

Real Estate

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HOT PROPERTY

Hidden gem in Winton Park/E2



This light and airy sun-filled home is situated on over an acre of picturesque property in Fairfield's beautiful Winton Park.



WHAT YOU CAN BUY:
DANBURY

Stunning home
on cul-de-sac
\$800,000

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WHAT YOU CAN BUY:
NEWTOWN

Expanded
antique colonial
in bucolic
setting
\$650,000

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The many benefits of houseplants

Brandpoint

The lines between the outdoors and indoors are being blurred. Homeowners build extensive outdoor living spaces so they can relax on weather-resistant furniture and even cook in lavish kitchens in their backyards. In addition, indoor three-season rooms full of bright, open windows that showcase outdoor vistas challenge the boundaries between outside and inside.

For those working with limited budgets, there are some easy, inexpensive ways to enjoy the majesty of natural landscapes indoors. Houseplants can be used to improve indoor spaces, and they also provide various health benefits.

Help with allergies: According to WebMD, rooms with houseplants tend to have less dust and mold in them than those without any foliage. Leaves and other parts of the plants serve as natural filters, catching airborne particles and allergens. Plants with textured leaves might be especially effective

at trapping particles.

Put more oxygen into the air: The human respiratory system works by bringing in oxygen and releasing carbon dioxide. Plants do the opposite during photosynthesis. They absorb carbon dioxide and then release oxygen. Plants can put much more oxygen into the air, improving indoor conditions. Increase indoor humidity and reduce illness. Studies from the Agricultural University of Norway found that indoor plants can increase humidity in indoor spaces, which decreases the incidences of sore throats, dry coughs, dry skin, and the common cold. Higher absolute humidity can decrease the chances of survival and transmission of the flu virus.

Filter the air: Researchers who presented their work at the 252nd National Meeting & Exposition of the American Chemical Society found certain houseplants can combat the potentially harmful effects of volatile organic compounds. Plants may help filter out VOCs like benzene, acetone and formaldehyde,

which can enter indoor air via cleaning supplies, dry-cleaned clothes, furniture, printers, and paints.

Improve interior atmosphere: Prevention magazine says plants can be used to screen unattractive areas, moderate room temperature by shading spots from the sun and even reduce noise. Plants also can improve ambiance and create a pleasing atmosphere in a room.

Can improve mood: Growing and caring for plants can alleviate everyday stress. A nationwide study from UK Magazine Gardeners World found 80 percent of gardeners declared themselves satisfied with life compared to 67 percent among non-gardeners. Gardeners were more positive mentally. Greenery can help people feel more at home and improve mental health. A rehab center in Norway found patients reported a greater increase in well-being four weeks after having greenery added to their surroundings.

Houseplants can improve indoor areas and positively affect personal health.

Douglas Elliman honors top-performing 2020 agents

On March 4th, Douglas Elliman, one of the largest independent residential real estate brokerages in the United States, announced the winners of the 2021 Ellie Awards, which honor the firm's top performing agents throughout the nation for 2020. Top performers from Westchester and Connecticut were among the honorees this year.

"While this past year was extremely challenging, our talented agents persevered. Through their hard work and dedication, our brokerage was able to surpass its 2019 sales volume despite a global pandemic," said Howard M. Lorber, Executive Chairman, Douglas Elliman Realty, LLC. "Even though we cannot celebrate together in person as in years past, it is important for us to honor our incredibly skilled agents and present well-deserved awards for their extraordinary success."

Nationwide sales for Douglas Elliman in 2020 totaled \$29.6 billion as the company continued its nationwide growth into new markets. The firm was responsible for 24,242 sales and 22,061 rental transactions.

In Connecticut in 2020, Douglas Elliman's Greenwich office closed a record \$281,958,000 in real estate in 2020. This is a 34% increase in sales volume from 2019.

"I am blown away by the talent we have across Westchester and Connecticut," said

Michael Fitzgibbon, Executive Manager of Sales for Douglas Elliman's Westchester and Connecticut Divisions. "Our agents went above-and-beyond during unprecedented times and they deserve to be celebrated for all of their hard work. We are proud to congratulate them for countless milestones achieved and thank them for their contributions to Elliman's continued success."

In Connecticut, earning first place for Top Teams by GCI was The Jennifer Leahy Team. They were followed by The Magnuson-Tamigian Team (#2) and The Malloy Group (#3).

The Top Individuals by GCI in Connecticut were led by Monica Webster and included William Martin (#2), Jennifer Ho (#3), Mary Ann Clark (#4) and Clare Guest (#5).

The Top 2 Teams by Transactions in Connecticut were led by The Jennifer Leahy Team (#1) and The Malloy Group (#2).

The Top Individuals by Transactions in Connecticut were led by Monica Webster. She was followed by William Martin (#2), Jennifer Ho (#3), Clare Guest (#4) and Mary Ann Clark (#5).

The prestigious Pinnacle Club Award winners, presented to agents and teams who made over \$1 million in 2020, included The Jennifer Leahy Team in Connecticut. For more info, visit elliman.com.

Bedroom design trends: 3 tips to cozy up your space

Brandpoint

You put a lot of care into curating your bedroom, but these days, it may look more like a gym or an office than your sleep sanctuary. In fact, Stanford News points to several nationwide surveys, which found that more than half of Americans now working from home are doing so from their bedrooms.

To help reclaim your bedroom as a place designed for sleep, Joy Cho and Corey Damen Jenkins, interior design experts who work with Stearns & Foster - a luxury mattress company known for handcrafted style and comfort - have identified the following design tips and trends to inspire your bedroom design and help you get the sleep sanctuary of your

dreams.

Relax with color

For a fun and easy weekend project, Cho — founder and creative director of the lifestyle brand and design studio, Oh Joy! — recommends adding a fresh coat of paint to give new life to your bedroom space. Consider painting an accent wall behind your bed, choosing a color that ties into other areas of the room using accessories, throw pillows or art. Often, people assume they need to start from scratch and then feel overwhelmed while making their bedroom seem more inviting and cozy. Instead, Cho encourages thinking about color like layers - adding pops of a varying shade in small areas or using easily changeable

items. Start with a limited color palette and utilize patterns to add depth to your space.

"The proper color palette is essential for creating the best sleeping sanctuary," states Corey Damen Jenkins, the nationally acclaimed interior designer behind Corey Damen Jenkins & Associates. "Certain color combinations may seem amazing in theory, but in application, disrupt sleeping patterns. Everyone is different, so it's important to know what works for you."

Make it personal

Decorate using objects with stories to tell, such as heirlooms passed down between generations and items picked up from travel or found at a vintage market. "Pieces that are

collected and well-worn add meaning and therefore end up looking much more intentional and thoughtful," affirms Cho.

"Nightstands will always be both in vogue and in need for the bedroom," says Damen Jenkins. There are countless options to match your personal style and he encourages people to "think beyond the box," especially in smaller spaces, as unusual alternatives such as a martini table can sometimes fit a space better than a traditional nightstand.

Cozy up in bed

While the right décor is important for creating a cozy and inviting space while you are awake, both Damen Jenkins and Cho encourage their clients to invest in top-quality bed-

ding and mattresses to make the biggest difference to your sleep and comfort.

Both recommend high end, handcrafted mattresses for an upgraded sleep experience. The certified Master Craftsmen at Stearns & Foster design and handcraft every mattress using plush memory foam and patented, supportive coils - all wrapped in a navy blue velvet border to provide the most luxurious night's sleep for years to come.

Additionally, Cho recommends soft textures for every layer - from your mattress to your duvet cover, comforter and sheets. Cozy bedding looks and feels luxurious, and when paired with a high-quality mattress, is both classic and made to stand the test of time.