

# 311 SASCO HILL RD FAIRFIELD | CONNECTICUT

Love Where You Live | Stunning on Sasco Hill  
Walk to the Water, Country Club, Restaurants & more  
Cul de sac | 4200 sqft | 2 Gorgeous Acres



Fall in Love with this enchanting property, nestled so perfectly at the end of a cul-de-sac. Down a private drive your eyes will be drawn to a charming front porch, recently restored to perfection. Step inside to a well thought-out home with many extra's which will easily and quickly feel like "Home". Freshly painted, so light and bright with rich hardwood flooring thru out, two fireplaces, added attention to detail with redefined craftsmanship, giving each room its own identity. Tremendous kitchen, cathedral ceiling, top of the line appliances, sure to impress. An easy floor plan offers an open concept from the kitchen to a large informal eating area and the family room, which speaks volumes with custom millwork. The first floor also offers a private office and a stunning dining room with the second fireplace & a wall of French doors . Upstairs is the large laundry room complete with a sink and generously sized bedrooms. Impressive Master suite- Large bedroom, private full bath, office/sitting room and a walk -in closet, the size of most bedrooms. Exercise, play, entertain, even choose your next bottle of wine all in the finished lower level. Kitchen & dining area also serves as a gorgeous gateway to your private yard. Enjoy the quiet of the back patio that overlooks a deep lush backyard, large enough for a pool, sports court & more. Location holds a golden key in Real Estate. 311 Sasco Hill Rd, situated on The Premier Street in Fairfield, is walking distance to the beach, golf course/country club, restaurants & more. Convenient to town, harbor, fields, top rated school & trains (easy trip to NYC)

Beth Saunders, Realtor  
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[311SascoHillRd.com](http://311SascoHillRd.com)

BHHSNE | 20 Wilton Rd | Westport | CT | 06880



**Location holds a golden key in Real Estate. Premier Sasco Hill Rd.  
Charming Southport Village and prestigious Southport Harbor.  
Walk to Sasco Hill Beach, Country Club, Restaurants & more.**







Freshly painted interior — Move in ready.





This Dining room is truly special and unique.  
Fireplace and lined with French doors—  
open air and flows to the covered porch



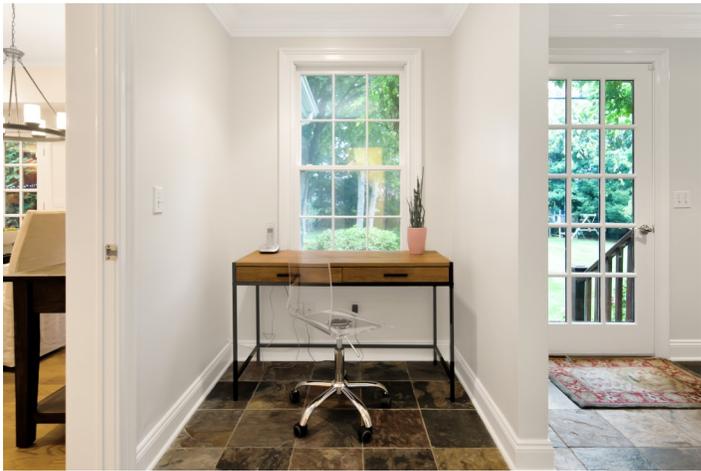


Professionally designed open concept Kitchen. Whether preparing everyday meals or Refining your culinary techniques— This kitchen will meet your lifestyle needs.

Bright & open dining space-

Also serves as a gorgeous gateway to your private yard.







Additional special 1st floor features:  
Private Office | Living room | a warm, welcoming Foyer  
Full Bathroom | Large Mudroom | Guest powder room





Master Suite beautiful painted—  
Offers a private office and a customized walk in closet  
The size of an average bedroom—love this!





2nd floor additional bedrooms, large full bathroom, and laundry room with a sink





**Finished Lower Level**  
Exercise, play, entertain, use the large cedar closet or  
even choose your next bottle of wine!  
Wine cellar looking to be finished.





Gorgeous 2 acres on the most Premier Street— Sasco Hill



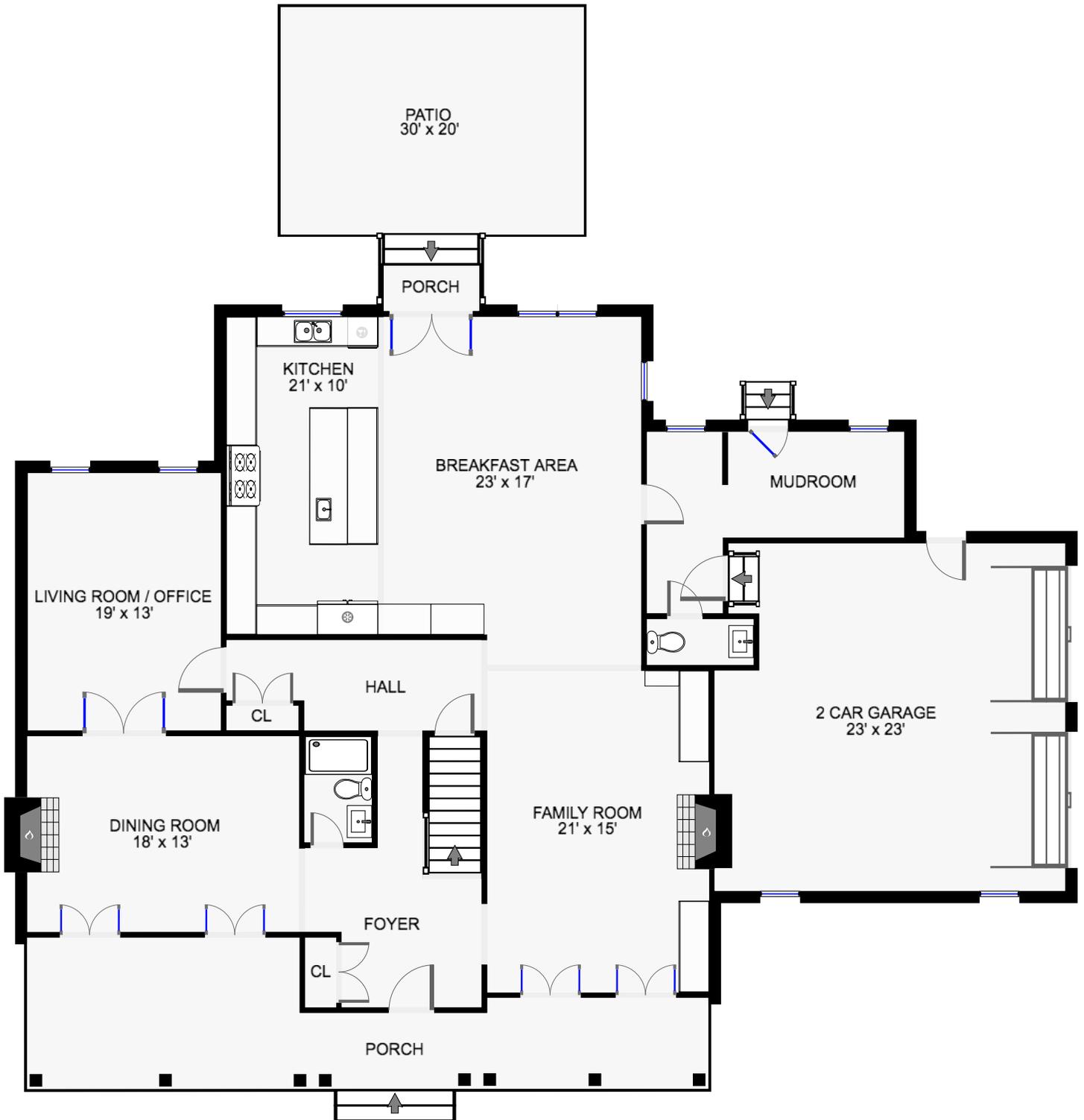


Lush 2 acres —Large enough for a pool, sports court & more.  
Custom designed landscape— Specimen trees, perennials,  
Gardens—quite a mini bird haven





▼ 1ST FLOOR



FAIRFIELD COUNTY FLOOR PLANS  
(203) 449-5743

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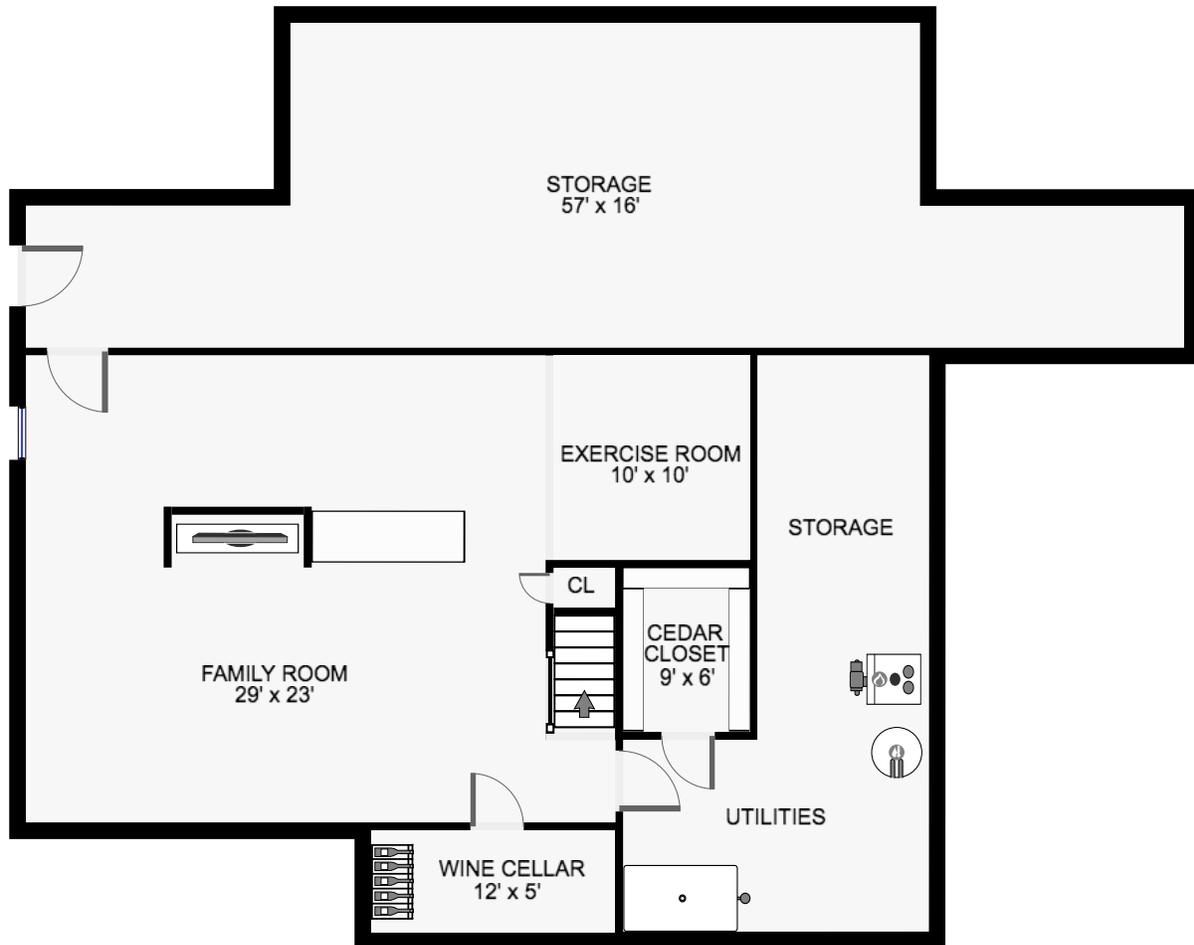
▼ 2ND FLOOR



FAIRFIELD COUNTY FLOOR PLANS  
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▼ LOWER LEVEL

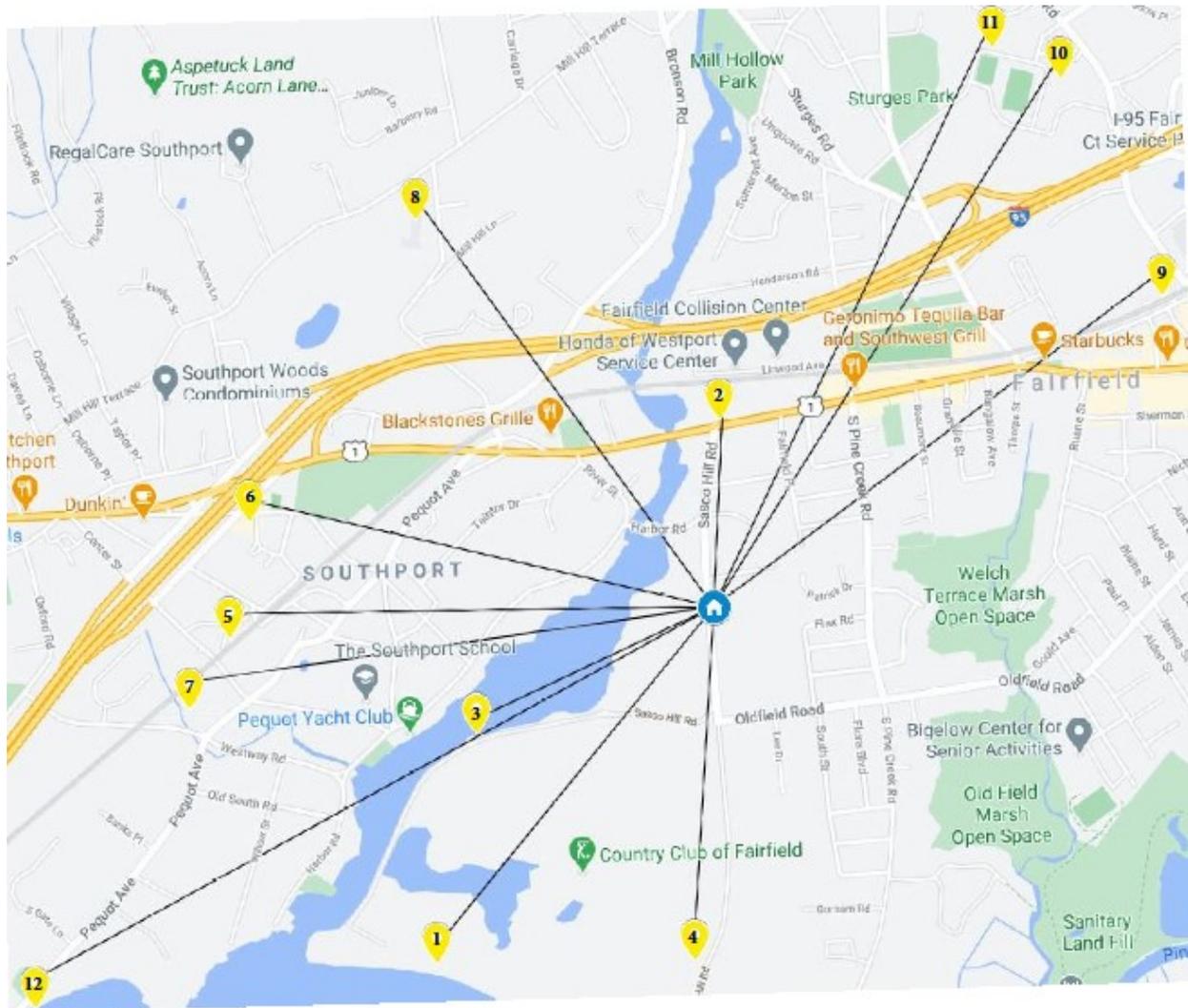


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311 Sasco Hill Road, Fairfield, CT 06824

Points of Interest:



311 Sasco Hill Road, Fairfield, CT  
Points of Interest:

- |                                   |           |
|-----------------------------------|-----------|
| 1. Sasco Hill Beach               | .02 Miles |
| 2. Martel Bistro & Bar            | 0.3 Miles |
| 3. Southport Harbor               | 0.6 Miles |
| 4. Fairfield Country Club         | 0.6 Miles |
| 5. Southport Train Station        | 1.2 Miles |
| 6. Delamar Hotel and Restaurant   | 1.3 Miles |
| 7. Pequot Library                 | 1.5 Miles |
| 8. Mill Hill Elementary School    | 1.5 Miles |
| 9. Fairfield Train Station        | 1.5 Miles |
| 10. Roger Ludlowe Middle School   | 1.6 Miles |
| 11. Fairfield Ludlowe High School | 1.9 Miles |
| 12. Southport Beach               | 2 Miles   |



## OVERVIEW

Fairfield, Connecticut, is a charming and thriving town featuring five miles of shoreline on the Long Island Sound. Named one of Money Magazine's best places to live, this quaint coastal town is dotted with beaches, restaurants and unique experiences. Fairfield's historic downtown offers visitors a range of activities from shopping at locally owned boutiques and national retail stores, to weekly outdoor concerts on the Green, to a night out at the theater.



Fairfield has five town beaches, two universities, many parks and ball fields, two public golf courses, and a vibrant array of restaurants and stores. Family-oriented Fairfield also has top-notch, high performing public schools with rich academic programs.

For nature lovers there are hiking trails through the Audubon nature reserve and the more than 1,000 acres of town-owned open space, as well as five miles of picturesque coastline. The Mill River, the waters of which feed Lake Mohegan, flows through the town.



Fairfield consists of many neighborhoods. The best known are wealthy Southport, where General Electric Chief Executive Officer Jack Welch lived for many years, and Greenfield Hill, with its large areas, famous dogwood trees, and picturesque green with its white-spired Congregational church. Other well established neighborhoods include Stratfield, Tunxis Hill, the University area, Grasmere, Mill Plain, Knapp's Village, Melville Village, Holland Hill, and the Fairfield Beach area, which has recently undergone a renaissance with the construction of many new homes by residents wishing to live in proximity to the beach and downtown.

## POPULATION

62,105

## AREA

31.3 square miles

## TRANSPORTATION

Fairfield is located 50 miles from New York City. It is easily accessible to I-95 and the Merritt Parkway and has three train stations on the Metro North line. Fairfield is located in Fairfield County, Connecticut, between the cities of Bridgeport, Trumbull, Easton, Weston and Westport

## TOWN WEBSITE

[www.westportct.gov](http://www.westportct.gov)

The two shopping districts in town include the Post Road (U.S. 1) and Black Rock Turnpike.

Fairfield has a diverse and ever-expanding offering of restaurants from casual to haute cuisine and has become a mecca for food lovers!! Once a year the town holds a popular Restaurant Week where participating restaurants offer prix fixe menus for lunch and dinner.

There a lot of annual events in town, like the Dogwood Festival early May, the Summer Concert Series at the Gazebo, the Fairfield County Irish Festival mid-June, or the Fairfield Restaurant Week mid-October.

Nightlife abounds in Fairfield and nearby towns. For a good listing of what's going on around town check out Fairfield After Dark, for concerts and other events check the Fairfield Theater Company site.



# Beth Saunders, Realtor®

BERKSHIRE  
HATHAWAY

HomeServices

New England Properties

## ABOUT ME

Let Beth help you on your journey in Connecticut's robust home market. Beth Saunders, a native New Yorker who has resided in Fairfield County for 2 decades, epitomizes integrity, creativity and unparalleled service in every detail of your real estate transaction. She is recognized as a Top Producing Agent throughout her career, as well as the "CT Five Star Professional Realtor" award recipient. Beth has become one of Connecticut's go-to agents and is a consistent leader with a reputation for vigorously protecting her client's interests. She is well respected in the industry and is focused on delivering beyond her clients' expectations to ensure her clients' success. Beth has a unique understanding of her clients' needs. As a wife and mother, and having lived abroad early in her career, Beth knows the enormous impact buying or selling a home has on a family. Beth has an innate ability to put herself in her client's shoes and be empathetic to their needs. The Hallmark of Beth's service includes cutting edge marketing strategies coupled with uncompromising integrity. Through her hard work and attention to detail, she consistently satisfies her clients, and as a result, has a strong base of loyal, repeat clients. Simply stated, Beth is trusted! A well-respected icon in Connecticut's real estate community noted, "With Beth, you can't find anyone more passionate and responsible to all her clients". The majority of Beth's days are spent working with clients who are so happy to be embarking on the next steps of their lives, prepping homes for marketing & showings, supervising shoots, working with attorneys, reading inspection reports, and negotiating transactions. But nothing gives Beth more joy than putting a SOLD sign on a lawn or passing keys over to an ecstatic new home owner of their lifestyle dream home.

## QUALIFICATIONS

- President's Circle 2018, 2019 – Top 5% of the Network
- Leading Edge Society 2017 – Top 9% of Network
- Luxury Collection Designation Specialist
- Relocation Specialist
- National Association of Realtors (NAR)
- Connecticut Association of Realtors (CAR)
- Fairfield Board of Realtors
- CT Five Star Professional Realtor

## LOCAL KNOWLEDGE

Having lived in Connecticut 20+ years, I have in depth knowledge of Fairfield County. My main service areas are Westport, Wilton, Weston, Southport, Fairfield, Easton, Redding, Stamford, and Trumbull.

## PROUD TO WORK WITH SELLERS, BUYERS & RENTERS

Providing exceptional services to all my valued clients. Well versed with social media marketing tools and cutting edge of what is trending. Nothing better than an Internationally established firm behind me, working for You. Giving back is in my heart and soul. Some organizations true to my heart are: ASPCA near and far; The Sunshine Kids, Homes for the Brave; Various Veteran Charities; Animal protection charities.

## CONTACT

Beth Saunders  
203-913-2762

[Bethsaunders@bhhsNE.com](mailto:Bethsaunders@bhhsNE.com)  
[Bethsaundersrealestate.com](http://Bethsaundersrealestate.com)



## TESTIMONIALS

*Beth was extremely attentive, knowledgeable, and a straight-shooter. Has a great combo of integrity and go-getter attitude when things needed to get done. If anyone I know moves to CT or areas she covers, I will be sure to recommend her. – Faizan K.*

*We were extremely happy to work with Beth on the sale of our house. She was committed to presenting our home in a highly professional manner, with the necessary staging, photography and video that were top notch. Beth is a gifted salesperson. Her in-depth knowledge of our home's main features and subtle details was exceptional. The open houses held were frequent and well attended. She had many creative ideas to engage prospective buyers. She was successful in selling our house in a very difficult housing market. We would highly recommend Beth to anyone selling their home! – Roger and Julie W.*

*Finding Beth is the reason we found our home. Beth was always professional and consistent. Every call she answered with an energetic voice. Beth was incredibly proactive. Beth arranged for us to look at four homes and it was then upon meeting Beth in person that her great listening skills and desire to understand what we were looking for in a home led her to quickly arrange for us to see a home that about to be listed. Within a few days we had an offer in and it was accepted. Thank you Beth. She helped us every step of the way throughout the process and was fair, honest and reliable. – Clifford D.*

*Hard working, personable, reliable, accurate, flexible, knowledgeable, all with a smile. – Andrew M.*

*Beth went above and beyond in listing and selling our home! Not only was the print marketing and photography stunning, but she also took the time to personally stage our home beautifully! We could not have sold our home without her! She took the time to be there for every showing and was extremely communicative and responsive. We were thrilled to get an offer so quickly in a slow market! She's professional, always has a positive attitude, considerate and patient! We will definitely be asking Beth to list our other properties. Thank you Beth! - Michael & Christel R.*

*Beth is truly amazing. She doesn't treat us as clients, but as friends. She is always available and shows a lot of expertise in her work. We were so lucky to have Beth with us. – Fabricio A.*

*Beth goes above and beyond for her clients! She is the best! – John & Laura L.*

*Beth was very personable and professional. We really enjoyed having her be a part of our home buying process. We would definitely use her again, and have recommended her to our friends. – Michael & Merrit J.*

*Beth was constantly looking for properties that fit our needs. When we found our house, she always made herself available and was extremely responsive and communicative through the whole process. She was thorough and tireless as she represented us through our closing. We could not recommend anyone more highly! – Jessica V.*

*I have been a client of Beth Saunders for 5 years. My wife and I rented our first home in Westport through Beth and since have rented two other homes through her as well (we now live on Sylvan Rd). We were introduced to Beth by a friend who also used Beth as their broker when buying their first home in Westport. Beth is thorough, tenacious and caring. She scoured the market for us and kept us very well informed. She always made time to show us homes. Her tenacity in negotiating and finding homes is one of Beth's most outstanding traits as a broker. She also cares deeply about finding families the right home and deal and remains active with families after the transaction is done. A clear example- following Hurricane Sandy the house we were in was damaged, we found ourselves in a very difficult situation with a delinquent landlord. Beth helped us navigate through it. She went 'above and beyond'. I highly recommend Beth Saunders. She is a terrific broker and a very good person. – Jeffrey S.*

*You made the selling process for us a breeze. You were above and beyond supportive & helpful to us. Always a phone call away. You always made "a little bad" "a lot OK". Thank you for everything you have done for us. – Ted & Caren K.*