

## REAL ESTATE

## HOT PROPERTY

## Classic colonial on top of the rock offers 'majestic habitat'

By Jennifer Bonnett

Nestled among what Realtor Susan Leone describes as a majestic habitat atop Rock House Road sits this sprawling home on 4.26 level and partially wooded acres.

This breathtaking classic colonial in Easton's high hill country has 7,156 square feet of endless options. It features high ceilings, oversized rooms, three fireplaces and rich hardwood flooring throughout.

From the moment you step inside the wide front door flanked by windows on all three sides, prepare to be wowed at the unique wood floors and two-story foyer. A grand staircase immediately beckons one upstairs.

To the right is a convenient sitting room perfect for an afternoon of book reading and tea for two. A fireplace there may make you want to stay awhile in this cozy spot.

Dinner parties are also made simple with the welcoming and sprawling eat-in kitchen with new Bosch dishwasher. A center preparation island with pendant lighting above has a hidden wine rack on one end and shelving on the other, additional storage and room for seating. There is plenty of natural light thanks to the windows, walnut hardwood floors and blonde-colored cupboards.

There is also an adjacent formal dining room which opens seamlessly into the formal living room, although classic columns define the separation. The current owners use this area for an informal setting.

On the other side, the room opens into a family room living room with fireplace and exposed hand-hewn beams. Huge floor-to-ceiling windows frame the stone fireplace.

Upstairs, the large master suite with soaring cathedral ceilings has room enough for a sitting area complete with chairs, couch and coffee table, not to mention the bed and standard bedroom



Photos by Higgins Group-Christie's International Real Estate

**Above:** The formal dining room opens seamlessly into the formal living room with classic columns defining the separation at 92 Rock House Road in Easton. **Below:** This six-bedroom colonial sits on 4.26 level and partially wooded acres.

## Details

**Address:** 92 Rock House Road, Easton

**Price:** \$865,000

**Rooms:** 15

**Features:** Classic colonial offers plenty of living space with six bedrooms and several bonus rooms among the third floor and basement levels. It sits on 4.26 level and partially wooded acres.

**Schools:** Samuel Staples Elementary, Helen Keller Middle, Joel Barlow High

furniture.

The master bath boasts a Jacuzzi tub perfect for soaking after a long day at work. Again, oversized windows draw in the natural light.

The other five well-proportioned bedrooms and large bathrooms are also located on this



level.

The finished basement with both carpet and hardwood floors offers an additional living area or workout room with plenty of storage. There is also a playroom that could be used as a media

room, as well, and a finished third-floor 48-by-25-foot bonus area that could be used for all sorts of things, including a recreation room.

This house has received a lot of upgrades in recent years, accord-

ing to the current owners. All wood floors were re-finished, crown molding installed in all of the second floor and all interior walls painted less than three and a half years ago. At that time, spray foam insulation was installed in the attic and basement, and radiant floor heating put in on all of the first floor.

The electric fence was repaired in May 2013 and the well pump was upgraded to increase water pressure the following September when a ultra-violet water purification system was also installed. Finally, new outside trim was put in just this month. Visit [92rockhouse.com](http://92rockhouse.com) for more information.

This property is part of Easton's Hill Country Tour scheduled from 1 to 3:30 p.m. today. Other featured homes include Sport Hill Manor at 1149 Sport Hill Road, Wildflower Country Estate at 560 Judd Road and

AGENT PROFILE *Susan Vanech*

## Helpful with home investments

Local real estate agent Susan Vanech has been buying and selling investment homes for 15 years in the surrounding areas including New York City, Weston, Westport and Fairfield. She earned her real estate license five years ago.

Aside from the romance of falling in love with a home, she knows it is most often the single largest investment a client will make. With that understanding, the Realtor approaches every transaction with weight of that importance.

She is also able to see and share the potential of a home, especially when it is not particularly obvious, and counts among her best purchasing and selling skills as knowing a sound investment and understanding how to best guide and advise both her buyers and sellers through a seamless transition.

It is most rewarding when previous clients continue their relationship with Vanech after the sale.

"They reach out to say hello or call to tap into my extensive data base of resources from my renovation experience," she said.

Vanech primarily serves Westport, Fairfield and Weston but partners outside her areas and is called on for her one-of-a-kind marketing or her renovation and revisionist skills.

She personally calls Fairfield home where she lives in an historic 1780s home



**Business:** William Pitt Sotheby's International Realty

**Lives:** Fairfield

**Office:** Southport

**Expertise:** Single-family residences, marketing

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that she completely renovated to retain the original integrity of the home. (Not to mention, she negotiated her heart out and made the purchase almost 30 percent under asking price, she said.)

In her spare time, she demos houses with her sons, ages 12 and 14. She is married and has a master's degree in education.

AGENT PROFILE *Amy Hios*

## Discovering buyer, seller's needs

Local Realtor Amy Hios' real estate philosophy is simple: To establish a connection with a buyer or seller first, and then discover how to meet their needs and wants by asking questions and listening carefully to their answers.

She feels that ability to connect with all different personality types sets her apart from others.

It's no wonder meeting and connecting with new people in this business and in her community is the most rewarding part of her career. She has a unique ability to remain calm when faced with difficult situations, showing patience and an optimistic attitude.

Hios draws from the impression she received from the first agent a group of women she trusted referred her to when she and her husband were buying their first home in Fairfield.

"She impressed me with her knowledge and professionalism, and her ability to keep me calm and stay positive under stressful situations," Hios said, adding that they connected immediately and her experience with her was extremely rewarding throughout the entire process of buying that home.

Eight years later, the same Realtor helped the couple purchase a home for Hios' father in law. Throughout those eight years, however, the agent expressed that she thought Hios would be very good at selling real estate, so she finally took the leap and became a licensed agent.

"I am so happy that I did," she said. "With the foundation that she provided to me as my mentor, and the value that I



**Business:** Al Filippone Associates-William Raveis Real Estate

**Lives:** Fairfield

**Office:** Southport

**Expertise:** Single-family residences

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watched her bring to every one of her real estate transactions, I hope to be as successful as she was."

Now, as an agent with Al Filippone Associates-William Raveis Real Estate, Hios serves Westport and Fairfield, the latter of which she feels she has the most expertise. It is also where she lives in the Fairfield Woods section of Fairfield.

In her spare time, she enjoys hiking, exercising and spending time with her family including her spouse and three sons, ages 16, 11 and 11.

Hios has a bachelor's degree from Providence College.

THE LIST *Highest for sale*

Address	City	Price
290 Sasco Hill Road	Fairfield	\$7.995 million
1170 Hulls Farm Road	Fairfield	\$7.350 million
457 Harbor Road	Fairfield	\$7.25 million
4900 Congress St.	Fairfield	\$7 million
828 Sasco Hill Road	Fairfield	\$6.995 million
210 Sasco Hill Road	Fairfield	\$6.095 million
608 Harbor Road	Fairfield	\$5.995 million
4480 Congress St.	Fairfield	\$5.5 million
1514 Hillside Road	Fairfield	\$5.399 million
794 Sasco Hill Road	Fairfield	\$5.25 million
1410 South Pine Creek Road	Fairfield	\$4.995 million
3236 Congress St.	Fairfield	\$4.895 million

Source: MLS

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