



Photo: William Pitt, Sotheby's International Realty

Connecticut's Gold Coast

About an hour or less from New York City, the wealthy coastal communities nearby the Long Island Sound in southwestern Connecticut are home to some of the region's most coveted properties – many on the market now at reduced prices.

Although not strictly a coastline town, New Canaan in lower Fairfield County has long been one of the Gold Coast's most desirable places to live. The 12,385-square-foot brick estate at 26 Pequot Lane in New Canaan, recently reduced in price to \$6,795,000, was custom built by the current owners in 2008 with a laundry list of amenities fit for a mini-resort, including a finished lower level, pool, spa, waterfall, tennis and

sports court, billiards room, sauna, elevator, wine cellar, full bar, six fireplaces, fitness room and covered patios for entertaining. The four-acre property has six bedrooms, including one on the first floor that would work well for in-laws, a handsome circular driveway in front, and plenty of privacy provided by specimen trees and plantings.

The motivated seller is offering zero-percent financing up to 20 percent of the sale price. "You



Photo: Houlihan Lawrence

OPPOSITE: 26 Pequot Lane, New Canaan

ABOVE: 33 Meadow Wood Drive, Greenwich

RIGHT: 36 Baywater Drive, Darien

can't build this house today, with all the amenities, at the current price — and the owner spent a lot more than that on this property” said Robert Bloisio, associate broker with William Pitt Sotheby's International Realty. “That is a reflection of the challenging market we have right now. In this market, most of the young, smart buyers are looking for newer-construction homes like this one that are built with energy efficiency in mind. This is a very well-constructed and well-conceived house, and it is now set to sell at a very good reduced price — with a unique financing incentive that makes it even more attractive to buyers.”

The six-bedroom home on 3.87 acres in Quarry Farm overlooking Long Island Sound, at 33 Meadow Wood Drive in Greenwich, comes with plenty of private waterfront as part of the prestigious Belle Haven Private Association. The home, located on two parcels in a one-acre zone, was built for Nancy Reynolds of the R.J. Reynolds family, and comes with a richly paneled library and a large kitchen with a glassed-in breakfast nook, a freeform pool beneath a natural granite outcropping (carved from the original quarry), and an elegant conservatory/greenhouse off the living room which opens to a stately row of hedges.

The estate recently returned to the market for the substantially reduced price of \$7,950,000. “The



real value here is that it is a huge piece of property even for this area, in an ideal waterfront location in the always sought-after Belle Haven neighborhood of southern Greenwich,” explained BK Bates, associate broker with Houlihan Lawrence Real Estate. “The Belle Haven Private Association is a lovely community, with security, near the train and with easy access to downtown Greenwich, and Quarry Farm has its own gate and security on top of that. The conservatory is a very special place, with a beautiful living room, dining room and great library with a fireplace, and the location is in one of the most lovely private associations in Greenwich, with picturesque waterfront access and lots of egrets, swans and herons to enjoy.”

The five-bedroom colonial built in 2014 near the community pier and beach at 36 Baywater Drive in Darien, listing for \$3,790,000, is part of the pri-