



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Meier Made Just listed for \$14.5 million, this Darien home built by architect Richard Meier is offered by Jack Trifero of William Pitt Sotheby's International Realty in New Canaan. 203-966-2633.



Springspirations

Whatever the weather, the official start of the spring market—the year's most active selling season—is the weekend after the Super Bowl, when "open house" signs start sticking out of snowdrifts. And while it's still early days, brokers are in bubbly moods, a carryover from blockbuster year-end sales. Fairfield County, for instance, rang up the highest volume of fourth-quarter sales in 13 years and currently has the lowest listing inventory in 17 years. That represents good news for sellers—and a trigger for buyers to get out there to do some serious home shopping. To inspire you, here are a sampling of the market's best and brightest listings.

CRUSH-WORTHY CONTEMPORARY

ARCHITECT RICHARD MEIER WAS JUST 31 YEARS OLD WHEN HE started designing the circa-1967 Smith House, which architecture critic Paul Goldberger described as "a tight, crisp homage to Le Corbusier," as well as "elegant and fresh, a stunning composition of wood and glass." Fifty years later, the Darien home is still owned by sons of the couple who commissioned Meier to build it. "It was like growing up in a sculpture or a piece of art," said seller Chuck Smith, who is a documentary filmmaker and producer.

Move up.™



12 VALLEY ROAD, NORWALK, CT
\$9,995,000 | 7 Beds | 10.2 Baths | 15,856 Sq. Ft.
Private Wilson Point Association | Elegant Waterfront
Eileen Murphy 203.321.6912



33 SUNSET HILL ROAD, NEW CANAAN, CT
\$6,500,000 | 6 Beds | 6.2 Baths | 33SunsetHillRoad.com
Premier Location | Impeccable Design with Pool & Terraces
Page Growney 203.984.9535



1385 SMITH RIDGE, NEW CANAAN, CT
\$4,995,000 | 6 Beds | 8.3 Baths | 11,185 Sq. Ft.
Gated Estate on 4 Acres | Energy Star Certified
The Sneddon Team 203.219.3769



20 HOLLY PARK ROAD, MADISON, CT
\$2,999,000 | 4 Beds | 3.1 Baths | 3,144 Sq. Ft.
Extraordinary Waterfront with 174' Private Beach
Cindy Gilhuly 203.415.8520



301 WEST HILLS ROAD, NEW CANAAN, CT
\$2,995,000 | 6 Beds | 5.2 Baths | 8,889 Sq. Ft.
Custom-Built Nantucket-Style Colonial | SBD Kitchen
The Sneddon Team 203.219.3769



306 CARTER STREET, NEW CANAAN, CT
\$2,495,000 | 5 Beds | 4.2 Baths | 6,319 Sq. Ft.
Extraordinary Carriage House | Pool with Cabana
The Sneddon Team 203.219.3769



12 BAYVIEW TERRACE, MADISON, CT
\$2,250,000 | 5 Beds | 4.1 Baths | 3,808 Sq. Ft.
Perfect Association Beach Home with L.I. Sound Views
Bette Zolshan 203.980.0099



28 JUNIPER POINT ROAD, BRANFORD, CT
\$2,175,000 | 3 Beds | 3.1 Baths | 3,857 Sq. Ft.
Breathtaking Custom Waterfront Gem
Margaret Muir 203.415.9187



296 WEST HILLS ROAD, NEW CANAAN, CT
\$1,895,000 | 5 Beds | 4.1 Baths | 6,001 Sq. Ft.
Idyllic Country Cape | Open Concept Floorplan
The Sneddon Team 203.219.3769



128 CHESTNUT HILL ROAD, KILLINGWORTH, CT
\$1,250,000 | 5 Beds | 4 Baths | 3,408 Sq. Ft.
Breathtaking 27.5 Acre Historic Retreat
Bette Zolshan 203.980.0099



2 OSPREY COMMONS, CLINTON, CT
\$885,000 | 3 Beds | 3.1 Baths | 3,158 Sq. Ft.
Like-New Custom Cape in 'The Hammocks'
Bette Zolshan 203.980.0099



SACHEM'S HEAD, GUILFORD, CT
\$884,000+ | 3 Beds | 2.1 Baths | 2,600 Sq. Ft.
Custom Build Your Dream Home in Benton's Knoll
Diana Hariman 917.509.4700



**MAGNIFICENT
OCEAN TO LAKE
PALM BEACH ESTATE**



World-renowned designer Juan Pablo Molyneux crafted the interiors of this majestic 24,600-square-foot estate on prestigious South Ocean Boulevard, which sits on a rare 2.25-acre gated estate with frontage on both a private Atlantic beach and the waters of Lake Worth.

\$59,000,000 | MagnificentMediterranean.com



CRISTINA CONDON
561.301.2211

DEEDS & DON'TS



It's time to leap into spring with these dreamy new listings

Meier would go on to design the Getty Center in Los Angeles and the Barcelona Museum of Contemporary Art in Spain, among other buildings, and would win a Pritzker Architecture Prize in 1984. Still, he found time to return to the house in the 1980s to build an addition onto its east side. The geometric, glass-walled home now measures nearly 4,000 square feet, with wondrous water views from all three levels. It opens onto the second level, which is comprised of the main living area, the deck and the master suite. The lower level houses the renovated kitchen, a dining area and another ensuite bedroom and the third floor has the two additional bedrooms and a glass-box of an office with a built-in couch designed by Meier. The 1.5-acre property, which also has a private sandy beach, lists for \$14.5 million with Jack Trifero of William Pitt Sotheby's International Realty.



Mad For Meier
Architect Richard Meier (who designed the Darien home at the top of the page) is known for his design of the Getty Center in Los Angeles (ABOVE) and the Barcelona Museum of Contemporary Art (LEFT) in Spain.

DEEDS & DON'TS



Garden Party This Ridgefield Colonial has a posh party barn, abundant gardens and lists for \$829,000 with Karla Murtaugh of Karla Murtaugh Homes, affiliated with Neumann Real Estate in Ridgefield. 203-856-5534.

AMAZING ANTIQUES

ON PEACEABLE STREET IN RIDGEFIELD—ON GROUNDS THAT WERE ONCE PART OF the Doubleday Farm—there's a just-listed, circa-1800 Colonial where the sellers spent a couple of decades renovating every inch of the 2,900-square-foot home. It opens onto an entry hall with a fireplace, then flows to formal living and dining rooms and a new kitchen with a hangout space and an oversized brick-faced fireplace. Outside, the avid gardener of the pair built a chic barn that doubles as a party space and installed pretty pathways through English gardens abundant with hydrangea and cone flowers, as well as a kitchen garden and a chicken coop with 12 hens a-laying (ask nicely and they'll leave the birds behind). It lists for \$829,000 with Karla Murtaugh of Karla Murtaugh Homes, affiliated with Neumann Real Estate.

**LIN
SO**
THE TRUS

Extra
Ma
Dedic

**CO
B**
RESID

linda.sorbo@
838 High Ri