



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Hot Stuff

AND SO BEGINS A BRAND NEW DECADE OF HOME SHOPPING, with 2020 kicking off with strong end-of-year sales in many Connecticut markets and—even better news, at least for shoppers—a wide array of appealing listings. In keeping with the theme of this issue, we're serving up a menu of for-sale homes with the most well-appointed and party-ready kitchens imaginable. So get shopping—and then get cooking!

WHAT'S OLD IS NEW

FIRST UP IS A CIRCA-1740 WESTPORT COLONIAL NAMED DRIFTWAY that's a perfect blend of old and new. Nowhere is that balancing act performed better than in the kitchen, part of a new addition to the otherwise antique home. It features wide, distressed floorboards and exposed beams, along with an antique fieldstone wall. But between floor and ceiling, the appliances and fixtures are the most stylish and high-quality that today's dollars can buy. The quartzite-topped island has a



Historic Blend This Westport home beautifully blends an antique Colonial with a modern addition, including a gorgeous kitchen. It lists for \$5,250,000 with Leslie Clarke of Leslie Clarke Homes, affiliated with William Raveis in Westport. 203-984-1856.

concrete farmhouse sink and a modern base crafted from walnut. There's also an oversized Sub-Zero refrigerator and Wolf range—along with an easy flow to a breakfast room, as well as a handsome family room with a stone fireplace and five sets of double French doors. While you could pretty much spend your waking hours among those rooms, you'll want to check out the six bedrooms, including a first-floor master suite with 10-foot ceilings, a Kohler soaking tub and a dressing room. And on the 734-acre grounds: a pool, a landscaped terrace, a circa-1811 English hay barn and a carriage house, now a guest house. It lists for \$5,250,000 with Leslie Clarke of Leslie Clarke Homes, affiliated with William Raveis.



Go Big Oversized, but artfully designed, the kitchen in this New Canaan home flows to dining and lounging areas. Christine Saxe of Halstead in New Canaan lists the property for \$12 million. 203-273-1548.

NEW YEAR, NEW CONSTRUCTION

THE ARCHITECTURAL FIRM OF BROOKS & FALOTICO, TOGETHER WITH YANKEE CUSTOM Builders, just finished a \$12 million, nine-bedroom, nine-and-a-half-bathroom, stone-and-clapboard home in New Canaan, equipped with one of the most stylish kitchens on the market. Stirling Mills Interior Design gets credit for the 14,530-square-foot interiors, which open onto a dramatic, two-story entry space with a modern staircase and sculptural hanging light feature. The ground floor centers around the oversized kitchen, which flows to an open-plan living space on one side and a glass-walled dining area on another. In between, the all-white kitchen features two islands, a custom range hood and, just around the corner, a cool butler's pantry. The 6.28-acre property lists with Christine Saxe of Halstead.

In Rowayton, a circa-1980, board-and-batten home has been so entirely rebuilt that it all but qualifies as new

Sail On In This \$3,500,000 Rowayton home, with kitchen views over Farm Creek and a private dock, is offered by Gaylen Nash of William Pitt Sotheby's International Realty in Darien. 203-803-3137.



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construction. And it enjoys the most dazzling housing site we've seen in a long time, on a peninsula near where Farm Creek flows to Long Island Sound, with spectacular views over marshland and water. One wall of the kitchen is comprised of windows and doors opening onto a wraparound deck with a gas fireplace. It features a T-shaped island, with both work and dining spaces, and a soothing white-and-neutral palette, grounded by wide, white-oak floorboards. The \$3.5 million property also offers a private dock and walking-distance access to the Pine Point Association's private beaches. Galen Nash, of William Pitt Sotheby's International Realty, has the listing.

More new-construction news comes out of Clinton, where another waterfront home has just hit the market, listed for \$3,250,000. Styled to resemble New England's stately, cedar-shingle-and-fieldstone "cottages," this circa-2019 beauty offers a thoroughly modern approach to life along Long Island Sound. The kitchen, for instance, combines with a living area to offer spaces for cooking, dining and lounging around the fieldstone fireplace, with one long wall offering unbroken views over the water, along with access to a wide, second-floor deck, with steps down to the private sandy beach. The home's lower level has its own beachy terrace and, inside, a built-in bar, fireplace and wine-storage area. And the place is as smart as it is beautiful: It was built with LED-lit coffered ceilings, a Sonos sound system and smart

thermostats throughout. It lists with Colette Harron and Rick Weiner of William Pitt Sotheby's International Realty.

For Seaside Dining

This stylish, newly constructed Clinton home overlooks its own private beach. It lists for \$3,250,000 with Colette Harron and Rick Weiner of William Pitt Sotheby's International Realty, both in Essex. 860-304-2391 and 860-227-3191.



MODERN TIMES

FINALLY, IN NEW MILFORD, A CIRCA-1969 modern has a renovated and expanded kitchen that was designed to keep the midcentury vibe cooking. The galley-style space opens onto a breakfast table on one end and a dining area on the other, sited along a glass wall with access to a wraparound deck. Yet more dining options, albeit perhaps not this time of year: There's a 600-square-foot screened-in porch—currently outfitted with modern sofas and a table that seats 12—that cantilevers over the 10-acre property. Back in the kitchen, the owners built custom shelving to house their teacup collection with the note that the shelves can be removed if the feature is not the new owners' cup of, well you know. The kitchen also offers Wolf, Sub-Zero and Miele appliances. The low-slung dwelling was renovated by owner/architect Donald Billinkoff and his wife, interior designer Judith Melinger, and comes with a



Modern Cuisine
We love the kitchen in this cool, circa-1969 New Milford modern; it's listed for \$1,450,000 with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.



heated pool, as well as a renovated Airstream camper that is used as a guest house. It lists for \$1,450,000 with Ira Goldspiel of William Pitt Sotheby's International Realty. —*Diane di Costanzo*



HISTORY FOR SALE

The 300-acre Greylegge Estate has hit the Litchfield County market, asking a cool \$16 million. For the renovation, the owners of the compound commissioned Perry Dean Rogers Partners Architects, an evolution of the architectural firm that restored Colonial Williamsburg in the 1920s. Among its many buildings is the primary, 10,000-square-foot residence, designed in the style of Colonial Williamsburg. There's also a relocated, circa-1789 saltbox, a former tavern that was once lived in by the playwright Arthur Miller. And there's a barn that was built with salvaged barnwood and emblazoned with an American-flag—making it an Instagram darling unto itself. Mark Madonna and Jeffrey Phillips of William Pitt Sotheby's International Realty have the listing. 917-284-8697 and 917-284-8276.