



HIGGINS GROUP
PRIVATE BROKERAGE

Marketing Connecticut Real Estate at the Highest Level™



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Beyond the carriage **Our Story**

Established in 1997, in Greenfield Hill, Fairfield, The Higgins Group Private Brokerage has grown from one office with one agent to 12 offices and over 450 premiere real estate advisors. At the helm, Rick Higgins, our Chairman and Founder, has over 40 years of experience in the real estate industry as a Broker, former real estate attorney for 20 years and a builder/developer of over 200 luxury homes in the Tri-State area.

The company is truly a family affair, Rick is assisted by his wife Adele and their son Richard Higgins who serves as Chief Operations Officer. Over the years The Higgins Group family has been proud to volunteer and donate to various wonderful philanthropy organizations in Connecticut as the communities here have given us so much in return.



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Working with Sellers

Your home has a unique story to tell, and we are here to help you tell it. Choosing the correct agent is the difference between your home sitting on the market for months or selling for top dollar quickly. The journey to a successful sale is so much more than putting a for sale sign in your yard. That is why we invest in making your property shine in person and online. Our motto has always been, “Marketing Connecticut Real Estate at the Highest Level” as we spare no expense in making sure we achieve record breaking results for our clients. Through our affiliations with Forbes Global Properties and Who’s Who in Luxury Real Estate, we have direct access to a global real estate network that offers an audience of more than 200 million people in more than 70 countries. Higgins Group is proud to consistently win “Best in Marketing Awards” in these global networks. The true key to our successful growth has always been our ability to source the latest technology and anticipate trends in the market for our clients to ensure that their home is being presented in the best light possible to the correct audiences.

We will provide invaluable advice on; pricing strategy, market conditions, when and how to launch your listing live, pre-market exposure, internet exposure, photography, videography, and much more. When you list with the Higgins Group Private Brokerage you aren’t just waiting for a buyer to find your home, you are ensuring we are actively finding the right buyer for you.



“ *We invest in making your property shine in person and online* ”

— *Rick Higgins*
Founder & CEO

Exclusive Member of
Forbes
GLOBAL PROPERTIES





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*Professional Photography
High-Resolution*

Photography can define a listing in many ways and we spare no expense in making sure that all of our exclusive listings are photographed at the highest level.



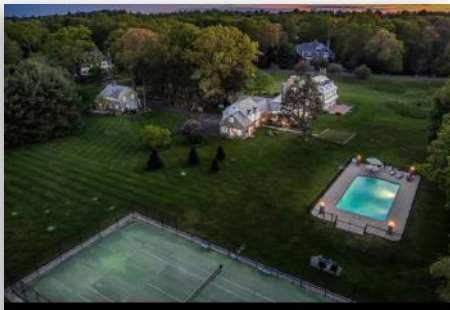
*Online & Print
World-wide*

Higgins Group Private Brokerage knows that it is critical to maximize the number of people who see your listing, so we work to market on more than 60+ online real estate platforms*. Also, offering a wide range of printed and digital media ensures our listings are seen both locally and internationally.



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New Canaan 06840 | MLS #17040866

78 Pastures Lane

7 Bedrooms • 9 Baths | \$9,999,000 | 8,500 Sq Ft

New Canaan Elegance

The design and build of this 8500+ sq foot, state-of-the-art new home is the creative genius of architect Cahill Koenig. Offered for the first time in its entirety with three subdivided parcels totaling over 8 acres. The 11 room main house is situated on a beautiful, expansive grounds and a quiet cul-de-sac formerly known as...

The Property is situated from the village and close to NYC. Comprehensive compound for the athletic or sustainability minded family with a synthetic turf tennis court and oversized pool.



Main Floor

Steel and stone construction, restored + updated. Spacious entry with original features: wide-width hardwood flooring, rebuilt counterweight windows, fireplace, exquisite millwork + millwork.

Multiple sets of French doors throughout the main level create indoor-outdoor living accessing 5 acres and stunning grounds, fawning lawn, and panoramic. Lift opens to a large screened porch.



Higgins Vision Animated Home Storybooks

Elevate your home's story to the public through our *Higgins Vision Animated Home Storybooks*. This interactive marketing piece truly brings an element of emotional depth that is unparalleled to a buyer. We are able to add video clips, floor plans, aerial drone photography, Matterport 3-D tours, Google location mapping and street view perspectives all in one digital book. It can be marketed on all major home websites and social media platforms.



Elegant Property Brochures

We create a custom listing brochure for your home, allowing every prospective buyer and agent who visits the property to leave with an asset to share with their sphere of influence to remind them of the beauty of your house.

Personalized Property Website

A website that is exclusively dedicated to your home and highlights all the details buyers look for when it comes to purchasing a property; floor plans, high resolution photography, disclosure documents, video tours and town specific information.





Direct Email Marketing List

An email introducing your property, with photos, description, listing information, and your exclusive property web page, will be sent to more than 20,000 subscribed client and industry top professional contacts.

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Westport Elegance
82 MORNINGSIDE DRIVE SOUTH | WESTPORT, CT 06880

7 Bedrooms | 7 Baths | 8,753 + Sq Ft | In Ground Heated Pool | Tennis Court

Spectacular Westport estate located in the heart of Greens Farms. This impressive property is nestled amid 2 beautifully landscaped acres that include a stunningly created English garden, a collection of vibrant rose gardens and mature trees. France and guest abound and yet convenient to Westport town center for shopping and commuting. This classic colonial has been beautifully renovated and maintained with great care to preserve the property's best features. This impressive

82MorningSideDriveSouth.com
Listing Courtesy of Adelle Higgins & Angela Benam

Westport Elegance

7 Bedrooms | 7 Baths | 8,753 + Sq Ft | In Ground Heated Pool | Tennis Court

Spectacular Westport estate located in the heart of Greens Farms. This impressive property is nestled amid 2 beautifully landscaped acres that include a stunningly created English garden, a collection of vibrant rose gardens and mature trees. France and guest abound and yet convenient to Westport town center for shopping and commuting. This classic colonial has been beautifully renovated and maintained with great care to preserve the property's best features. This impressive

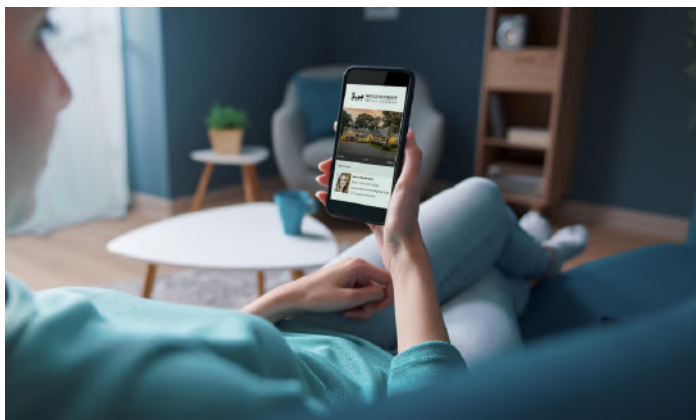
<p>1 Fairfield Beaches Fairfield has 11 miles of beautiful coastline with 11 beaches, parks, and picnic grounds. Spend a day at one of our many beach spots. Fairfield has a beautiful harbor and a historic lighthouse. Fairfield has a beautiful harbor and a historic lighthouse. Fairfield has a beautiful harbor and a historic lighthouse.</p>	<p>2 Fairfield Public Schools The education of Fairfield children is a top priority in town and is reflected in its top-notch public schools. Fairfield has seven elementary schools, three middle schools, and two high schools. In addition, there are many private learning centers, an alternative high school and some of the best private schools in the state.</p>	<p>3 Convenience Fairfield is located in a great location for business and commuters alike. There are many offices from New York City and other three main centers in the area. Fairfield has the convenience of being close to the Connecticut Turnpike, the Merritt Parkway, and the Merritt Parkway.</p>	<p>4 Fairfield Hiking Trails Fairfield offers many hiking trails such as the Lake Mohegan Canoe Club. This beautiful recreation area offers many trails surrounding the lake and waterfalls. Perfect for an afternoon walk or picnic. Dogs on leashes are welcome.</p>	<p>5 Lake Mohegan Lake Mohegan and its surrounding area is a beautiful scenic area of 1700 acres of Mohegan Indian land. Mohegan is a beautiful recreation area offering many trails surrounding the lake and waterfalls. Perfect for an afternoon walk or picnic. Dogs on leashes are welcome.</p>	<p>6 Fairfield Summer Concerts Summer Concert Series in the center of town. This is a great way to enjoy the outdoors and enjoy the beautiful views of the town.</p>	<p>7 Fairfield Restaurants Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>8 Fairfield Shops Discover your small Fairfield is known for its local boutiques and shops throughout town. You can find everything from clothing to home decor. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>9 Fairfield Libraries Fairfield has three libraries: the Main Library in downtown Fairfield, the Branch Library in Fairfield Woods, and the Public Library in Fairfield. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>10 Pequot Summer Book Sale One of the largest book sales in New England. Over 100,000 books, CDs, DVDs, and more. For more information, visit the Pequot Summer Book Sale website. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>11 Penfield Reef Lighthouse The lighthouse is a historic landmark and a popular attraction. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>12 Fairfield Theatre Company The Fairfield Theatre Company is a professional theatre company that produces a variety of plays and musicals. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>13 Fairfield University Fairfield University is a private university with a rich history and a strong commitment to education. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>14 Quick Center for the Arts The Quick Center for the Arts is a multi-use facility that provides a variety of arts and cultural programs. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>15 Fairfield University Museum The Fairfield University Museum is a collection of artifacts and historical items that provide a glimpse into the university's past. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>16 Sacred Heart University Sacred Heart University is a private university with a strong commitment to education and faith. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>17 The Fairfield Museum The Fairfield Museum is a collection of artifacts and historical items that provide a glimpse into the town's past. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>18 Burr Homestead The Burr Homestead is a historic landmark and a popular attraction. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>19 Sportsplex The Sportsplex is a multi-use facility that provides a variety of sports and recreational activities. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>	<p>20 Colony Grille Hot Oil SK The Colony Grille Hot Oil SK is a popular dining and entertainment venue. Fairfield has a diverse and ever-expanding offering of restaurants from casual to fine dining and everything in between.</p>
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Custom Town Profiles

When selling a property you need to sell the town as well which is why we created custom town profiles that present highlights to why someone would want to live there.

Social Media Promotion

We post your property on our social media platforms including Instagram, Facebook, LinkedIn, and YouTube. We pay to promote the posts during the first week of the listing so that they reach not only our followers, but tens of thousands more.





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Welcome to the Family

*H*ere at The Higgins Group Private Brokerage we put an immense emphasis on the importance of family. The principals and ethics we personify with our clients are nothing less than the way we treat those closest to us. It's that core ideology that has been in place since the very beginning and our practice of treating others as you would like to be treated has been a major pillar to our overall success.

We are very proud to share the distinguishing attributes that define and truly separate us from others in the real estate industry. Our customized client approach and progressive thinking has made buying, selling or renting real estate with us a smooth process for all. *Marketing Connecticut Real Estate at the Highest Level* isn't just our company's motto but rather our guarantee.

