



Fairfield, New Haven and Litchfield Counties

With their rolling hills and serene beauty, these three Connecticut counties have long been destinations of choice for those who want to live near, but not in, New York City.

Set in the classic coastal community of Guilford, 137 West Lane is a waterfront home on Long Island Sound on 1.84 verdant acres, with 187 linear feet of rocky and sandy coastline, a deep-water mooring and an approved permit for a deep-water dock. Built in 2005, the 3,994-square-foot home is set high enough to obviate the need for flood insurance, and it includes three stone wood-burning fireplaces, a gunite pool, a limestone terrace and a widow's walk overlooking Falkner Island. The asking price is \$4,360,000.

"The home is extremely well built, and the setting is spectacular," said Barbara Goetsch, sales agent with William Pitt Sotheby's International Realty. "Many waterfront properties are close to their neighbors and don't offer this much acreage. This one is very up to date — a buyer can walk in and live quite nicely as is."

Another quality home in New Haven County is the 4,635-square-foot, five-bedroom 1930 manor home on one acre at 51 Flying Point Road in Branford's Stony

Creek neighborhood. Listing for \$4.9 million, it comes with two other structures: a 613-square-foot granite boathouse for entertaining or use as a guest suite, and a fully outfitted 2,318-square-foot structure currently used as an oversized office/studio. The grounds include two docks, a boat ramp, a gunite pool, a stone patio, mature trees, a rolling green lawn, gardens, beach, a generator and a three-car garage.

"Stony Creek is a historic fishing village set among some of the most beautiful, majestic island communities on the east coast," said Joe Piscitelli, associate broker with Coldwell Banker Global Luxury. "It is located close to New Haven and the transportation there, and because it is at the end of the peninsula, it is very private, with both sunrise and sunset views."

The 50-plus-acre gentleman's country estate at 27 Apple Lane in Roxbury re-emerged on the market last month at a reduced price of \$2.5 million, with four bedrooms, five full and two partial bathrooms and 7,013 square feet of interior space. Built in 1988 as a



OPPOSITE: 51 Flying Point Road, Branford. Photo: Daniel Milstein

ABOVE LEFT: 137 West Lane, Guilford. Photo: William Pitt Sotheby's International Realty

ABOVE RIGHT: 27 Apple Road, Roxbury. Photo: Michael Bowman

RIGHT: Tatetuck Farm, 188 Sabbaday Lane, Washington. Photo: William Pitt Sotheby's International Realty

barn reproduction with authentic hewn beams repurposed from vintage properties, vaulted and beamed ceilings and five fireplaces, the home features a back wall of floor-to-ceiling glass. There is a separate barn that also serves as a pool house with two more fireplaces, a three-car parking garage and a hayloft. The property includes a heliport on the basketball court.

"The beauty of the house is the drama," said Barbara Sivba, associate broker with Coldwell Banker Residential Brokerage. "The huge great room with a stone fireplace, the separate dining room, the sunroom and the kitchen are all enormous, and great for large parties. The property is in wonderful shape, and is ideal for a city dweller who wants privacy in the country about 90 minutes from New York City."

Tatetuck Farm is an expansive equestrian estate at 188 Sabbaday Lane in Washington with an antique five-bedroom, 3,876-square-foot main house built around 1790. The sprawling property abuts a 650-acre protected land trust and comprises four parcels on both sides of Sabbaday Lane, with a quadrant-shaped pool, a pool house and a barn on the 10-acre portion. The adjacent 155 acres include a guesthouse and two other barns. On the west side of Sabbaday Lane is a 16-acre parcel with two guesthouses and an actively used horse barn. The final 38-acre parcel would work well as a building site. The entire 219-acre tract is on the market for \$8.5 million.



"Often in a home of this vintage, the ceilings are low — but that is not the case here," said Bonnie Garguilo, sales agent with William Pitt Sotheby's International Realty. "The bones are good, and there is a beautiful pool. But the real story is the land: You can't get this size and type of property anywhere else in Litchfield County, and this one is just five minutes from the center of Washington."

In Cornwall, 28 Reed Brook Road is a five-bedroom, 6,599-square-foot contemporary built in 2007 on 18 acres, and adjacent to a 150,000-acre state forest. The home was custom-built to maximize the views from the double-height floor-to-ceiling windows that look past the pool to the forest beyond, with no other properties in view. The owners added a glass wall around part of the pool, redesigned in 2014 with a stone fire pit and barbecue, to keep the views unimpeded. There are three wood-burning fireplaces,

**FROM TOP TO BOTTOM:**

28 Reed Brook Road, Cornwall. Photo: Douglas Elliman

1 Home Place, B, Greenwich. Photo: Douglas Elliman

507 Smith Ridge, New Canaan.

a Carrara marble island, Wolf and Sub-Zero appliances and smart home controls, with all new mechanicals, video surveillance, seven-zone radiant heat, six-zone air conditioning and lighting controllable from a smartphone. The asking price is \$3,695,000.

“Cornwall is close enough to Manhattan, but you are totally in your own magical little world, with forever views, in an area that doesn’t have a lot of contemporaries,” said Jennifer Leahy, sales agent with Douglas Elliman Real Estate. “This is one of the best-constructed houses I have been in.”

Leahy is also showing 1 Home Place, B, a three-bedroom, five-bathroom townhouse in Greenwich. Whispering Pond townhouses are the newest luxury condominiums in downtown Greenwich, with open floor plans, a roof deck, a secluded backyard, a two-car garage and additional parking. Each of the three residences in the development is elevator-ready. The master bedroom, with a Juliet balcony, includes a wood-burning fireplace, and the townhouses are pre-wired for sound, both inside and out, and equipped with Nest thermostats. The townhouse is on the market for \$2,499,500.

“Townhouses are common in Greenwich for people who want easy, maintenance-free living — and are as popular with commuters as with downsizers,” she said. “No lawn work or shoveling, and you can walk to town and restaurants, walk your dog in the park or walk home from the train. That is a big advantage where there is a five-year waiting list for the train parking lot.”

Also in Fairfield County, in the estate section of New Canaan, is 507 Smith Ridge, a gambrel-roofed six-bedroom country manor built in 1903 on a dramatic ridgeline. The home recently emerged from a top-to-bottom renovation by designer and decorator Michael Canoro of The Maiden Lane Group, which specializes in restoring estates to their original grandeur. Just re-released to the market, the six-bedroom, 10,534-foot, 10-bathroom (eight full and two partial) home has a wine cellar and a media room, and a fully equipped guest/carriage house, barn, resurfaced tennis court, a new pool and pool house. The guest/carriage house comes with an apartment above, and a garage for several cars below. The five-acre property is listing for \$7,295,000.

“This is a shingle-, Hamptons-style home that has been completely redone,” said Kathy Tanner, sales agent with Houlihan Lawrence. “They took it down to the studs: new floors, new windows, new mechanicals, new everything — with a new kitchen, and a huge dressing room in the master bedroom with a claw-foot tub and a separate shower, but keeping what they could, including an amazing butler’s pantry and refurbished Dutch doors. From the balcony off the master bedroom, you can see Long Island Sound.” ■