



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Sounds Of Silence This New Canaan antique, owned by singer-songwriter Paul Simon, sits on 32 private acres. It lists for \$13.9 million with Leslie Razook and Anne Krieger, both of William Pitt Sotheby's International Realty in New Canaan. 203-918-4452 and 203-984-9188.



On Location

OF ALL THE FACTORS THAT MAKE FOR A DESIRABLE LISTING, location nearly always wins out. Here's why: You can change virtually everything about your house and grounds except for where they're located. That's why we're closing out the summer season with a roundup of the best listings in seven of Connecticut's most sought after neighborhoods. See you in September!

CLOSE TO TOWN & TRAINS

NEW CANAAN NEIGHBORHOODS VARY WIDELY, FROM THE sprawling estate district in the north to the artistic Silvermine area along



Paul Simon

the Norwalk border. In between is the charming town center, where houses tend to be smaller, and on smaller lots. That's why a new \$13.9 million listing is so special: Just two miles from the Elm Street shops and the New Canaan train station, the circa-1938 Georgian sits on an unheard-of 32 acres. Also of note: It's being sold by Paul Simon and it's where the singer-songwriter recorded his last four albums. Boasting both convenience and privacy, the whitewashed-brick main house is sited at a high point on the estate, with views over formal walled gardens and a rock-rimmed pond. There's also a terraced pool, a guesthouse and a gated entry. Leslie Razook and Anne Krieger of William Pitt Sotheby's International Realty share the listing.

SIMON: UDO SALTERS PHOTOGRAPHY / SHUTTERSTOCK.COM

DEEDS & DON'TS



Fit For A King This castle-like Greenwich estate, just listed for \$18.75 million, is offered by James Hoffman and Doron Sabag, both of Douglas Elliman in Greenwich. 203-517-8105 and 203-622-4900.

The same goes for Greenwich, where close-in housing options tend to be town homes and condos. The area called mid-country is one of the many—this is Greenwich, after all—estate districts that are a quick drive into town. And on a mid-country lane, there's a new listing that can only be described as a castle, complete with multiple turrets, diamond-paned windows, carved limestone balustrades and an impressive front courtyard. Designed by architectural designer Dinyar Wadia, its list of amenities is so endless that you could pretty much go on vacation, come back and we'd still be reciting them. So just the highlights: double-decker decks, a pretty pool with a shaded pergola, shared by the tennis court on the other side of it, an outdoor kitchen, an outdoor fireplace and separate rooms indoors dedicated to a movie theatre, a putting green, a golf simulator and a gym. It lists for \$18,750,000 with James Hoffman and Doron Sabag of Douglas Elliman.

And in Ridgefield, West Lane is a road that's close to town but also on the road to New Canaan and its faster commuter trains into Grand Central. The neighborhood's most



Shut The Barn Door The horsey set will admire this Ridgefield estate listed for \$5,995,000 with Joanna Rizoulis, Nick Davis and Amy Smith-Sroka, all of William Pitt Sotheby's International Realty, best reached via the Ridgefield office at 203-438-9531.

DEEDS & DON'TS

impressive listing is called Orchard Hill Farm, offering all three titular items—it's on a hill, with an orchard and an equestrian center—and so much more. For family members with four legs and a mane, there's a nine-stall barn with hay loft, a wash stall, five paddocks and a riding ring. Two-legged types will like the saltwater pool and spa, outdoor kitchen, putting green and stone guest cottage. Oh, and there's also a handsome, circa-1937 main house with six bedrooms and a glass conservatory. It's offered for \$5,995,000 by Joanna Rizoulis, Nick Davis and Amy Smith-Sroka, all of William Pitt Sotheby's International Realty.

ALONG THE SHORE

IN SOUTHPORT, A PRISTINE, CIRCA-2015 MANSE TAKES PRIDE OF PLACE ALONG Pequot Avenue, just minutes from the village in one direction and the Green's Farms train station in the other. Designed by architect Mark Finlay, the all-white home features gorgeous materials throughout—among them, reclaimed antique Belgian bluestone floors and a dramatic, pewter-topped bar. Additional luxe extras include a fireplace and private



balcony in the master suite, a gym with doors opening onto the terrace that will make you feel like you're in a Peloton commercial, a lower-level theater and billiard room and even giftwrapping and floral-arranging stations. But these days, you'd find us on the private sandy beach, in the pool house or infinity pool, or on the rooftop deck overlooking Long Island Sound. It lists for \$16.5 million with Michelle Genovesi of Michelle&Company, William Raveis Luxury Properties.

Shore Thing This Southport manse has a private sandy beach, a pool with a luxe pool house (LEFT), plus landscaping by Doyle Herman Design Associates. It lists for \$16.5 million with Michelle Genovesi of Michelle&Company, William Raveis Luxury Properties in Westport. 203-454-4663.





Compo Compound Sited along the beach and part of the Bluewater Association in Westport, this nearly 12,000-square-foot home lists for \$10.8 million with Brian Milton of Compass in Greenwich. 203-900-4020.

Broadly, Compo-area homes in Westport are either on a hill with sweeping views over Long Island Sound or at sea level, within walking distance to the beach—and really, you can't go wrong. But the Bluewater Association enclave gives you both, along with a private beach and tennis courts. And one of the association's coolest homes just hit the market for \$10.8 million, listed with Brian Milton of Compass. Amenities from the top down start with the widow's walk, perfect for cocktails at sunset. The stylish, nearly 12,000-square-foot interiors feature glass walls that

open onto an expansive terrace with a wraparound infinity pool and spa and an alfresco kitchen with a dining terrace.

The Darien coastline is alternatively rocky and beachy, with marshlands and estuaries thrown in as well. Its most exclusive enclave is called Tokeneke, with its own century-old waterfront club, offering a beach, Har-Tru tennis courts and a boathouse. And just down the road, a classic Tokeneke Tudor on 1.25 acres has hit the market, asking \$8,495,000. Built in 1902, the 7,800-square-foot, five bedroom, four-and-a-half bathroom home is backed by pristine lawns that stretch to a private sandy beach, with views to both Long Island Sound and Five Mile River. Suzanne Okie of Halstead has the listing.



Tokeneke Tudor Located within the Darien enclave of Tokeneke, this circa-1902 Tudor lists for \$8,495,000 with Suzanne Okie of Halstead in Darien. 203-656-6512.

DEEDS & DON'TS



News From Washington This just in: A 27-acre spread in bucolic Washington (Connecticut) is on the market for \$5,995,000, offered by Carolyn Klemm of Klemm Real Estate in Washington Depot. 860-488-6721.

IN THE COUNTRY

WASHINGTON IS ONE OF THE MOST DESIRABLE TOWNS IN Litchfield County: It has a lovely village center, massive equestrian estates and even a resort and spa, called the Mayflower Inn & Spa. On 27 private acres, there's a white clapboard Colonial that's been price reduced to \$5,995,000—or \$6,295,000 if you want to buy it fully furnished. This time of year, the grounds are a huge draw, with its oversized lap pool with two pergolas and lush gardens, a pretty pond, a guest house, a fancy front courtyard and a backyard folly, in the form of a soaring and ornately carved stone arch. It's offered by Carolyn Klemm of Klemm Real Estate. —*Diane di Costanzo*



PRESIDENT'S DAY SALE?

The Greenwich home where President Donald Trump and his ex-wife Ivana Trump lived after getting married is back on the market, offered at a nearly 30 percent discount. It's often referred to as Trump's "starter mansion," which the couple purchased for \$4 million in 1982 and she sold for \$15 million after their divorce. The current owners listed it for \$58 million in 2015, took it off the market, and have now reduced the ask to \$38.5 million. White-House-like in its design—foreshadowing, anyone?—the many-columned manse features a pool, tennis court, putting green and deep-water dock. It's offered by Joseph Barbieri of Sotheby's International Realty in Greenwich. 203-940-2025.

Visit cottagesgardens.com/news to start receiving our dailyDeeds newsletter