DEEDS & DON'TS

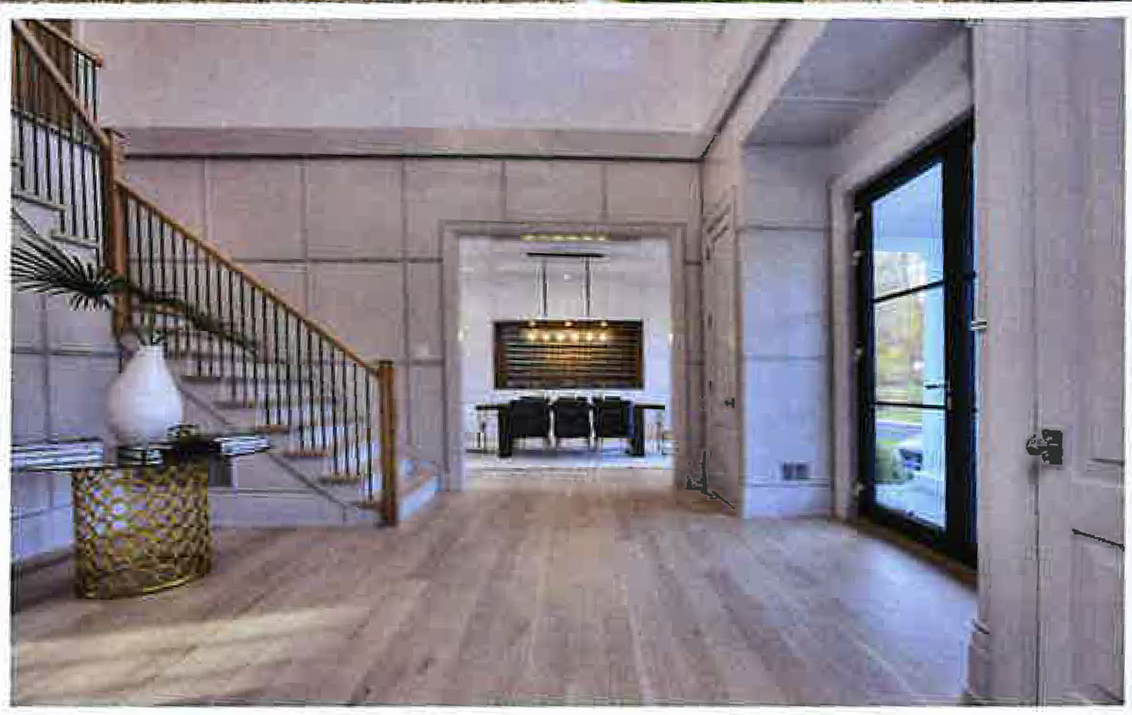
INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

New Year, New Home

JANUARY IS ONE OF THE BEST MONTHS TO KICK OFF THE HOME-buying process. Realtors tend to know about the coming crop of listings—even before they officially hit the market—and the owners of homes that didn't sell before the holidays are likely mulling price reductions. At the start of a brand-new year of "Deeds & Don'ts," we're focusing on newly constructed homes, all of which reflect the trends informing how homes are built today—and none of which have ever been occupied. Happy hunting!

GO BIG, GO HOME

TOPPING OUR LIST OF WAYS TO START THE NEW YEAR RIGHT IS the chance to buy a truly spectacular 7,800-square-foot spec home in New Canaan, just listed for $4,495,000. The modern styling starts at the double-wide, black-framed-glass front doors, which open onto a foyer with soaring ceilings and easy access to a formal dining room with one wall devoted to wine storage. On the main level, the open-plan interiors include a coffered-ceiling living room, a glass-walled office and a cool kitchen with a casual dining area. In all, the home offers five ensuite bedrooms, including a master suite with a dressing area and soaking tub. It's offered by Jaime and Kendall Sneddon of the Sneddon Team, affiliated with William Pitt Sotheby's International Realty.



A Fresh Start Be the first to own this stately New Canaan property with cool, modern interiors. It lists for $4,495,000 with Jaime and Kendall Sneddon of the Sneddon Team, affiliated with William Pitt Sotheby's International Realty in New Canaan. 203-966-2633.

Something Old, Something New This brand-new Greenwich contemporary comes with a renovated antique guest house. It's listed for $3,690,000 with Robin Kencel of the Robin Kencel Group with Compass. 203-249-2943.

A stunning Greenwich contemporary, completed in 2018, offers an amenity Realtors report is increasingly sought after: a second master-bedroom suite. The 7,200-square-foot home has an additional four bedrooms, all ensuite, as well as a separate three-bedroom guesthouse, once the farmhouse on the 5.61-acre property. Architect W. C. Ralston gave the open-plan interiors an airy feel with 22-foot ceilings in the living room, walls of glass and a dramatic floating staircase, also glass encased. It lists for $3,690,000 with Robin Kencel of the Robin Kencel Group with Compass.

JOIN THE CLUB

If you associate homes belonging to an association with cookie-cutter styling, you've likely never been to Belle Haven, a Long Island Sound community occupying a peninsula in Greenwich, which has counted among its members celebrities as diverse as Diana Ross and the financier Paul Tudor Jones. The venerated Belle Haven Club, offering a pool, marina and club house, sits at the tip of the peninsula—as does a handsome, 10,000-square-foot shingle-style home, the only new-construction listing in Belle Haven. It also represents a trend toward a more turnkey approach to spec housing—instead of a "pool site," there's an actual pool, surrounded by thoughtfully designed outdoor rooms and terraces, as well as a sports field. It's listed for $15,750,000 with Christopher B. Finlay of Halstead Property.

On The Waterfront This newly constructed Belle Haven home, with views over Long Island Sound lists for $15,750,000 with Christopher B. Finlay of Halstead Property. 203-969-5511.

THE MODERN FARMHOUSE

A newly constructed home in Darien offers a fresh take on the New England farmhouse. The exteriors feature metal roofing and a barn-like garage. And the rustic styling continues throughout the 6,679-square-foot interiors, which offer reclaimed-wood detailing, shiplap paneling and chic black casement windows, along with a kitchen with Vermont marble counters, a family room with a fireplace and six bedrooms. It lists for $2,849,000, offered by Keiley Fuller of Houlihan Lawrence in Darien. 203-858-4609.

Just up the coast in Old Greenwich, the Lucas Point Association offers homeowners a private beach, a boat yard and dock amenities. And the neighborhood's newest addition is a circa-2018 shingle-style manse, fully stocked with an open-plan kitchen, equipped with Sub-Zero and Wolf appliances, five ensuite bedrooms with views over Greenwich Cove and Long Island Sound, and an expansive terrace with an outdoor fireplace. Betty Moran of William Raveis has the $5,285,000 listing.

Get The Point Part of the Lucas Point Association in Old Greenwich, this home is listed for $5,285,000 with Betty Moran of William Raveis in Old Greenwich. 203-249-2705.

In Norwalk, Windover is a new enclave of eight HOBI-award-winning homes, designed by Beinfield Architecture on a 12-acre site that retains a rural feel, with meadows, walking trails, fields of wildflowers, and a private pond. One of the three homes remaining, listed for $1,550,000, is a twist on the traditional saltbox, with its shiplap siding, cedar-shingle and seamed-metal roofs, and mix of upright and low-slung massing. It also represents a trend toward houses built with a smaller footprint but with best-quality materials and amenities—quality over quantity, in other words. The 3,200-square-foot interiors boast a kitchen with Wolf appliances, two dishwashers and

New In Norwalk Part of Windover, a brand-new, eight-home association designed by Beinfield Architecture, this reimagined saltbox lists for $1,550,000 with Denise Walsh of Denise Walsh & Partners with William Raveis in Fairfield. 203-650-1583.

a butler's pantry, a first-floor master suite with a full marble bathroom, and a great room with a floor-to-ceiling fireplace. It's offered by Denise Walsh of Denise Walsh & Partners with William Raveis.

LIVE IN TOWN

YET ANOTHER TREND IS TOWARD IN-TOWN LIVING—POPULAR AMONG COMMUTERS looking to walk to the train station, young families looking to walk to schools, and empty-nesters looking to walk everywhere (and, ideally, retire from lawn-and-garden care). A new Rowayton home, within walking distance to village shops and restaurants, offers both brains and beauty. The smart part includes a wall-mounted iPad that manages heat, lighting, security and other systems, which can also be controlled via an iPhone app. The beauty is conferred by the builder's choice of materials including shiplap ceilings and Carrara marble countertops in the kitchen, a family room with oak flooring and a fireplace, a formal dining room with lighted tray ceilings, and a master suite with another fireplace, marble countertops and a soaking tub. It lists for $1,695,000 with Bryan Morris of William Pitt Sotheby's International Realty.

Pretty Smart This Rowayton Colonial has such smart-home features as app-controlled outdoor security camera and energy-efficient heating and cooling. It lists for $1,695,000 with Bryan Morris of William Pitt Sotheby's International Realty in Darien. 203-219-3751.

Close to town in Greenwich is a more expansive spread that's still just a five-minute trip to the train station and the shops along Greenwich Avenue. Just listed for $12,795,000, the nearly 12,000-square-foot home has the most sumptuous master suite of the bunch, complete with a sitting room, two ensuite dressing rooms and bathrooms, a fireplace and a private terrace. The main floor impresses as well with its dramatic three-story staircase, coffered ceilings, six fireplaces and oversized transom doors opening onto a veranda and terrace. And there are an additional four bedrooms and bathrooms, as well as lower-level game and media rooms. The 2.1-acre grounds also offer a swimming pool and outdoor fireplace. Steve Archino of Sotheby's International Realty has the listing. —*Diane di Costanzo*

Well Manored The very picture of English Country styling, this Greenwich manor lists for $12,795,000 with Steve Archino of Sotheby's International Realty in Greenwich. 203-869-4343.

GREENWICH: DEVIN GROODY PHOTOGRAPHY