



REAL ESTATE NEWS

Newsletter Vol. 5

We were so pleased that many of you joined us for our first Sunshine Kids fundraiser (www.sunshinekids.org) generously hosted by Patrizia's Restaurant in May. Over 100 people showed their support and help us raise over \$1700 for the awesome charity which hosts group trips and activities that help kids fighting cancer to "feel like kids again" amidst all the emotional and physical challenges.

We were so pleased at the outpouring of support from our donors and friends including Colleen Polson, Noble Salon, Da Pietro's restaurant, Equinox, The New York Mets, Gofer Ice cream, Tomato Tomato restaurant, Equinox of Darien, and many other individuals & businesses that donated to our raffle on behalf of the cause. A great big THANK YOU to all who helped! If you couldn't attend but still want to contribute go to: <https://www.sunshinekids.org/donate/> (please reference BHHSNE/Patrizia's event 5-15-14).

In April we started our "Referral Appreciation Program" with drawings for fantastic prizes. There is still time to enter to win a Summer Cooler & Prize pack! (\$250+ value). Your name will be entered to win every time you have someone contact us for their real estate needs, even if no transaction ever occurs! Unlimited entries!

Lastly, summer is right around the corner and the Stamford areas that are really heating up seem to be the Harbor point and Downtown, which are now connected via the free trolley. It is easier than ever to enjoy all the awesome new buildings, parks, and events that are planned.

In this newsletter:

- Featured listing & just sold!
- Hyper local market update!
- Top 10 Things to Do in Stamford this Summer!

Client Quote of the month:

"Ligaya was the perfect realtor for me. I interviewed several realtors before ultimately choosing Ligaya and it was a great decision. Ligaya sold my place in under 2 weeks from listing, she was available via phone, text, and email whenever I needed her, and she was extremely knowledgeable about the specific market for my place. Ligaya by all accounts was ideal to work with and I'd highly recommend Ligaya and her team."

- Mike S., Stamford



Top 7% Nationally
 Call or Text
 (203) 989-0554
 License # CT.RES 0783672
 1200 High Ridge Road
 Stamford, CT 06905



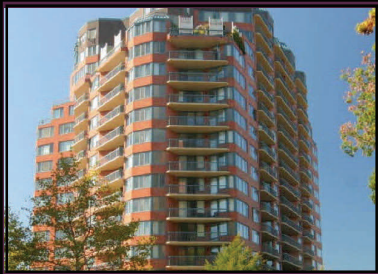
Just Sold!

25 Forest Street #15C
1 Bedroom 1 Bath

Premier Mid-city Luxury
Building

Stamford, CT

\$308,500



Just Sold!

45 Marion Road - Westport
4 Bedroom 2.5 Bath in
Lovely Old Hill area
\$625,000



Featured Listing! - Offered at \$1,650,000

165 North Lake Drive, Stamford, CT 06903

www.165northlake.com

Stunning park-like & level 4.76 acres of property located at the private end of a premier North Stamford cul-de-sac. This beautiful and luxurious home is surrounded by divine estates. Boasts huge eat-in gourmet chef's kitchen, Hardwood floors, granite, stainless appliances. Huge master suite w/spa bath, heated floors, steam shower & jetted tub. Giant walk-in closets w/dressing vanity. Entertain a multitude of guests between the 10 bedrooms & 7 full baths & 4 laundry rooms. Walk out lower living area w/kitchen, formal or informal living areas & exercise room. Park your car collection inside any of 6 attached garage bays. Lovely pool house, w/awnings + in-ground pool & Private pond w/water feature complete this perfect package. Welcome home!

Hyper-local Market Update!

We are growing! With more than 3800 people moving to the area in the last few years, Stamford is now the third largest city in CT and on track to become the second largest in just a few more years. According to the building department representative who recently spoke at the annual Stamford board of Realtors meeting, it is a common public misconception that there will be too much inventory of residential housing in the downtown and the harbor areas of the city. In fact, he pointed out that there has actually been a shortage of housing for many years. The building departments had frequently approved commercial building sites, but had not adequately balanced the mix with residential approvals in the past. The planning, zoning and building departments are now working to approve more new residential applications. Additionally these areas have stayed on track with the master plan of the city. Lots of new vibrant shops, restaurants and public activities have been added for the enjoyment of all Stamford residents as well those from surrounding towns. Make sure to check them out starting this summer!

<http://stamford-downtown.com/> <http://www.harborpt.com/>

Stamford CT Sales Trends

| Year | Avg Sale price | # of Units sold |
|------|----------------|-----------------|
| 2009 | \$427,250 | 865 |
| 2010 | \$450,000 | 942 |
| 2011 | \$425,000 | 922 |
| 2012 | \$410,000 | 1,043 |
| 2013 | \$440,000 | 1,268 |
| 2014 | \$425,000 | 544 |

Top 10 Things to Check out in Stamford This Summer!

1. **Alive at Five** -

What: Outdoor concert/block party with headliners including KC & the Sunshine Band, Bare Naked Ladies, Under the Sun Tour: Blues Traveler & Smash Mouth, Ed Kowalczyk:: Former Lead Singer of LIVE, Jake Miller, and The Beach Boys.

Where: Columbus Park Downtown Stamford

When: Every Thursday at 5pm beginning July 10th through August 14th

Cost: \$5 entry from 5-6pm, \$10 after 6pm, \$5 beer/wine

More information at: <http://www.stamfordaliveatfive.com>

2. **Jazz up July** -

What: Live jazz music featuring The Bacon Brothers, B.B. King, Delbert McClinton & Boz Scaggs

Where: Columbus Park Downtown Stamford

When: Every Wednesday evening July 9th-30th at 6:30pm

Cost: \$5 entry from 5-6pm, \$10 after 6pm, \$5 beer/wine

More information at: <http://www.stamford-downtown.com>

3. **Live Music (Blues, Funk, & Rockin' Soul)** -

Where: Dinosaur BBQ

When: Every Friday and Saturday night from 9pm-midnight

More information at: <http://www.dinosaurbarbque.com/locations/stamford>

4. **Animation Celebration - Hosted by Mill River Park Collaborative**

Where: Mill River Park (bring a blanket or chairs)

What: Movies including 7/12 Frozen Sing along 7/26 Despicable Me 2 8/02 The Lego Movie 8/16 Epic 8/30 Rio

Cost: Free

5. **8 New Restaurants in Harbor Point** -

- Asian Bistro at 121 Towne Street - Now Open
- Paloma - Chef Aaron Sanchez's gourmet restaurant - Coming Soon
- Harbor View Bar & Kitchen - Coming Soon
- Bare Burger - NYC's best burger, expanding to Stamford - Coming Soon
- Corbo's Deli - Local Old Greenwich deli expanding to Stamford - Coming Soon
- Top This - Specializing in salads, paninis, frozen yogurt, juices, smoothies and gourmet coffees - Coming Soon (<http://www.top-this.com>)
- Henri's - Concession stand in Commons Park - Now Open
- Dinosaur Bar-b-que - 'Round Back party room and expanded outdoor dining - Now Open

Top 10 Things to Check Out in Stamford This Summer (cont)

6. Independence Day Fireworks -

When: July 3rd (Rain Date July 5th) 6 pm entertainment & 9 pm Fireworks

Where: Main Viewing area Cummings Park

Who: provided by private funding from RMS Co., FD Rich Co., Garden Homes Management & Building Land Technologies. More info at: www.HeyStamford.com

7. Harbor Point Farmer's Market -

What: Fresh vegetables and farm goods

Where: 101 Commons Park South

When: Every Sunday 9 am- 12 pm starting June 15th rain or shine! Free parking available.

Who: Call Carla Cantanzaro for more info at [203-644-1554](tel:203-644-1554).

8. Summertime Swing

Where: Mill River Park

When: Saturday, July 26th and August 23rd

What: Come out and dance to live music on the Grand Steps at Mill River Park. Demonstration provided by Latin Moves Dance Studio

9. Kayak & Paddleboard Rentals -

Who: Young Mariners Foundation

Where: Harbor Point

When: 9 am to 6 pm . For reservations, call [\(203\) 962-4571](tel:203-962-4571) or visit website for more information <http://www.youngmarinersfoundation.org/kayak-paddleboard-rentals/>

10. Free Water Taxi, Free Trolley & UBER.com -

What: Access to free or low cost transportation linking the downtown area to Harbor & Waterside. Utilizing the latest in GPS tracking services and modern Apps for your smart phone. Find more information on these services or make a reservation at: <http://www.harborpt.com/trolley/Default.asp> **AND** at: <https://www.uber.com/> **AND** at: Call Captain Frank for a ride on the water taxi at [203-219-2673](tel:203-219-2673)