916	1920	Colonial	4	3
64 Old Studio Road	\$1,195,000	1.08	2634	1967	Colonial	5	3
52 Ash Tree Lane	\$1,195,000	2.41	3145	1971	Colonial	6	3
979 South Avenue	\$1,190,000	2.92	2703	1968	Colonial	4	2
893 New Norwalk Road	\$1,175,000	1.04	3621	1929	Colonial	4	3
18 Betsy's Lane	\$1,150,000	1.03	2997	1960	Colonial	4	3
187 Weed Street	\$1,150,000	1.36	2632	1938	Cape Cod	3	4
30 Charles Place	\$1,149,000	0.18	3000	2010	Colonial	4	3
79 Sunrise Avenue	\$1,129,000	0.18	1928	1963	Colonial	4	2
71 Ponus Ridge Road	\$1,125,000	1.2	2746	1951	Colonial	3	3
7 Charles Place	\$1,099,000	0.18	3000	2011	Colonial	4	3
42 Osborn Lane	\$1,095,000	2.5	3041	1951	Cape Cod	5	3
25 Harrison Avenue	\$1,095,000	0.41	2220	1890	Colonial	4	3
213 Old Stamford Road	\$1,075,000	0.23	2736	1966	Colonial	4	2
64 Lake Wind Road	\$995,000	2.25	3073	1959	Cape Cod	4	3
736 Old Stamford Road	\$989,000	0.97	2673	1931	Colonial	4	4
157 Parry Road	\$925,000	1.78	2581	1969	Colonial	4	2
3 Charles Place	\$899,000	0.17	2184	1931	Colonial	4	2
289 Smith Ridge Road	\$825,000	1.24	2374	1850	Antique	3	1
104 Shaker Road	\$799,900	0.92	1866	1953	Col Split	5	3
28 Down River Road	\$749,000	0.25	1082	1954	Col Split	3	2
15 Hillside Avenue	\$675,000	0.53	1152	1920	Cape Cod	3	2
133 Jelliff Mill Road	\$649,000	0.54	1204	1953	Ranch	3	1
399 Old Stamford Road	\$624,950	1.06	1604	1751	Antique	3	2
79 Old Kings Highway	\$495,000	0.4	1458	1957	Ranch	3	2

May Condos New Listings (7)

Address	List Price	SqFt	Year	Bedrooms	Full Baths
377 Main Street #6	\$999,000	3052	1979	3	2
289 New Norwalk Road #33	\$990,000	2220	1973	3	2
179 South Avenue #10	\$725,000	1439	1974	2	2
114 Forest Street	\$699,000	1900	1983	2	2
259 New Norwalk Road #10	\$649,000	1488	1971	3	2
15 East Hills Drive #1	\$459,000	1039	1968	3	1
123 Heritage Hill Road, #123A	\$269,000	836	1965	1	1

BARBARA CLEARY'S REALTY GUILD

SOLD Town Comparison (Single Family Homes) - May 2011

Town	Units SOLD	Highest Selling Price	Lowest Selling Price	Average Selling Price	Average Days on Market
New Canaan	26	\$5,500,000	\$685,000	\$2,064,115	184
Darien	29	\$4,900,000	\$448,000	\$1,860,380	123
Wilton	11	\$2,175,000	\$325,000	\$960,800	137
Westport	41	\$4,782,500	\$400,000	\$1,417,529	80
Stamford	52	\$3,550,000	\$250,000	\$806,385	91
Ridgefield	22	\$1,700,000	\$160,000	\$750,981	111

Mortgage Matters: By Carl Bulgini

Fairfield County Fannie Mae Loan Limits Dropping in October

The conforming loan limit will revert back to those established under the Housing and Economic Recovery Act (HERA) of 2008. HERA was the act that increased the loan limits and was recently altered by the Economic Stimulus Act (ESA) of 2008 and the Continuing Appropriations Act of 2011. According to the Federal Housing Finance Agency website (<http://www.fhfa.gov/Default.aspx?Page=185>), for loans originated after September 30, 2011, the new number is going to be \$575,000, down from \$708,750. The formula used to determine this number was based on a percentage of the median sales price for Fairfield County. This is the first step in the governments attempt to reduce its footprint in the nation's higher end mortgage market. In simple terms, the Government Sponsored Enterprises (GSE's), also known as Fannie Mae and Freddie Mac, will now buy smaller loans from the nation's lenders. Locally, this puts significant pressure on lenders who originate the larger loans. The consensus among local originators is that rates for larger loans will most likely increase.

HERA changed Fannie Mae's charter to expand the definition of a conforming loan. Two sets of limits are provided for first mortgages -- general conforming loan limits, and high-cost area conforming loan limits. There is a mortgage rate for loans up to \$417,000 and a slightly higher rate for up to \$708,250 (soon to be \$575,000). Loans above that limit are currently served by local/regional lenders who keep the loans in their own portfolios.

One of the benefits of working with a mortgage broker is having access to an assortment of lenders. It is our job to find the right lender for our borrowers, but also a lender that is suitable for the transaction. For information on all our home loan programs please give us a call.

Current rates on 2 loan programs. Please call for other options.

Note: Rates dropped .25% since the last Market Report.

	5/1 ARM	30 year fixed
Loan Amount	\$417,000 to 2,500,000	\$705,000 to 2,500,000
Rate	3.25%	5.00%
APR	3.423% *1	5.027% *2

*1 Assumes loan amount of \$1,000,000 and 75% LTV. Monthly P&I payment of \$4352.06.

*2 Assumes loan amount of \$1,000,000 and 75% LTV. Monthly P&I payment of \$5,368.22.

Rates effective 6-2-2011. Rates subject to change without notice.

Rates subject to change without notice Information provided by Carl Bulgini, NMLS

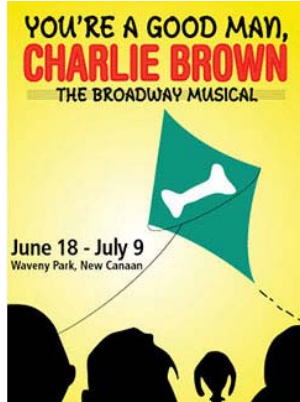
ID # 68518, Fenwick Mortgage, LLC, NMLS ID# 68443

59 Grove St, Suite 2H, New Canaan - Cell: 203-952-3773

email: cbulgini@fenwickmortgage.com



New Canaan Summer Events



June 18 - July 9
 Waveny Park, New Canaan

The Summer Theater of New Canaan kicks off its family-friendly 2011 season with *You're A Good Man, Charlie Brown, The Broadway Musical*, playing June 19th to July 9th. Other shows on STONC's summer schedule include: *A Year With Frog and Toad*, June 25th to August 6th; *Lily's Purple Plastic Purse*, July 23rd through August 6th; and *Carousel*, July 25th through August 6th. For more info go to STONC.org.

The 2011 Waveny Summer Concert Series begins in June. It is free of charge and takes place on Wednesdays from 7:30 p.m. until 9:30 p.m. Bring a picnic and enjoy (no grills allowed.) Call 594-3610 for cancellation info. The scheduled performers are:

- June 15: AIRBORNE - Jazz, Bebop, Latin Jazz, Jazz Vocals
- June 22 OTIS & THE HURRICANES - New Orleans Funk, Delta Blues.
- June 29: DOUG ALLEN - Acoustic Pop
- July 6: GUNSMOKE - Country Western
- July 13: SHARKEY & THE UNKNOWNNS - Oldies
- July 20: THE BOOKENDS - Babyboomer 60's & 70's
- July 27: THE GRANDSONS - Rock & Roll w/ Folk Roots
- Aug. 3: WHITE EYED LIZARDS BAND - Steel Drums, Caribbean
- Aug. 10: BILLY & THE SHOWMEN - Motown, Rhythm/Blues
- Aug. 17: THE SIXTIES SHOW - music from the 1960's
- Aug. 24: TONY RENO BAND - Swing to Rock
- Aug. 31: FAIRFIELD COUNTS BIG BAND - Miller, Dorsey, Goodman

Featured Properties



Walk to Schools, YMCA and Parks

This 4 bedroom, 3.1 bath home, located in the behind-the-Y neighborhood, has it all! It offers the opportunity for an easy commute and ability to walk to all schools, YMCA and Waveny Park. The beautiful property is set on one acre, on a quiet lane. The gracious interior includes a beautiful kitchen with eating area that extends to a family room with fireplace, and a bright and peaceful solarium.
 \$1,675,000 75DanversLn.com



Location! Neighborhood! Fabulous Property!

A "park-like" setting with gorgeous flowering trees and plantings on almost two level acres welcomes you to a safe, quiet, sought-after neighborhood, close to town and school. The updated home features a terrific "heart-of-the-home" kitchen, with large granite island. A screened porch overlooks lovely patio and lawn. Plus, a bentgrass putting green and bunker!
 \$1,299,000 231CedarLn.com

We welcome your questions and comments. Please email us at bcr@realty-guild.com or phone at: 203-966-7772

