

ON THE MARKET... Roxbury

REPRODUCTION COLONIAL WITH 2 FIREPLACES



326 South Street
\$595,000

Reproduction Colonial. 4 Bedrooms.
2 Fireplaces. Wide Plank Floors. Brook.
Stonewalls. 5.23± Acres.
Taxes \$6,335

Donna Zehring • 860.868.7313

CHARMING HOME IN LOVELY SETTING



310 North Street
\$925,000

Chic Cape. 3 Bedrooms.
4 Fireplaces. Stone Patios.
Babbling Brook. Lovely Setting.
3.06± Acres.
Taxes \$6,100

Peter Klemm • 860.868.7313

Property Transfers

BETHEL

- NRE Dev LLC to Matthew and Kirsten Weber, 2 Long Meadow Ln, \$460,000
- Simon K. and Lindalee W. Stroud to Jessica R. Auerbach and Benjamin J. Armstrong, 52 Midway Dr, \$205,000
- R Scott and Ronald Scott Mcmurry to Nita Hill, 60 Wooster St, \$195,000

BROOKFIELD

- Joanne M Johnso Hegarty to Gregory S. Nardine, 27 Andover Ct Unit 27, \$121,500
- Anita B. Pettengill to Siconn LLC, 36 Berkshire Dr, \$120,000
- Clifford H. and Lauretta C. Ballard to Douglas M. and Ashley N. Ogrady, 3 Fernbrook Dr, \$381,500
- Norman W. and Deborah Donofree to Mutual Security CU Inc, 6 Hillside Ct, \$100,000
- Helena Moses-Donahue to Frank and Ariene Truiano, 51 Indian Trl, \$204,000
- Homelift Properties LLC to Vigen and Tracy L. Charbatian, 10 Stony Farm Ln, \$430,000
- Thomas J. and Barbara Stauffer to Peter Guastadisegni, 20 Woodview Dr, \$220,000

REDDING

- William B. and Maria Clemens to Bertollet RET and Ronald B. Young, 5 Farview Farm Rd, \$1,335,000
- Michael V. and Cindy M. Bakanas to Christopher P. Sheridan, 90 Gallows Hill Rd, \$538,000
- Chevy Chase Bank FSB to Francis J. and Andrea C. Kirchoff, 56 Pheasant Ridge Rd, \$280,000

- Bayview Loan Svncg LLC to Margaret and Mark Mirowski, 162 Sunset Hill Rd, \$535,000

NEW MILFORD

- Anthony J. and Jennifer M. Trocchio to Alan S. and Sandra A. Conn, 278 Aspetuck Ridge Rd, \$217,000
- Margaret A. Groleau-Morrow and James S. Morrow to Cash LLC, 9 Boardman Ter Unit 9, \$1
- Christopher M. and Paulina C. Daly to Craig and Cynthia Lyons, 52 Boxwood Ln, \$435,000
- Sejla and Benjamin Rizvic to PHH Mortgage Corp, 4 Dorset Dr, \$1
- Bank United to Evelyn Crandell, 116 Great Brook Rd, \$127,000
- Susan McGill Bates to Joseph and Angela Barna, Maple St, \$195,000
- DE&SL Props LLC to William M. Lavelle, 15 Paradise Ln, \$80,000
- Leroy P. and Christine A. Berti to Walter E. and Mary D. Nier, 67 Sullivan Farm Unit 67, \$222,000
- Bruce W. and Janice Diadul Richter to Brigitte Paulick, 470 W Meetinghouse Rd, \$379,310

SOUTHBURY

- Deborah Brownell to Michael and Janet Angerame, 460 Heritage Rd Unit 102, \$310,000
- Nicole Fisher to Everbank, 133 Heritage Vlg Unit B, \$1
- Florence Lewis to Joanne Paddock, 270 Heritage Vlg Unit A, \$80,500
- Donna and David Baldwin to Livia Albini, 569 Heritage Vlg Unit B, \$56,500

COMMUNITY PROFILE: ROXBURY

Roxbury is a picturesque and historic small town nestled in the northwest hills of Litchfield County. Its Indian name is "Shepaug," a Mohegan name signifying 'rocky water.' It was settled in 1713 as part of Woodbury. A parish evolved in 1743 and in 1796 the town was incorporated. A silver mine was opened here and was later found to contain spathic iron, specially adapted to steel making and a small smelting furnace was built. The abundance of granite found in many quarries provided the building material for the ore roaster and blast furnace, as well as for such world wonders as the Brooklyn Bridge and Grand Central Terminal in New York City.

Government Form:	
Selectman / Town Meeting	
Population (2007)	2,398
Land Area (sq.miles)	26
Median Age	47
Households (2007)	939
Median Household Income (2007)	\$112,154

Median House Price \$778,750

Distribution of House Sales (2007)

Number of Sales	Less than \$100,000	\$100,000-\$199,999	\$200,000-\$299,999	\$300,000-\$399,999	\$400,000 or more
	0	0	0	2	18

TOP 5 MAJOR EMPLOYERS (2006)

- Bruce Wragg Pump Company
- Town of Roxbury
- Booth Free School
- RRR Maintenance
- Roxbury Market

EDUCATION

2004-2005 School Year	Total Town Enrollment
	361
Average Class size	
Grade K	15.4
Grade 2	18.8
Grade 5	20.8
Grade 7	18.5
High School	18.4

Average SAT Score

Verbal 542 Math 542

Notable people, past and present who have lived in Roxbury:

- Ethan Allen, Early American revolutionary and guerrilla leader, Green Mountain Boys
- Seth Warner, Green Mountain Boys
- Arthur Miller, American playwright
- Marilyn Monroe, Actress
- Alexander Calder, American sculptor and artist
- Frank McCourt, Author, Angela's Ashes
- Stephen Sondheim, Broadway playwright
- Dustin Hoffman, Actor
- Denis Leary, Actor
- Mercer Mayer, Children's book author (Little Critter)
- Everett Hurlburt, Inventor of Aqua Velva aftershave
- Richard Widmark, Actor
- William Styron, Author, Sophie's Choice
- Graydon Carter Editor, Vanity Fair

SCHOOLS A BIG FACTOR IN A HOME PURCHASE

There are many factors buyers consider when shopping for a home. From bedrooms to the size of the backyard, prospective buyers have their priorities with what they're looking for in a home. Parents to young children or couples who are planning to start a family soon should also consider the school system.

Although granite countertops and interior living area may be foremost on the minds of house shoppers, individuals also have to take school districts into consideration when looking at homes. According to research by The Wall Street Journal, buyers are willing to pay more for a property if it is in a good school district. That's because even if they do not have children, buyers know that a good school district helps a home remain attractive.

Not all schools are created equal, and some rank better in test scores and teacher-to-student ratios than others. These are essential factors to think about when looking at homes. Although real estate agents can offer some basic information about what schools are in the area, legally they may not be able to share opinions on how "good" the schools are or be able to break down the demographics of student populations. It is typically up to the buyer to do his or her own research.

Because the tax dollars that home owners pay largely go to fund schools and town improvements, it is important to look at the schools. Also, if the home will be a stepping stone to another home in a few years, buyers want to ensure their home has the best chance for resale. Oftentimes, a good school district is a factor future buyers will think about.

There are some web sites that can help prospective buyers look at the schools in the areas they are considering. GreatSchools.net and Education.com are two of the premier sites. They break down test scores, demographics, parent and student reviews and many other things that are vital to getting a picture of the school as a whole. The sites also use a ranking system from 1 to 10 (10 being the best) to show how the school stands in comparison to others in terms of test scores.

Buyers also may want to make a trip to visit the area they're considering during school hours. This way they can drive by the school and see for themselves the type of students and parents entering or exiting the building. One also may want to set up a brief meeting with the principal to learn more about the ideals of the school and its goals.

Families that are interested in a host of extracurricular activities can also evaluate the town or school district based on the sports or other opportunities offered to students.

Be advised that the school closest to a home might not be the one a student will attend. Zoning laws, and not necessarily proximity, often dictate where a student will attend school. Therefore, it is important to check with the real estate agent or town to ensure the research being done is for the correct school.



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room is elegant and welcoming," she said. A classic white chair rail with matching trim and crown molding and oak hardwood floors create a refined style. "The walls both above and below the chair rail are professionally painted with separate techniques and accent colors." Two windows bathe the room in lovely sunlight.

The large gourmet eat-in kitchen is an airy, sun-filled space that features pickled maple cabinetry, a pantry cabinet, oak hardwood floors, Corian countertops, and a center island with cooktop, wall oven, microwave, refrigerator, and dishwasher. A corner shelf is ideal for cookbooks or knickknacks. "The kitchen has ample cabinetry and plenty of workspace to accommodate more than one cook. The entire room is designed to suit everyday living as well as entertaining," said McManus. The cheerful breakfast area has white trim and five extra large windows basking the area in natural light. "From the windows you receive fantastic views of the immaculate pool area and patio." For convenience, there's a separate desk area with tiled backsplash and cabinets above.

From the kitchen you step into the sunken family room. "It's the heart of this home. Located directly off the kitchen, it's a comfortable space to settle in and enjoy time together after a nice family meal," said McManus. "It's very appealing with its large, open area with two exceptionally large windows, vaulted ceiling and beautiful tile fireplace with hearth, mantel, and custom wood moldings. It's the perfect space for a family game night, watching a movie, or just chatting and enjoying the beauty of the roaring fire." A glass door, flanked by two like-sized windows, leads to a rear blue stone patio. A powder room, with an attractive gray marble floor and pedestal sink, completes the main level.

A grand open staircase, with a built-in shelf at the landing, leads to the upper level and the master bedroom suite. "This bedroom is a great sanctuary at the end of the day with its gas burning fireplace surrounded by gray marble tile and wood mantel. You can relax in bed with a good book and warm fire," said McManus. The room has gleaming hardwood floors, three walk-in closets, and large windows overlooking the backyard, pool, and woods.

Double doors lead to the master bathroom. The sumptuous space features a large jacuzzi encased by three large windows, a separate tiled stall shower, and his-and-hers vanities and sinks on separate ends

Grand COLONIAL with Fabulous POOL

of the room. "Each has large mirrors, tiled countertops, and six-foot pickled maple vanities," she said.

Three additional bedrooms are located on the upper level. One of the bedrooms features a full private bathroom with a tile floor; the two other bedrooms share a full bathroom in the hallway. Two bedrooms have oak hardwood floors; one has carpeting and can be used as a bonus room.

The home also has a spacious, carpeted lower level with a large storage area. "It can be sectioned into different areas such as an exercise room and space for watching TV and/or playing video games. There's plenty of open space to accommodate game tables."

Additional amenities include a main level laundry room with tile floor and white cabinetry for extra storage space, central air conditioning, central vacuum, a security system, and a three car attached garage.

The home is in a quiet area, a few miles over the bridge on Route 133. "It's privately located on a wooded

lot and is quite a distance from the street," said McManus. The property is professionally landscaped, featuring mature plants, trees, and shrubs. A spacious backyard offers space for outdoor activities and entertaining. The outdoor focal point of the home is a heated, in-ground gunite pool. "The pool is amazing, and it's a great asset that it's heated because it extends the swimming season. The pool has a beautiful free-form shape.

The pool area is landscaped with architectural stone walls and plantings that give color all year long," she said. The pool is surrounded by lovely patio space and elegant wrought iron fencing. A special bonus is the home's convenient access to Lake Lillinonah, within walking distance from the home, and a private boat slip.

Two storage sheds are also located on the property; one at the end of the driveway and another on the far side. "The sheds have so many uses. One shed is perfect for storing pool equipment, toys, and small recreational water vehicles, and the other can be used for lawn and garden equipment."

"This home has it all - the desirable privacy that two gorgeous acres can bring in a wonderful New England town, a lovely pool, a boat slip, and it's located across the street from a nature preserve which offers hiking trails. The home itself is in pristine condition," said McManus. "The experience of living in this home will leave new owners wanting for nothing. It's the complete package."