



New Canaan, CT is a unique town, replete with natural beauty and quaint charm. New Canaan retains its small town sensibility. It's affectionately known as "The Next Station to Heaven." One of the most affluent communities in the United States, CNN Money ranked New Canaan first in the nation with the highest median family income in 2008.

The downtown area offers a robust shopping experience from one-of-a-kind boutiques to award-winning restaurants. Another hallmark of the town is its first-rate school system. The New Canaan public schools are considered to be one of the best in Connecticut. New Canaan recorded the highest SAT's scores in the state. A recent edition of Forbes magazine rated New Canaan as the third-ranked district in the United States "for home value" for communities with a median home price of \$800,000. New Canaan is served by the Merritt Parkway, and has two Metro-North commuter railroad stations, downtown and Talmadge Hill. Both stations are a branch of the New Haven Line.

New Canaan's historic past can be seen in the hundreds of antique homes which have been preserved throughout the town. Nothing conveys the sense of history better than a visit to the Roger Sherman Inn, known for its scenic atmosphere and fine gourmet dining. New Canaan was an important center of the modern design movement starting in the late 1940s through the 1960s. Prominent architects known as the "Harvard Five" built 80 renowned modern homes in New Canaan. Several homes by Frank Lloyd Wright and Elliot Noyes also dot the New Canaan landscape. Pastoral Waveny Park, 300 acres developed in 1912 by Lewis Lapham, is the site of the annual Fourth of July celebration, which draws thousands of New Canaanites, as well as housing the Lapham Community Center, the Carriage Barn Art Gallery, the Powerhouse Theater, and hiking and cross-country ski trails, soccer fields, paddle-tennis courts, and the Olympic-sized New Canaan Town Pool. Recreational facilities are also found at the newly-renovated New Canaan YMCA, the beach at Kiwanis Park, baseball fields and tennis courts at Mead Park, and hiking and cross-country ski trails at the New Canaan Nature Center and Irwin Park. New Canaan has many unique real estate opportunities from new construction to luxury condos in areas such as New Canaan center, The four Ridges—Ponus, Oenoke, Smith, and Brushy Ridge—as well as Talmadge Hill and Silvermine

County: Fairfield
Population: 20,214
Square Miles: 22
Distance to New York City: 49 miles



HIGGINS GROUP
 PRIVATE BROKERAGE

Forbes
 GLOBAL PROPERTIES

Higgins Group Private Brokerage is an exclusive member of Forbes Global Properties in Fairfield County, Connecticut.
 Forbes® is a registered trademark used under license.

1055 WASHINGTON BLVD F6, STAMFORD, CT 06901 (203) 658-8282