



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



A Home for the Holidays

YOU STAYED OFF THE NAUGHTY LIST THIS YEAR, RIGHT? If not, no judgment. Maybe someone you love has been good—and would appreciate the very big gesture of a new house as a holiday gift. Either way, check out our picks for the most giftable homes on the market, suitable for everyone from modernists to car collectors, and from horse lovers to gardeners. Happy holidays!

FOR THE MODERNIST

AN ESPECIALLY STUNNING NEW LISTING ON THE GREENWICH market is a circa-2019 modern home designed by architect Nicholas Karytinis of Tacet Creations. The exteriors are constructed of black Belgian granite and Brazilian Garapa wood siding, topped by a zinc roof. One of its coolest features is a second-floor outdoor terrace, set between



Modern Love This Greenwich modern, with a stylish pool and outdoor kitchen, is listed for \$8,495,000 with Steven Magnuson and Ira Tamigian of Douglas Elliman in Greenwich. 203-610-2923 and 203-536-1391.

the two halves of the home. Among the pleasures found inside the nearly 10,000-square-foot interiors is a swell, open-plan living room with a chic gas fireplace and a window wall that opens up entirely for access to the infinity pool and terrace. It also offers five bedrooms and six bathrooms (along with three half-bathrooms). It lists for \$8,495,000 with Steven Magnuson and Ira Tamigian with Douglas Elliman.



Drivers Wanted This 1,086-acre Cornwall estate features a garage suitable for a race-car collection and a 15,000-square-foot main house. It lists for \$13.5 million with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.

former tennis pro Ivan Lendl. Villa Catarina lists for \$13.5 million with Ira Goldspiel of William Pitt Sotheby's International Realty.

FOR THE WINE AFICIONADO

THE BEST THING ABOUT WINTER? It's red wine season. And there's not a better place to enjoy a Super Tuscan—or whatever varietal you favor—than a shingle-style Greenwich estate, in its handsome *cave* featuring stone walls and

FOR THE AUTO ENTHUSIAST

YES, THIS MEDITERRANEAN-STYLE CORNWALL ESTATE HAS A SPACIOUS garage in which the current owner parks his collection of race cars. But if acquiring autos is not your jam, there are loads of other amenities, including an outdoor swimming pool and an indoor squash court and gym. Called Villa Catarina, the nearly 15,000-square-foot home opens onto a grand two-story entrance hall featuring a dramatic double staircase. There's plenty of drama in the kitchen as well, with its oversized island, cathedral ceiling and easy flow into a dining room with a massive granite hearth. Along with plenty of room to roam across the property's 1,086 acres, the exteriors offer a horse barn, an 18th-century, five-bedroom farmhouse and a clay tennis court. And if you don't have a partner to play with, look no further than the house next door, which is owned by

floors, and a tasting table (note: BYOB). Just listed for \$11,250,000, the 10,000-square-foot manse was designed by architect Sam Mitchell and built by Nordic Custom Builders. The main floor offers large formal rooms with 10-foot ceilings and a master suite with French doors opening onto an outdoor terrace and pool. The lower level is where you'll find the wine room, along with a home theater, card room (ventilated, in case your poker buddies like a cigar), and a gym and spa. And on the four-acre grounds, there's an expansive covered terrace, gardens and pool. It lists for \$11,250,000 with Susie Quinn of Sotheby's International Realty.



BYOB This \$11.25 million Greenwich listing features a wine cellar, along with a home theater, gym and spa. It's offered by Susie Quinn of Sotheby's International Realty in Greenwich. 203-856-2495.





Saddle Up This West Cornwall equestrian estate, called Cobble Hill Farm, is on the market for \$6.9 million, listed with Peter and Carolyn Klemm of Klemm Real Estate in Washington Depot. 917-864-4940 and 860-488-6721.

FOR THE EQUESTRIAN ENTHUSIAST

CALLED COBBLE HILL FARM, A 187-ACRE WEST CORNWALL PROPERTY offers some of the most spectacular equestrian facilities on the market,

starting with a massive horse barn with a cobblestone courtyard and tack room. There are two additional barns, as well as an antique maple sugar house, an extensive network of trails, herb and vegetable gardens, a tennis court and a pond. The circa-1860 Georgian Manor house is also pretty swell, with its classic architectural details, including floor-to-ceiling windows, antique paneling and multiple fireplaces, including one in the master suite. The property lists for \$6.9 million with Peter and Carolyn Klemm, both of Klemm Real Estate.



IT TAKES A VILLAGE

Southport wins awards for Connecticut's most charming village—which is no small feat in a state famous for its quaint and cozy hamlets. And the main street in Southport, called Pequot Avenue, is picture perfect this time of year, with its handsome library, churches and shops, decorated for the holidays. There's also a very special listing along Pequot Avenue, a circa-1970 California-style home with a stately and formal façade, fronted by a gated formal courtyard. But there's a party in the back, in the form of a hidden stone grotto, built with a pool and spa, and accessed from the living room and master bedroom wing. It lists for \$2.4 million with Matt Lahey of William Raveis Real Estate in Southport. 203-767-4190.

TOP: GREENWICH PHOTO AND STEVE ROSSI FOR SOTHEBY'S INTERNATIONAL REALTY



Take It Outside This circa-1939 Greenfield Hill home, offering outdoor rooms and gracious gardens, lists for \$2.5 million with Sarah Keenan of Al Filippone Associates with William Raveis Real Estate in Southport. 203-258-1515.

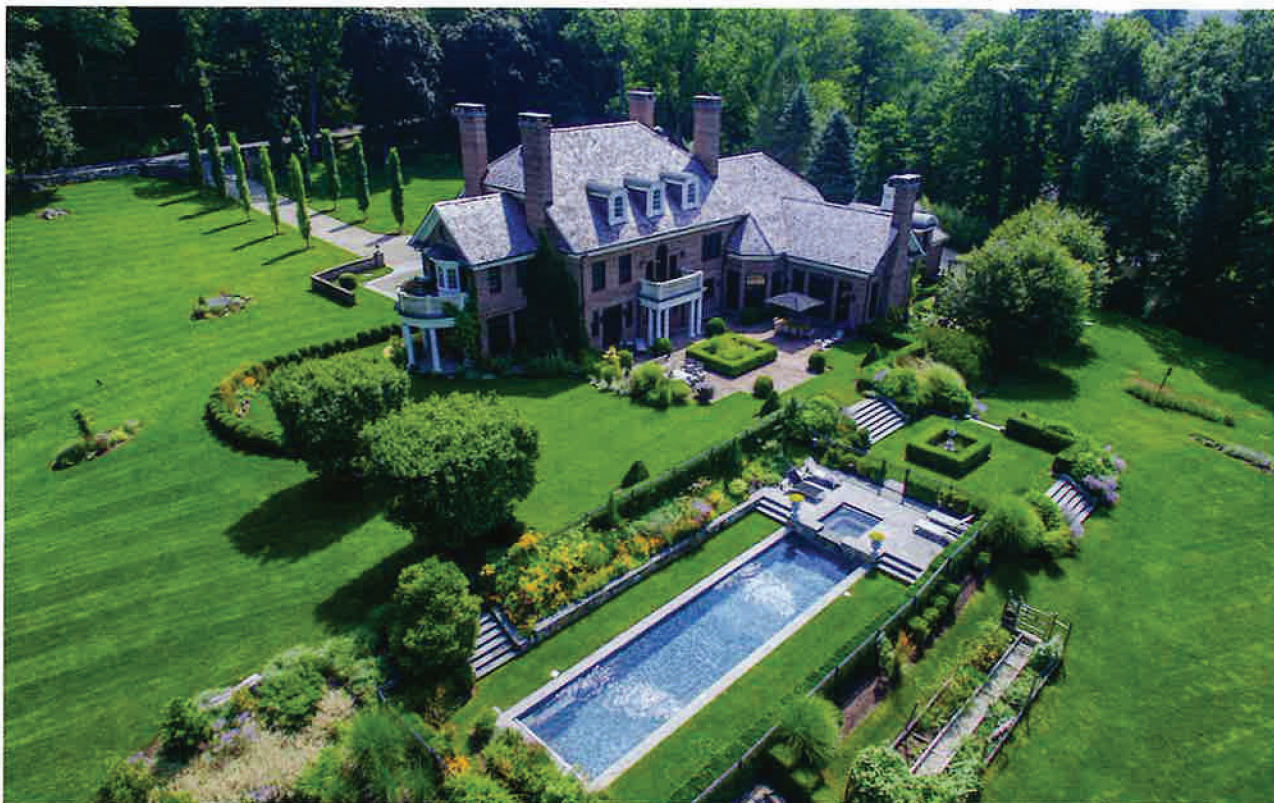


FOR GARDENERS

GREENFIELD HILL, PART OF FAIRFIELD, IS KNOWN FOR ITS HISTORIC and beautifully landscaped estates—and a new listing, asking \$2.5 million, is one of the neighborhood's finest. The circa-1939 Colonial was designed by Cameron Clark with all of that era's gracious touches, including formal, high-ceilinged rooms, ornate molding and four grand fireplaces. But the entire home has been renovated and now boasts master suites on both the first and second floors, a geothermal heating and cooling system, and a 6,000-bottle wine cellar. And across the two-acre grounds, there is lovely landscaping of all descriptions, including sculpted hedges defining terraced, outdoor rooms, specimen trees and a lushly planted pool terrace with a pool house. It lists with Sarah Keenan of Al Filippone Associates with William Raveis Real Estate.

SOMETHING FOR EVERYONE

A \$4,195,000 RIDGEFIELD ESTATE HAS AMENITIES SO VAST IT WOULD suit just about anyone—including that hard-to-please duck fancier on your list. The eponymous feature found at Mallard Pond, the estate's name, is, indeed, a pond with ducks. Inside the 11,000-square-foot home is an Oak Room-style bar, a meditation studio and seven fireplaces, along with five ensuite bedrooms. And the nearly six-acre grounds offer a 50-foot saltwater lap pool and spa, complete with an electric cover, pastures and meadows, and 10 authentic period gas lamps that light at the touch of a switch. It lists with Laura Freed Ancona of William Pitt Sotheby's International Realty. —*Diane di Costanzo*



Just Ducky A Ridgefield property called Mallard Pond comes with a duck pond, along with a custom-built, circa-2006 manor home. It lists with Laura Freed Ancona of William Pitt Sotheby's International Realty in Ridgefield for \$4,195,000. 203-733-7053.

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