



Photo: Heather Lawrence

Fairfield County Rising

After a challenging selling season last year, luxury homes in Fairfield County saw significant price reductions. Today, bargains abound.

Located next to the Stanwich Club golf course, the seven-bedroom, 10-bathroom compound at the elevated end of Taconic Road is perched on one of the higher points in all of backcountry Greenwich, about 10 minutes from downtown. With the golf course on one side and a large privately held equestrian property on the other, and with an additional four-acre empty lot next door, also for sale, there is little impact from the neighbors. Located at 373 Taconic Road, the 12,232-square-foot home, completed in 2005 and now listing for

\$4,995,000, is built on 4.28 resort-like acres for entertaining, with a pool next to a large pavilion, regulation tennis court large enough for two full-court basketball courts, and with porches, terraces and seating areas for three exterior fireplaces. The lower level has a giant billiards room with a fireplace, home theater, playroom and a huge gym with a refrigerator and a full bathroom.

"This home is built like an Adirondack fortress, with a long driveway with pillars at the entrance and an allée of trees that is especially gorgeous in the fall,"



Photo: Douglas Elliman

said Julie Grace Burke, sales agent with Houlihan Lawrence. “With the Banksville shopping area only about two minutes away on the New York border, it is not at all isolated — to me, it is the ideal mix in backcountry. Land in beautiful towns like Greenwich — one of the premier places in the country to live and raise a family — will always have value. Backcountry has seen a real rebound in sales of late because savvy home buyers recognize real value, and they see that prices for grand estate homes like these, now under \$5 million, have been priced to reflect the reality of the market these days.”

The 1820 Federal compound at 205 Round Hill Road in midcountry Greenwich, listing for the recently reduced price of \$15,950,000, is set on 5.12 acres, and has all the estate essentials in this area: a pool and pool house, tennis court, guest cottage and English gardens. The Israel Peck Estate, famously known as the Red Door house by generations of locals, is anchored by the 9,500-square-foot main residence, with seven bedrooms, nine full bathrooms and two half baths, and has undergone extensive renovations to the kitchen, and later to the bathrooms in 2016. Amenities include a caretaker’s cottage, wine cellar, master suite with a fireplace and dual bathrooms, and garaging for six cars, with a handsome horse property across the street.

“This is a proper estate with a magical area for hosting events outside by the gardens, property hedges, trellis, outdoor kitchen and pool area — a real English-style renovated antique that would be a perfect site for a candlelit dinner in ‘Lord of the Rings,’” said Jennifer Leahy, sales agent with Douglas Elliman Real Estate. “It is very rare to find an estate of this size and quality any more in Greenwich — most grand properties like this have been subdivided.”



Photo: Houlihan Lawrence

OPPOSITE: 373 Taconic Road, Greenwich

TOP: 205 Round Hill Road, Greenwich

ABOVE: 11 Turner Drive, Greenwich

Brand-new in Greenwich is 11 Turner Drive, a six-bedroom smart home on just over an acre with a pool and spa, terrace and fire pit in the private Calhoun Drive Association. Features include a double-height entry hall with a steel railing staircase, French doors to the pool and a large granite deck



ABOVE: 34 Beechcroft Road, Greenwich

OPPOSITE TOP: 50 Shorehaven Road, Westport

OPPOSITE BELOW: 27 Tory Hole Road, Darien

that runs the length of the back of the house, along with a playroom, exercise room, media room and garage, with a lift, for four vehicles. Outside is a firepit and outdoor kitchen, synthetic slate roof and a level backyard with a full house generator. The pool has two push-button retractable covers — one for safety during the season, and one for the winter.

The asking price of \$6,295,000 is competitive, especially for a new 9,185-square-foot home this close to town, said Barbara Wells, sales agent with Houlihan Lawrence. “This home was recently completed by a very high-end builder who only builds a house in Greenwich every two to three years,” said Wells. “People coming from the city are often looking for a traditionally styled house fairly close to downtown Greenwich, and with all the latest modern amenities, like two laundries and a mudroom, entertainment lower level and smart features. This is in a walkable neighborhood, with no thoroughfares — and kids can ride their bikes everywhere.”

Also new in midcountry Greenwich, less than seven minutes from downtown, is 34 Beechcroft Road, a modernist masterwork by Voce Di Design Studio that is listing for \$8,495,000. The exterior siding is Brazilian Garapa wood with a zinc roof,

with reclaimed wide-board French oak floors, Tischler sliders from Germany, an infinity-edge pool with a remote-control cover, an outdoor shower and a large guesthouse connected to the main house via a glass walkway.

The furniture was designed for the house, and is also for sale. “This house is a very different type of home for Greenwich — but more and more people seem to love the open contemporary concept,” said Steven Magnuson, sales agent with Douglas Elliman Real Estate. “At around 9,800 square feet, it has plenty of square footage, but it doesn’t have vast unmanageable rooms, and it is on a very manageable [1.79 acre] lot. Some people prefer a well-planned custom house like this one on a lot that is small enough to maintain, with little upkeep, and close to town. There are lots of great details like a two-sided gas fireplace that you can enjoy from the master bedroom, taking a bath or shower, and a retractable roof over the outdoor kitchen that opens and closes by remote control.”

The four-bedroom waterfront retreat on a cul-de-sac at 50 Shorehaven Road in Westport, on the market for \$2,799,999, is on gated Canfield Island about an hour north of Manhattan, with panoramic Long Island Sound views on three sides. The 3,060-square-foot open-concept home, with a Trex deck and Hardie board siding, is one of the four Westport homes on the island to share access to a private sandy beach. The home also has a large stone firepit, swimming dock and separate boating dock.

“Privacy like this is especially hard to find on the waterfront in southern Fairfield, and this neighborhood, with larger \$5 million-and-up homes, shares a private sandy beach,” said Joni Usdan, sales agent with Coldwell Banker. “Where else can you



Photo: John Carrasco, Jimmy Perez | Pro Realty Imaging

get gorgeous waterfront acreage with beautiful scenery that is very private at the end of a causeway on an island, with waterfront on three sides, for under \$3 million? You can still get a great deal in this market, and this house at 50 Shorehaven is a huge deal in a wonderful area known for boating, beach and nature. You get all the amenities of Westport — the beaches, tennis, golf and parks — and the taxes are much less than the other houses on the island in Norwalk.”

Built before its time, 27 Tory Hole Road in Darien is a unique contemporary built in 1938 and designed by Arthur Holden, who collaborated with Frank Lloyd Wright on the Guggenheim Museum in New York. The four-bedroom, five-bathroom, 4,535-square-foot home on 5.47 acres in the prestigious Delafield Island Association is less than a mile from downtown Darien and its beaches, and an hour from New York City. Like the Guggenheim, the home has curved walls, in this case designed to capture light and provide views of the garden. Holden designed it for his cousin, who wanted to look from one side of the house to the other and still see her beloved pine trees. Holden then designed a crescent-shaped house, with an imposing front, but with a gentle curve at the back. Many of the interior walls are curved as well, with only a few doors on the main floor. The house also makes generous use of aluminum, since steel for private building was scarce before the Second World War. There is still aluminum trim around the fireplace and on the aluminum bannister of the circular staircase. The public spaces have slate floors.

The house is listing for \$2,175,000. “This house is about 1930s glamour, with the curved walls and custom lighting, and a very open floor plan, with



few doors, and with terraces and outdoor rooms with southern exposures,” said Inger Stringfellow, sales agent with William Pitt Sotheby’s International Realty. “To appreciate an iconic architectural statement that was built with an innovative open concept from the 1930s that was rare for its time takes a unique buyer, in this case someone who appreciates art and architecture who wants something unusual and connected to Frank Lloyd Wright. Some moderns of this vintage are not easy to live in, but this one is. It has 5.5 acres with two ponds — with privacy, tucked away from the street at the end of a long winding driveway — and it reveals itself as you drive up. It’s very dramatic — and the open floor plan is still desirable after all these years.” ■

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