

# REAL ESTATE

## WHAT YOU CAN BUY

The News-Times and SM Services, a content provider, search the area to find what buyers can get for their money. This week, What You Can Buy features homes in the \$1.999 to \$2.85 million range.

### Custom-built home/\$1.999 million

**Address:** 31 Stuart Road, Bridgewater  
**Beds:** 5 **Baths:** 3 **Square feet:** 4,511

The impressive custom-built five-bedroom home is set back from road on almost 5 lightly wooded acres amidst stonewalls and wildflower gardens. It has an inviting wrap around porch and attractive turret. Inside, traditional grandeur awaits with formal areas, spacious family room, stone Romford fireplaces, teak wood flooring throughout and a true cook's kitchen with all the amenities, including granite, handcrafted tile work, gas range and custom cabinets. The master suite features fireplace and luxurious marble and onyx bath. Seasonal western views complete this true oasis from everyday life.

**Listing agent:** Audrey Wilkicki, William Pitt Sotheby's International Realty, (860) 868-6932.



William Pitt Sotheby's International Realty

### English stone manor/\$2.85 million

**Address:** 24 Old Wagon Road, Ridgefield  
**Beds:** 4 **Baths:** 4.5 **Square feet:** 6,087

This architecturally important English stone manor set on 3.6 acres with sweeping views was designed by Grosvenor Atterbury, the famed Yale educated architect who specialized in "weekend homes of the wealthy." It was constructed in 1911 for Arthur C. Fraser, a prominent New York patent attorney whose initials as well as the date the home was erected, are still displayed on the facade of this stone masterpiece. The exceptional gardens, by Warren H. Manning, were featured on an exclusive 1927 Garden Club of America tour and many of the original historic specimens remain. The current owners have completed a multimillion dollar restoration, remodeling and expansion of this historic home which seamlessly blends the past and present. It is now a four-bedroom, complete with swimming pool and tennis courts.

**Listing agent:** Laura Freed, William Pitt Sotheby's International Realty, (203) 733-7053 (cell).



William Pitt Sotheby's International Realty

## SOUND OFF *Andy Sachs*

# How are real estate agents different from Realtors?

Not all agents are Realtors, and the difference is meaningful.

In the state of Connecticut and in many states throughout this great land, it is a prerequisite that a person must be licensed by the state before selling real estate as an agent, salesperson or broker.

To earn a license issued by the governing state an individual must adequately pass a predetermined hours of course work and then take and pass a state admin-

istered test.

All of that is well and good, but let's be honest here folks; I'm pretty sure I could drill the needed facts into my four-year-old's brain and have him passing this test within a week. (Yes, I may need to bribe him with a few toys).

The bottom line is, becoming a real estate agent is the easy part. Becoming a member of your local board and the National Association of Realtors while upholding the strict code of ethics and stan-

dards day in and day out is the hard part.

Being a Realtor is more than just passing a test and selling a few homes.

Being a Realtor is caring about the clients in which we serve, putting their needs in front of our own, listening more than talking and truly believing that the service and advice we give will help those who have not only hired us but entrusted us with what might be the biggest transaction of their life.

Keep that in mind next time you look to hire a real estate professional. Before engaging in any conversation, ask them first, "Are you a member of the National Association of Realtors, and do you abide by their code of ethics?" Their answer is your first step toward further conversations or moving on to another option.

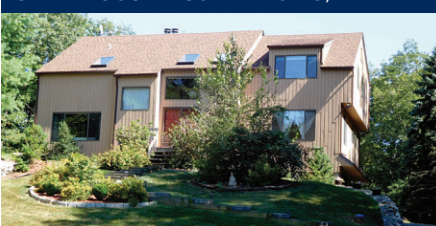
*Realtor Andy Sachs, Coldwell Banker, Andy.Sachs@cbmoves.com, (203) 727-8621.*



William Pitt

Sotheby's  
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**8 Deal Dr, Danbury \$485,000**  
 Designed to capture natural light with soaring ceilings, skylights & open stairways. Spacious family rm with stone frplc, open oak stairway.



**Brookfield \$474,900**  
 Award winning Newbury Village Adult Community. Ashwood Model ft'r's gourmet kitchen, open concept flr pln, main lvl Master Suite.



**Brookfield \$315,000**  
 Just a stone's throw from Candlewood Lake. Remarkable home has been recently updated from top to bottom. Secluded back yard.



**Brookfield \$220,000**  
 Lake living & maintenance free! Vaulted ceilings & skylights provide a Contemporary feel. Open layout, 2 story ceiling, oversize bdrms.



**Danbury \$575,000**  
 Desirable King St neighborhood & outstanding curb appeal! Spacious rooms, meticulous updates and breathtaking backyard oasis.



**Danbury \$323,900**  
 Stunning & completely upgraded tri-level townhouse in desirable Lexington Mews. Quality built by Baker, beautiful Granville model.



**Danbury \$315,000**  
 Amazing location in sought after Sterling Wds community. Beautiful, pristine Chestnut model offers EIK, large Master Suite, w/i closet.



**Danbury \$297,500**  
 Original model unit w/ many upgrades. Luxury styled in quiet cul de sac neighborhood. Updated lighting, crown molding, tray ceiling.



**Danbury \$189,900**  
 Lovely updated home, just perfect with white picket fence, tranquil outdoor patio & 2 car grg. Bright KIT, vaulted ceiling, granite counters.



**Danbury \$189,000**  
 Centrally located bi-level Condominium features vaulted ceiling, skylights, wood burning frplc & spacious rooms. Open floor plan.



**New Fairfield \$469,000**  
 Exceptional Contemporary w/ Colonial floor plan in prime West Side location. Gourmet EIK, hardwood flrs. Landscaped, private grounds.



**Newtown \$698,000**  
 Extraordinary custom built home offers stunning views. Incredible Chef's Kitchen. Sun rm sliders to stone patio, pergola & gardens.

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