



*Every home deserves  
extraordinary service.*



CAROL  
LANGELAND  
HOMES

William  
Pitt



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**Sotheby's**  
INTERNATIONAL REALTY



# *Carol Langeland*

High-energy, intelligent, results-driven dynamo, Carol Langeland is the go-to resource for luxury Coastal Connecticut living. It's no surprise that Carol is known among clients as the "Superwoman of Real Estate" — she brings it all to the table for every client, every day. With insider knowledge of the Fairfield County market, an in-depth understanding of market-driven housing trends, and a keen eye for curating the sophisticated, modern, family-friendly lifestyle, Carol guides her clients through the home-buying and selling process as an experienced and trusted advisor every step of the way.

Carol has the winning combination to be the advocate and negotiator when buying or selling homes. She skillfully blends her warm, enthusiastic persona, insatiable passion for fine real estate, creative flair for staging and design, and exceptional business acumen - armed with MBA training and 15-plus years as a corporate marketing and branding expert.

Carol's impeccable reputation among clients and peers has been cultivated by providing dedicated support and bringing persistence, understanding, integrity, professionalism, and constant attention to detail to every transaction. Whether clients are looking to get a top-dollar return and maximize their home's sale value or are searching for their perfect new dream home, Carol goes the extra mile to ensure that she is meeting her clients' objectives and exceeding their expectations.

"I settle for nothing less than the very best for every one of my clients," Carol says. "I pride myself on my ability to listen intently, communicate effectively, and draw on my strategic and creative problem-solving skills to get the job done. My clients know I am readily available to handle everything from the big picture to the smallest details to ensure they get exactly what they want and need."

Always on the go, Carol enjoys her whirlwind life with family, friends, and her golden retriever, Brady (with his 25,000 Instagram followers @Bradylefluff!). She is passionate about pastimes including travel, tennis, skiing, and entertaining. A true modern woman, Carol balances career, family, and an engaging social life — and does it all with style and grace! Carol donates a percentage of every commission earned to her local animal shelter, The Mercy Learning Center and Operation Hope.



## SELLING WITH SUCCESS

Carol's business philosophy is rooted in her belief that she is hired to showcase your property to the highest level, helping you realize your goals, whether maximizing sales dollars, achieving perfect timing or both. Today, with more than 95% of buyers using the internet for their home search, your property's online presence is vitally important. Using the latest technology tools including aerial photography, alluring video tours, 3-D floor plans and effective social media strategies, Carol creates a captivating and interactive online experience that highlights your home's most stunning features— attracting excited, qualified buyers to your front door.

## BUYING WITH CONFIDENCE

Whether you are a first-time home buyer looking for that perfect starter home, or a seasoned homeowner ready to up or downsize, Carol is excited to show you the best listings to suit your particular taste and needs. Using her extensive agent network, Sotheby's sophisticated search technology and comprehensive market knowledge, Carol is an expert at helping buyers pinpoint their dream home. Leveraging her vast experience, trustworthy advice and strong negotiation skills, you can trust Carol to help you land in your new home for the best possible price, terms and transactional ease.

## STYLIZING

As a former home decorator and design expert, Carol offers complimentary staging and stylizing services. Each home requires different levels of pre-market preparation, and Carol's ultimate goal is to elevate every listing to premier status. She intuitively understands what buyers are looking for and prioritizes improvement suggestions, ensuring that sellers receive the highest return for their investment. Carol's hands-on approach to stylizing and staging elevates her client's properties, making them stand out in the market, driving strong traffic and realizing maximum profits.



## INVESTORS/FIXER UPPERS

Carol launched her career in real estate by renovating and listing "fixer-upper" properties in the local area. Her ability to envision and realize the potential that lies within distressed properties is unmatched, and she thoroughly enjoys working with investors, builders and clients who have a passion for these homes. Additionally, Carol is experienced in helping investors find and manage rental properties; not all potential rental properties offer the same value and Carol knows the difference. As a landlord herself, she can expertly guide new owners and investors through the acquisition and management process.



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Fairfield, CT  
\$1,455,750

Buyer Representation



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Fairfield, CT  
\$1,250,000

Seller Representation



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85 Rhoda Ave, Fairfield, CT  
\$2,000,000

Buyer Representation

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Carol was truly a trusted advisor throughout our process of buying our first home. She educated us and was incredibly honest with her recommendations while walking us through the process to make us feel comfortable. She was incredibly knowledgeable and always made herself readily available to hash out any questions.

Graham S.

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Carol is exceptional. She brings it all to the table for her clients... intelligence, persistence, understanding and professionalism, all while making communication a constant! I felt “heard” and advocated for...Carol is truly amazing!

Deb E.

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Carol Langeland is by far the best real estate broker I have ever had the pleasure of consulting. She is a creative and expert marketer and has a detailed knowledge about diverse neighborhoods. She’s a very good listener and works hard to meet her clients’ objectives. She hustles. Finally, from a seller’s perspective, she knows how to maximize prices.

Don W.

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**WE BELIEVE EVERYONE DESERVES THE EXCEPTIONAL.** At William Pitt Sotheby's International Realty, we offer a world of advantages to purchasers and sellers in Connecticut. These include the most sophisticated, far-reaching marketing for every listing and advanced online technology tools to meet the modern needs of buyers and sellers. Our highly trained, extraordinary sales force delivers an unmatched level of guidance and expertise - all with the same white-glove service at every price point. We invite you to work with us for a truly unparalleled concierge-style experience.

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