



Connecticut's Gold Coast

Greenwich, Darien, Westport and Rowayton are home to some of Connecticut's most attractive coastal properties within an hour of New York City.

The Nantucket-style colonial at 13 Crescent Beach Road, one of roughly 75 homes in Rowayton's private Pine Point Association along Crescent Beach, was designed by local architect Roger Bartels with plenty of windows on its three floors to bring water views of either the Long Island Sound in front or the constantly changing tidal creek in the back to every room. The 6,400-square-foot, six-bedroom, seven-bathroom home, built in 2000, has six fireplaces and an au pair/in-law suite with its own separate entrance, and a rare-for-the-area three-car garage.

The home is listing for \$4,795,000. "It really feels kind of Norman Rockwell, and this house is one of the largest homes in town with every amenity possible — it really doesn't get better than that," said Liz Beinfield, sales agent with Houlihan Lawrence. "In the summertime, there are 10 free concerts at Bayley Beach nearby, and kayaking is popular. An ideal seaside home in a great seaside community."

Boating is also popular in Rowayton. 44 Yarmouth Road on Rowayton's Bell Island is a five-bedroom, five-full-bathroom, 5,007-square-foot home built in 2007 and located near the Rowayton Yacht Club and across Wilson Cove from the Norwalk Yacht Club,

with two docks, a small private beach shared with two other homes, three wood-burning fireplaces, reclaimed Brazilian rosewood wide-plank floors throughout and a verandah overlooking the harbor. There is also an ornate double front door, a double-height ceiling with Venetian plaster walls on the third floor, and a century-old cupola that was relocated from the town hall in New Canaan.

"The main feature, of course, is that every room has a water view. When you are in this house, you feel like you are on a boat with a huge great room," said Isabelle Morrison, associate broker with Coldwell Banker. "The house is known to all the locals, who call it The Point, and the roof on one side is shaped like the contours of a big bell for Bell Island. Now that the price has come down to \$3,999,000 million, it is a great deal."

Old Greenwich, another beloved seaside community, is home to a five-bedroom, seven-bathroom, 6,673-square-foot waterfront shingle style home, listing for \$5,295,000 at 7 Little Cove Place, also with water views from most rooms, and around the corner from a private beach. The family room, newly renovated kitchen and study all lead to the wraparound terrace and the waterfront. There are three gas fire-



places; a third-floor family room with a gym; an eat-in kitchen; an elegant wood-paneled dining room, painted white; and two laundry rooms — one in the mud room and the other upstairs. The master bedroom suite features two walk-in closets, an updated bathroom and a Juliet balcony with Manhattan views.

"Of all the sections in Greenwich, Old Greenwich is particularly appealing because it is a true community," said Robin Kencel, associate broker with Douglas Elliman Real Estate. "In most cases, people who live here tend to stay here when they trade up. It is a small town within a big town, with its own little crown jewel in Tod's Point, which is our very popular sandy beach with lots of activities for residents, from community sailing to hiking programs."

Riverside is an equally appealing section of Greenwich, where 8 Cathlow Drive, a 6,379-square-foot, six-bedroom property on just under two acres is on sale for \$4,950,000. The compound comprises an expanded main residence, an A.D.A.-compliant guesthouse and a pool with cabana, inspired from a trip to Thailand, with an outdoor kitchen and a gas-lit fire pit. There is enough garage space for five cars, with additional space for parking in the courtyard. Ownership includes deeded access to Greenwich Cove — along with membership in a private association allowing access to a smaller beach at the base of Cathlow Drive, one of Riverside's most prestigious streets. The main house includes a family room with a barrel-vaulted ceiling and a glass conservatory with a heated floor, water source and a drain to sustain plants throughout the winter. Underneath the turret in the main house is a library in the round that was added in 2006. The property's extensive perennial gardens have been featured on Greenwich garden tours.



OPPOSITE: 13 Crescent Beach Road, Rowayton.

TOP: 7 Little Cove Place, Old Greenwich.
Photo: Douglas Elliman

ABOVE: 44 Yarmouth Road, Rowayton.



ABOVE: 75 Byram Shore Road, Greenwich.

BELOW: 8 Cathlow Drive, Greenwich.

OPPOSITE LEFT: 38 Evergreen Avenue, Westport.
Photo: William Pitt Sotheby's International Realty

OPPOSITE RIGHT: 40 Swifts Lane, Darien.
Photo: Austin Eterno

"The home is situated on two acres in an area zoned for one, and you feel like you are in midcountry Greenwich, with all the benefits of privacy and space, but you are still close to everything," said Cynthia De Riemer, sales agent with Coldwell Banker. "The guest-house has an elevator and its own kitchenette, bedroom and laundry — a complete independent living space connected via the porte cochère to the main house, and perfect for in-laws, young or old."

Even closer to Manhattan is 75 Byram Shore Road in Greenwich, a grand 6,859-square-foot estate on 2.08 acres built in 1892 and fully renovated in 2000 to its original grandeur. Listing for \$16,950,000, the home is one of the original Victorian manor houses on Byram Shore Road, which for years has been noted for having the best waterfront in Greenwich because of its elevation well above the tides of Long Island Sound. The area was popular in the late 19th century as the first stop in Greenwich on the train from Manhattan, where city gentry would flee the city heat in favor of the summer breezes of the Gold Coast in the days before air-conditioning. The two-story white painted boathouse at the water's edge is not used for boats any more, but makes a great party room. The fully renovated carriage house, which once housed horses and buggies, now features a living room and dining area, kitchen, three bedrooms, two bathrooms and a laundry — ideal for in-laws or guests — with enough room for six vehicles on the ground floor.

"The renovation fixed the mechanicals, from the plumbing to the wiring, and added many new windows, but they kept the leaded windows and stained glass where they could in an effort to retain



the original character," said David Ogilvy, founder of David Ogilvy & Associates. "They redid the floors, bathrooms and H.V.A.C., added a three-floor elevator, remodeled the kitchen and the beautiful library, which has a large bay window with curved sides and stained glass. The heated pool and hot tub are surrounded by a private terrace which has views across the sound — truly remarkable."

The authentic Colonial dating back to 1719 at 40 Swifts Lane in Darien was painstakingly taken apart and reassembled twice in its history — once when it was removed, piece by piece, from its original foundation in Southbury, Conn., in the late 1920s and brought to its current location along the banks of Gorham's Pond, and again soon after its builder-owner bought it in 2001. He took out all the wide-plank chestnut floorboards, refinished them, and did the same with the windows, adding insulation and new air-conditioning and heating in the process, essentially reclaiming and expanding a 300-year-old home, taking it apart and putting it back together again from the inside out. Set on 500 feet of direct waterfront, the home looks out over the Ring's End Bridge, built in stone and now one of Darien's most picturesque landmarks. The property's gardens were first designed in the 1920s by Ellen Biddle Shipman, one of the country's most distinguished landscape designers.

The 5,242-square-foot, 2.4-acre property, which includes a barn, is listing for \$4,695,000. "The buyer will probably be someone who likes antiques and historic buildings and who wants a natural waterfront setting — and this one is at the end of one of the great streets in Darien," said Bob Marchesi, sales



agent with Houlihan Lawrence. "It is furnished now in keeping with that Colonial historical period, with centuries-old overhead beams and original hardware — and it works. The owner recognized the value of restoring a historic home instead of knocking it down for a new generic one, and it now has plenty of space, a great kitchen for a gourmet cook, and now plenty of room for a family."

Located along the Saugatuck River, Westport has a storied history steeped in music and the arts. The classic four-bedroom, 4,300-square-foot colonial on a 1.53-acre parcel with a guest cottage at 38 Evergreen Avenue once belonged to acclaimed painter and illustrator Harold von Schmidt and later his singer/songwriter son Eric. Built in 1927, the home was renovated in 2008 with a cook's kitchen, restoring the home's original beams and fireplace and resurrecting the stone grotto built into the hillside at the back, which, together with a lighted bocce court, served as a gathering place for musicians and artists. Harold's former studio, now approved as a legal rental, is a vaulted-ceiling guest cottage with a kitchen, full bathroom, sleeping loft and fireplace.

The historic home's list price is \$1,699,000. "Westport is still known as an art and music town — and this home is very much of a fabric with that tradition," said Cyd Hamer, sales agent with William Pitt Sotheby's International Realty. "It is close enough so you can walk to the restaurants, but big enough so you also have privacy in the back. They won a historic preservation award for the renovation, and there is a plaque from the Evergreen Avenue Historic District to prove it." ■