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# Fairfield, New Haven and Litchfield Counties

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*From an island in the Long Island Sound to a handsomely renovated artist's retreat not far from New Haven to a rare direct waterfront on Connecticut's second-largest natural lake, a handful of luxury homes in the three Connecticut counties closest to New York City feel a world away from the bustling city. And that's the point.*

**L**ake Waramaug is the second-largest natural lake in the state, and its shores are home to some of the most coveted (and expensive) real estate in Litchfield County. The New England-style shingle home at 7 Arrow Point Road in Warren is a true direct waterfront, where the lawn leads to a private beach on the lake — unlike other lakefronts where a road lies between the house and the lake. On the market for 4,995,000, the four-bedroom, six-bathroom, 5,474-square-foot home, built in 2008 on 1.35 acres, comes with

a dock and its own private fire pit at the beach, a master suite with an expansive balcony upstairs oriented toward the lake, and a guest suite with a Juliet balcony. The living room, dining room and study on the main level all feature French doors that open to water-facing terraces or the porch.

The purchase price of \$4,995,000 includes state-of-the-art mechanicals, automatic generator, large gym, wine cellar, Sub-Zero refrigerator, Wolf range and a butler's pantry with a wine cooler. "Many of the traditional homes around





Photo: Douglas Elliman

the lake need to be rebuilt or redone, but this is one of the rare homes that is relatively new and already very well built, with plenty of space for friends and family, entertainment and recreation — with a second-level entertainment room with a pool table and a third level for sleepovers, or perhaps a study,” said Ira Goldspiel, sales agent with William Pitt Sotheby’s International Realty. “In the old days, lake cottages were seasonal — but this is a year-round house, with a two-story barn on the property. Unlike other lakes that are more crowded and busy, this is a serene and pristine lake, and the people who live on it protect it.”

In New Haven County, 707 Tanner Marsh Road in Guilford, a classic New England town known for its waterfront estates, is a very private waterfront estate on more than six acres with 1,100 linear feet of frontage on the East River — ideal for fishing, kayaking and boating. Across the river is a 600-acre protected preserve, with a protected five-acre parcel abutting the property on the other side. The 7,492-square-foot residence features walls of windows that accentuate the water and woodland views, with three massive granite fireplaces at its heart. The 20-foot-high living room features an elegant Palladian window, and there is a tennis court and a pool outdoors.

The price was recently dropped to \$1,495,000. “The house has a spectacular natural beauty around it that will never be disturbed,” explained Joelle Bentley, sales agent with Douglas Elliman Real Estate. “The current owner, an engineer, bought it 10 years ago, and put \$1 million into the

interior — putting in a new kitchen, finishing the lower level, redoing the bathrooms and adding one downstairs, and adding oak doors throughout. The lower level has a home office, recreation room with a separate exercise room, and a 600-bottle wine cellar, which he also built. It is now a mini resort on six acres. It’s amazing to think you can have waterfront property in Guilford for under \$1.5 million, with pool and tennis, sauna and wine cellar. If this were directly on Long Island Sound in Guilford, it would cost a fortune.”

New Haven County’s best-kept secret is the Thimble Islands, an archipelago of more than 100 inhabited and uninhabited islands in Branford, around 15 miles across Long Island Sound from the North Shore of Long Island. O Wheelers Island in Branford has a single 3,462-square-foot house on it, lushly landscaped, about five minutes away by water taxi from Stony Creek harbor. The home sits high on the island, with a rolling green lawn, and a panoramic view of the Connecticut coastline

**OPPOSITE:** 7 Arrow Point Road, Warren, Litchfield County

**ABOVE:** 707 Tanner Marsh Road, Guilford, New Haven County





and all the other islands and of Long Island across the Sound. With the help of one of the most highly regarded builders in the area, the current owner rebuilt it with a wraparound porch and new septic, insulation, electrical, heating and air-conditioning systems so that it could serve as a year-round home, although they don't use it that way.

Located 75 miles from New York City and convenient to the train and New Haven, the \$3 million property has eight bedrooms, with a full walk-out basement and laundry room. "There is a large family room with a fireplace, outdoor fireplace on the walk-out patio, two wood-burning fireplaces and a sandy beach, with a lawn, shady trees and room for a pool," said Joe Piscitelli, associate broker with Coldwell Banker Global Luxury. "Many people don't realize they don't have to go to Maine or Canada to find this level of privacy on a private island — and this is less than two hours to New York City. It is so much easier to get to a private island here than the Hamptons during peak season."

**ABOVE LEFT:** 7 Hickory Avenue, Clinton, New Haven County

**ABOVE RIGHT:** 0 Wheelers Island, Branford, New Haven County



Photo: Daniel Milstein Photography

Near the border of New Haven and Middlesex Counties, 7 Hickory Avenue in Clinton, midway between Old Saybrook and Guilford, is a three-bedroom, 3,551-square-foot contemporary artist's retreat once owned by a successful Broadway orchestrator. Built in 1985 at the end of a private road and within walking distance of the Clinton town beach, the 0.66-acre property was transformed over the years with major renovations and landscaping improvements, including an English garden, a water feature with a small pond, a gazebo and a stone grotto. The home itself has angular walls, many clad in wood, with hardwood and stone floors, and three fireplaces: one in the one living room, the second in the second story living room and the third by the spa and hot tub.

The asking price is \$449,000. "This is a humble community in a great location — and the orchestrator built a little masterpiece here," said Laurie Mazzeo, sales agent with William Pitt Sotheby's International Realty. "The wood walls in the master bedroom make you feel like you are in Vermont with the smell of the wood. The main living room, also with wood walls and angled windows, has a special Norwegian moist-air heating system because the orchestrator needed a very temperature-controlled environment for piano. The current owner needs to relocate for business reasons, and it was very sad for her to have to sell it."

In Fairfield County, 38 Birch Lane in mid-country Greenwich is a new five-bedroom lakefront "transitional colonial" filled with the latest architectural and environmentally friendly engineering





Photo: Houlihan Lawrence



Photo: Houlihan Lawrence

marvels, including LePage custom windows and folding glass walls in the Waterworks kitchen, connected to the great room, that open to the deck and infinity-edge pool. The second floor has a substantial roof deck with glass railings that overlook the pool and the kayakers on the lake, and there is a full third floor and a lower level with a large family room with a fireplace, gym with a full bathroom and a large beverage center that serves the pool. The smart home uses a Control Four system to operate the lighting, audio, video, climate control, intercom and the security systems from a handheld device.

The list price for the 8,585-square-foot home on a one-acre lot is \$5,995,000. "It is closer to town than most mid-country homes, and only a five-minute drive to downtown in a very walkable neighborhood," said Laurie Smith, sales agent with Houlihan Lawrence. "This house is very different from many in Greenwich because it is brand-new construction, with all the bells and whistles, and it feels like a very advanced custom home quality wise. And it is lakefront."

The home at 44 North Porchuck Road in back-country Greenwich, also being shown by Smith, could not be more different. The six-bedroom, brick Virginia colonial, listing for \$3,775,000, sits on 4.23 acres bordering the 370-acre Fairchild Land Trust in horse country, complete with walking and horse trails accessible from the backyard maintained by the National Audubon Society. Between the pool house and the 5,634-square-foot house is a covered dining area, with high

ceilings, for warm-weather entertaining. There is also a lower level, comprising an additional 1,600 square feet, with a gym, sauna, family room, informal bedroom and a full bathroom.

"This is a very distinct Virginia colonial that has ivy growing in the front with a very Southern feel, with a double-height front porch and columns that reach the length of both floors," explained Smith. "The current owners are in the restaurant business in New York City, and they know all about entertaining — so when they redid it for themselves, they added a professional-quality Christopher Peacock kitchen off the family room that opens to the pool deck, and a pool house with full bath, refrigerators and expansive counter space. Back country Greenwich has seen a notable resurgence this year as prices went down, and some savvy buyers realized there were real bargains here — and that the extra six-minute drive to downtown was worth it. The value here today is so good, it is hard to pass up at these prices." ■

**ABOVE LEFT:** 38 Birch Lane, Greenwich, Fairfield County

**ABOVE RIGHT:** 44 North Porchuck Road, Greenwich, Fairfield County