

The news that's *fun* to read!



Don't Forget We're going into Fall!

- ✓ Get the heating system inspected
- ✓ Buy a programmable thermostat
- ✓ Caulk around windows and doors
- ✓ Clean the gutters
- ✓ Drain the hoses and sprinklers

and if you might be selling the house this winter...

- ✓ Take pictures of how great the place looks in the fall
- ✓ Rake, leaf blow and mow until the lawn has snow on it

Bigelow Teas ~ born in Wilton, brewed in Norwalk

Ruth and David Bigelow bought their summer home in **Wilton** in the 1920s before the *Great Depression* changed their lives forever.

They started a business in which everyone in the family could work, selling *Chinese spices that they blended themselves* under the name **Wilton House Foods**, a name that shows how **important** it was to them to keep their home in **Wilton**. Heartened by their success, Ruth set her sights on other foods, starting with tea!

She followed a tip and took a colonial American recipe to develop the **Constant Comment** blend.

The tea was originally sold loose in tins on which *Ruth, her husband, and their son hand-painted the labels*, and it was expensive,

Bloomington was an early adopter. In 1950, the Bigelows moved the business to **Norwalk** and themselves to their home in **Wilton full-time**.

In 1955, the great flood nearly put them out of business forever, when the *Norwalk river rose 35 feet*. The water hit their factory at *50 miles per hour*, carrying the **entire ground floor** out into Long Island Sound (*presumably staining it dark brown*)! Ruth and David took it in stride, and *within months had the factory back in full operation*.

In 1957, they began making tea, now in more than one flavor, in *tea bags* and selling their products to grocery stores!

Today, **Bigelow Teas** sell 1.7 billion tea bags annually in 130 varieties, and *all because they had a house in Wilton that was too important to them to lose!*



18 FOREST LANE
\$850,000



21 WHIPSTICK RD
\$579,000



22 SHARP HILL RD
\$789,000



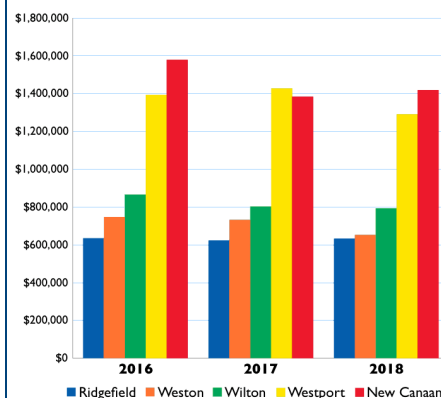
21 RICHDALE
\$825,000



203-858-4853

office@DagnysRealEstate.com
www.DagnysRealEstate.com

Median Sale Prices (5 towns)



Fun Facts about Wilton Toon Town Episode I

Wilton resident Dik Browne launched *Hägar the Horrible* in 1973. His son Chance Browne stepped in to help with *Hi and Lois* and has been the primary artist on the strip since the mid-1980s. His brother, Chris Browne now draws *Hägar*.



Wilton Sales/Active Listings

Year	2016 YTD Aug	2017 YTD Aug	2018 YTD Aug
Sales	129	141	114
Listings	262	236	254
Price	\$894,575	\$805,400	\$829,728

Check out our website for lots of info on caring for your house and for guides to help you buy or sell!

~Dagny Eason



September, 2018

"Today, purchase decisions revolve around buying into an idea and an experience."
McKinsey

Ask Dagny:

Should I renovate my kitchen?

Redoing your kitchen is a terrific idea!

Not only will you be happier without that old knotty pine and the dysfunctional dishwasher, but you'll *add immeasurably to the value of your home!* Search for the best answers for your family. Below, I have listed some of the latest and greatest things that you can do for your new space!

Don't be afraid to do color!

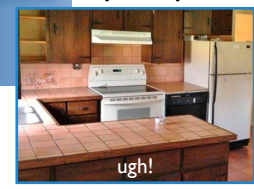
There is something timeless about white, black and grey, but *have some fun, experiment* with some color splashes. You may find that broadening your palette makes a huge change in your home!

Fixtures are fun!

Brass can be an *amazing statement feature* in your new kitchen! And not just the faucet, brass doors, door handles, ovens, sinks, even the island can be brass.

Let there be light!

Don't stint on the lighting in your new space. Three pendant lights *always* looks stunning hung over an island,



but complement them with LED strips to *illuminate work areas*, mounted underneath your eye level cabinetry. You can also add some nicely positioned high hats!

Fun with finishes!

While *clean, natural wood finishes* will always be a great choice, don't ignore some other modern options. *Concrete*, which seems counter-intuitive for counters is a great look, and so is *copper or brass*, especially with a patina to enhance the look.

Applied appliances!

Black and stainless steel will *always look great* in your kitchen, and white is a classic choice most times

(though bisque is probably a no-no), but nowadays you can *really branch out!* Look for statement pieces and injections of color for a really eye-catching effect!

Whatever you do...

Make it classy, even if it is quirky, but be brave, bold, and dramatic. Your family and you buyers will reward you with a sincere *Wow!*

Recent Home Sales in Wilton

Closed \$	Date Closed	Address	Style	Beds
\$1,050,000	08/01/18	20 Woods End Dr.	Colonial	5
\$1,349,000	08/01/18	193 Old Huckleberry Rd.	Colonial	4
\$1,225,000	08/02/18	39 Wicks End Lane	Colonial	6
\$535,000	08/03/18	105 Sugarloaf Dr.	Split Level	3
\$822,500	08/03/18	374 Thayer Pond Rd.	Colonial	4
\$445,000	08/05/18	49 Quail Ridge Rd.	Colonial	4
\$420,000	08/09/18	320 Belden Hill Rd.	Cape Cod	2
\$1,450,000	08/09/18	21 Wolfpit Lane	Colonial	5
\$1,815,000	08/09/18	9 English Dr.	Colonial	6
\$770,000	08/10/18	59 Calvin Rd.	Colonial	4
\$545,000	08/11/18	63 Old Hwy.	Raised Ranch	4
\$900,000	08/11/18	220 Nod Hill Rd.	Colonial	4
\$900,000	08/11/18	220 Nod Hill Rd.	Colonial	4
\$535,000	08/03/18	105 Sugarloaf Dr.	Split Level	3
\$822,500	08/03/18	374 Thayer Pond Rd.	Colonial	4
\$445,000	08/05/18	49 Quail Ridge Rd.	Colonial	4
\$420,000	08/09/18	320 Belden Hill Rd.	Cape Cod	2
\$1,450,000	08/09/18	21 Wolfpit Lane	Colonial	5
\$1,815,000	08/09/18	9 English Dr.	Colonial	6
\$770,000	08/10/18	59 Calvin Rd.	Colonial	4
\$545,000	08/11/18	63 Old Hwy.	Raised Ranch	4
\$420,000	08/09/18	320 Belden Hill Rd.	Cape Cod	2
\$1,450,000	08/09/18	21 Wolfpit Lane	Colonial	5

Fun Facts about Wilton Toon Town Episode II

Meanwhile, back in toon town, the family dynasty of *Mort, Greg, and Brian Walker* were busy creating *Beatle Bailey, Hi and Lois*, as well as working on *Rocky and Bullwinkle, Barney and Betty Rubble, Underdog, and Sarge Snorkel!* Who knew that so many daily favorites start here!

The single most important thing is to make people happy.
Derek Sivers, Founder, CD Baby



203-858-4853
office@DagnysRealEstate.com
www.DagnysRealEstate.com

Refer a friend and get a \$100 Visa Gift Card after they buy or sell their home.

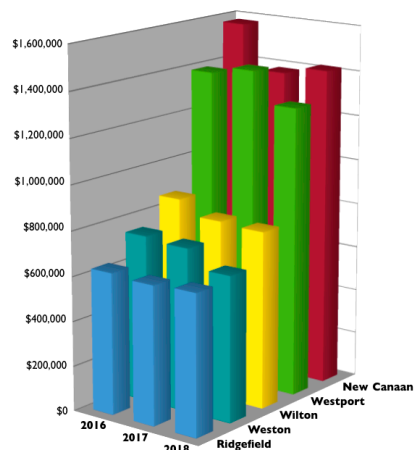
Offer applies to all of Lower Fairfield County.

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
Permit #264
Norwalk, CT

Call, text, or email us to find out what your home is worth!

The news that's *fun* to read!

Median Sale Prices (5 towns)



Fun Facts about Wilton *It takes a village!*

In 1726, Wilton was made a village. It enjoyed parish privileges but remained a part of Norwalk. In 1802, Wilton was granted a Town Charter by the Connecticut General Assembly.



Wilton Sales/Active Listings

Year	2016 YTD Jun	2017 YTD Jun	2018 YTD Jun
Sales	101	115	91
Listings	282	258	250
Price	\$863,741	\$800,625	\$791,000

Check out our website for lots of info on caring for your house and for guides to help you buy or sell!

~Dagny Eason



Was Wilton where Benedict Arnold went wrong?

On April 27, 1777, led by Generals **Benedict Arnold** and Benjamin Gold Silliman, several hundred Colonial militiamen battled for four days with British regulars, led by **British General William Tryon** (of Fort Tryon Park fame) as they retreated from Danbury towards the Sound and the safety of the British Navy. In **Ridgefield**, they encountered a hastily erected barricade across the north end of the main street. The Americans delayed the Brits, but American Major General David Wooster was mortally wounded, and **General Arnold was nearly captured** after his horse was struck by nine bullets and killed.

The British continued south through Wilton on Ridgefield Road, along their march they carried off cows, destroyed a large brass kettle, broke a large mirror, drained a hogshead of rum, and committed various other dastardly acts. Daniel Gregory's aged mother at 11

Belden Hill Road shook a poker at them "to show them which side I am on."

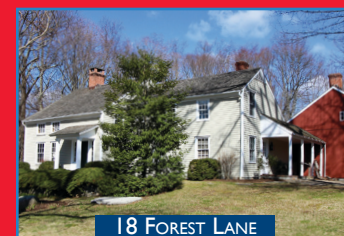
They continued to advance against the Americans, **destroyed 100 barrels of rum**, several chests of arms, many cartridges (*bullets and powder wrapped in paper*), and 300 tents. They started to raid Samuel Belden's store, but stopped when they discovered he was a Loyalist!

Before the British could reach the Sound, General Tryon could see that **Benedict Arnold** had outflanked him and was laying in wait at the only bridge across the Saugatuck. Tryon barely escaped, by fording the Saugatuck to reach his ships, with the Americans trying to cut him off but failing.

The action was considered an American victory, and Arnold was promoted to major general for his exploits. However, he was not given the seniority that he felt he deserved by the Congress, and it was not long after that **Benedict Arnold** entered into negotiations with the British and **turned traitor to his country**.



"Hey, honey, this one sounds perfect. ...
"Three bedrooms, large den, no bathrooms on large wooded lot."



18 FOREST LANE
\$850,000



3 offers in a week!

124 CHESTNUT HILL RD
\$568,000



8 SAINT GEORGE PLACE
\$625,000



21 RICHDALE
\$850,000

DAGNY'S
REAL ESTATE

203-858-4853

office@DagnysRealEstate.com
www.DagnysRealEstate.com

July, 2018

"Always do more than is required of you."
George S. Patton

Ask Dagny: Time to go green?



Save Money, Save the World, Sell Faster!

With all the talk about being *green* in everything we do, I get asked whether having a house that is *green* will be more saleable.

The short answer is yes!

Start with the outlets and ducts, notorious energy-wasters, leaking your hot (and cold) air through holes and loose connections. *Sealing and insulating* can improve the efficiency of your home by *as much as 20%*, and it will also extend the life of your furnace, air conditioner, or heat pump.

What about water?

A few simple changes could trim up to *\$200 from your annual water bill* and it could reach \$300 or more per year when you add in your *savings in hot water heating*.

Try *low-flow shower heads* that reduce the amount of flow yet keep pressure up. If your toilets are pre-1994, replace them with *high-efficiency toilets* that use compressed air and electric water pumps to *flush with less than 1 gallon of water!*

And if all this sounds daunting,

Fun Facts about Wilton! The Chrysler Building in Wilton?

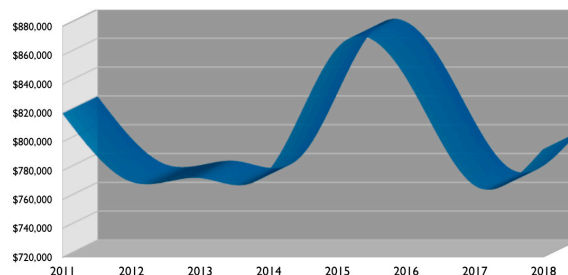
Kenneth Lynch, longtime resident of **Wilton**, created some of the *most memorable pieces of metalwork of the 20th Century*. Lynch produced the iron gates at **St. Patrick's Cathedral** and the iconic steel **Art Deco eagles of the Chrysler Building** in addition to performing repairs on the **Statue of Liberty** and the weather vane at **Boston's Old North Church**.

In recognition of his work, the staff at the **Statue of Liberty** hosted "**Kenneth Lynch Day**" in April of 1982.

Lynch passed away in 1989.

create a *yearly budget* for home improvement. This will encourage you to put aside money for major work, about *1-3% of your homes' value*, so the owner of a \$250,000 home should budget between *\$2,500 to \$7,500* each year for upkeep and replacements.

Median Wilton Home Sale Prices



Recent Home Sales in Wilton

Closed \$	Date Closed	Address	Style	Beds
\$875,000	05/18/18	3 Dark Pond Trail	Colonial	5
\$902,500	05/22/18	41 I Thayer Pond Rd.	Colonial	4
\$382,000	05/24/18	140 Scribner Hill Rd.	Ranch	2
\$870,000	05/24/18	100 Indian Hill Rd.	Colonial	5
\$903,000	05/25/18	24 Spectacle Lane	Colonial	3
\$805,000	05/26/18	58 Graenest Ridge Rd.	Colonial	4
\$790,000	05/29/18	213 Westport Rd.	Colonial	3
\$1,232,500	05/30/18	153 Silver Spring Rd.	Colonial	6
\$540,000	05/31/18	89 Ruscoe Rd.	Ranch	3
\$844,500	05/31/18	22 Tamarack Place	Colonial	4
\$8,000,000	05/31/18	144 Huckleberry Hill Rd.	Tudor	11
\$455,000	06/01/18	72 Old Mill Rd.	Colonial	3
\$592,500	06/01/18	91 New Canaan Rd.	Contemporary	5
\$775,000	06/05/18	30 Stirrup Place	Colonial	4
\$635,000	06/06/18	4 Pond Rd.	Colonial	3
\$855,000	06/07/18	42 Orchard Dr.	Colonial	4
\$1,040,000	06/07/18	121 Linden Tree Rd.	Colonial	5
\$680,000	06/09/18	60 Vista Rd.	Log	3
\$935,000	06/09/18	48 Topfield Rd.	Colonial	5
\$635,000	06/11/18	8 Snowberry Lane	Colonial	4
\$1,245,000	06/13/18	33 Cider Mill Place	Colonial	4
\$705,000	06/18/18	41 Salem Rd.	Colonial	4
\$1,447,500	06/18/18	125 Nod Hill Rd.	Colonial	5
\$935,000	06/20/18	271 Sturges Ridge Rd.	Colonial	4
\$570,000	06/22/18	224 Mountain Rd.	Colonial	4
\$900,000	06/22/18	57 Belden Hill Rd.	Colonial	4
\$1,100,000	06/22/18	91 Catalpa Rd.	Colonial	5
\$875,000	06/26/18	26 Pipers Hill Rd.	Colonial	5
\$1,120,000	06/26/18	30 Wolfpit Lane	Colonial	4
\$490,000	06/27/18	211 New Canaan Rd.	Cape Cod	3
\$1,006,000	06/27/18	47 Briardale Place	Colonial	4
\$960,500	06/29/18	95 Glen Hill Rd.	Colonial	5
\$679,250	07/03/18	76 Belden Hill Rd.	Cottage	3

All sales data in the newsletter from CMIS



203-858-4853
office@DagnysRealEstate.com
www.DagnysRealEstate.com

Customer service is the new marketing!



PRSR STD
ECRWSS
U.S. POSTAGE
PAID
Permit #264
Norwalk, CT

80% of Americans agree that smaller companies place a greater emphasis on customer service than large businesses.



37 TOPFIELD RD
\$850,000

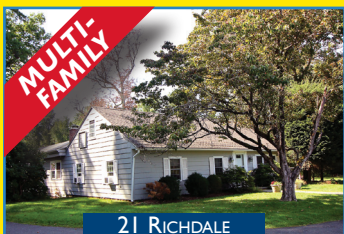


36 CHALBURN RD
\$680,000



Under Contract
4 offers in 2 days!

20 BLUE RIDGE LN
\$675,000



21 RICHDALE
\$832,000

DAGNY'S
REAL ESTATE

203-858-4853

office@DagnysRealEstate.com
www.DagnysRealEstate.com

The news that's *fun* to read!



Fun Facts about Wilton! *What's in a name?*

The first settlers of Wilton Parish were also the first settlers of Belden Hill. It was Samuel and John Belden who lent their name to this part of town. They were the brothers of Wilton resident William Belden, and not a single one of them *ever* actually lived on Belden Hill.

Check out our website for lots of info on caring for your house and for guides to help you buy or sell!

~Dagny Eason

Local boy lives on in song!

While most Americans are familiar with the *Yankee Doodle* tune, and can recite some of its verses, few are aware that the original *Yankee Doodle* was a real person, **Colonel Thomas Fitch V** who lived with his two younger brothers Ebenezer and Timothy, on **Chestnut Hill in Wilton**.

Colonel Fitch, whose father was the **Governor of the colony of Connecticut**, led Connecticut volunteers in their fight against the French at what is now Rensselaer, New York. On their departure, **distraught by the lack of real uniforms**, particularly in comparison to the nattily dressed British soldiers, the troops **improvised plumes from chicken feathers** for their hats.

The **poorly dressed Connecticut volunteers** were met with derision, and a British surgeon, **Dr Shuckburgh**, penned a satirical verse, set to the tune of a popular song "Lucy Locket", and Colonel Fitch became *Yankee Doodle*,

a term the British used with derision. The colonists happily adopted the term (and the song), and during the revolution, it was often played while **surrendered British troops** were paraded before their captors.

The real surprise, though, is that the term "**macaroni**" in the song does not refer to pasta, but to a very fashionable group of young men in London who gathered at the **Macaroni Club**. So when Colonel Fitch marched up with his rag-tag group of Connecticut volunteers stuck a feather in his hat, and declared he was "macaroni", he was declaring that **he (and his men) were fops!**

Rainy Day in Wilton!

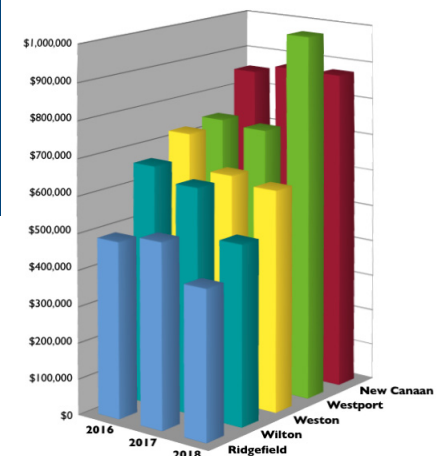
An estimated 14 inches of rain fell...

during a 36-hour period beginning Aug. 18, 1955.

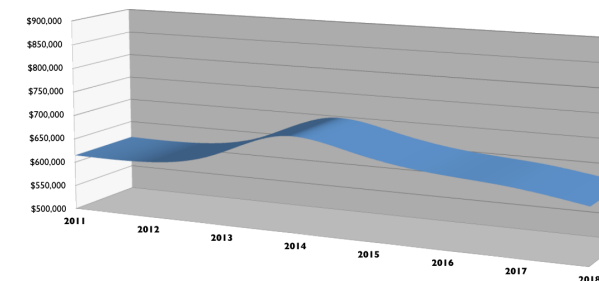
On Aug. 19, the rivers crested and overflowed! Just outside Wilton a train stalled, trapping 83 passengers for 14 hours until Army helicopters could rescue them!



Median Sale Prices (5 towns)



Median Wilton Home Sale Prices



Fun Facts about Wilton *You thought we had a lot of snow this year!*

During the Blizzard of 1888, Wilton experienced drifts of up to 15 feet. A tunnel had to be dug on Hurlbutt Street to permit traffic to pass!

March, 2018

It takes 12 positive experiences to make up for one unresolved negative experience.

Ask Dagny:

Seeing the trees for the forest!



What do I do to keep my trees healthy?

Now that Winter is finally passing, it is time to do some serious preventive tree maintenance!
Spring is the time to trim hard.

Look around your property, if you're like most of us, when you bought your house you **planted trees as a screen**, and the trees you planted were probably White Pine, Hemlock, or Norway Spruce. *But were they planted in the right spot?*

A tree or shrub should only be placed where it can **flourish at full size**, and often a nursery is only looking for the sale, not the effect 15 years down the road! So if you have plantings that are *too large for their space, they need to come out.*

Trees also need to be *maintained!* They need to be **pruned every other year** in order to keep them full and healthy! On smaller acreage, pines should be pruned every year - if not pruned, *they belong in the middle of a forest!*

Corrective pruning for evergreen trees consists mainly of dead, diseased, or damaged branch removal. Aesthetic pruning **trims back all of the growth tips on every branch** to force the branch to send growth on the inside of the branch. This helps keep the trees **full and thick so they are not as subject to breakage**. If they get too tall and brittle, and **they'll have to come down** before they fall down!

Don't just pass this off as the next owner's problem (unless you are the next owner)! There are other trees and shrubs to plant if you want a nice screen around the house, but Hemlock, White Pine and Norway Spruce are **particularly vulnerable** to the excesses of winter.

Fun Facts About Wilton The Old Leatherman

From 1860 - 1889, the Old Leatherman clad all in leather from hat to boots, and carrying a leather knapsack, was a wanderer who passed through Wilton about every thirty-four days. He never spoke, but would communicate with gestures, and accepted meals from residents along his route, but would not enter a house. It was considered an honor to feed the Leatherman as he was very selective about where he ate!

High winds and heavy snows this winter have damaged literally *tons* of trees all around Wilton. The pounding the trees took this year have left many branches damaged and **getting rid of them is imperative**.

If you wonder why I am so emphatic on this point, just look around the neighborhoods in Wilton. There are branches and even whole trees down everywhere, and **easily 80% of them are from those three tree families!** Remember, they may not always fall on the road, so **the roof you save may be your own!**

The 1-800 number was invented in 1967.

Recent Home Sales in Wilton

Closed For	Address	Style	Beds
\$525,000	9 Black Birch	Cape Cod	3
\$1,010,000	31 Branch Brook	Colonial	5
\$680,000	295 Olmstead Hill	Contemporary	5
\$250,000	91 Glen	Ranch	1
\$795,000	40 Timber Top	Colonial	4
\$1,275,000	1 Tito	Colonial	5
\$1,525,000	212 Wolfpit	Colonial	5
\$725,000	78 Belden Hill	Colonial	4
\$740,000	24 Pilgrim	Colonial	4
\$950,000	340 Newtown	Farm House	4
\$869,000	76 Scarlet Oak	Colonial	4
\$395,000	358 Ridgefield	Antique	5
\$845,000	50 Calvin	Colonial	4
\$1,293,500	249 Nod Hill	Colonial	4
\$2,850,000	21 School	Colonial	6
\$252,500	44 Village	Townhouse	2
\$368,000	199 Deer Run	Hi-Ranch	4
\$1,720,000	44 Old Farm	Colonial	5
\$1,125,000	13 Woodway	Colonial	5
\$880,000	136 Scribner Hill	Colonial	4
\$165,000	103 Wilton	Ranch	1
\$475,000	30 Liberty	Ranch	4
\$627,000	15 Mail Coach	Colonial	4

All sales data in the newsletter from CMIS

Fun Facts about Wilton! Who's Who

Wilton is home to eight separate locations that are listed on the National Register of Historic Places, and the town has been home to such personalities as jazz great **Dave Brubeck**, actor/comedian **Chris Elliott**, cartoonist and creator of *Hagar the Horrible*, **Dik Browne**, as well as **Ira Levin** who not only wrote *Rosemary's Baby*, but also said that Stepford of his novel and movie, *Stepford Wives*, was based on Wilton



203-858-4853
office@DagnysRealEstate.com
www.DagnysRealEstate.com

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
Permit #264
Norwalk, CT