



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Move Right In This Redding property – with lovely views onto its pool and five acres – is sold furnished. Denise Gannato of William Raveis in New Canaan has the \$2,950,000 listing 203-981-7927.



Room to Zoom

TYPICALLY, SEPTEMBER IS THE MONTH WHEN WE GET BACK TO work, trading flip-flops for real shoes and the beach for the office or classroom. Not so, 2020. As the seasons change, many of us are staying put, working and learning from home, at least part-time. That's why we're dedicating this column to listings with rooms that are great for video conferencing, whether that means projecting a backdrop featuring an envy-inducing seascape or something much simpler. A couple of pro tips for just that: "You are curating the view that your callers will see so that it reflects who you are," says James Veal, founder and principal of the architecture and interior design studio Stewart-Schäfer, who also built DistanceDesigns, a division focusing on creating agile workspaces for less density and disease prevention. "We recommend having meetings in front of a wood-paneled wall or sitting in front of a wall with some artwork."



KILLER VIEWS

LET'S FACE IT: BOOKCASES ARE GREAT, BUT NOTHING SAYS "I'M THE boss" like a baller view, casually visible over your shoulder as you log into a Zoom meeting. A peek across your pool terrace is a power move, and that's what's provided by a resort-like property in Redding. The pool in question is a beauty, lined on one side with an allée of trees and framed by a modern terrace, with a built-in, 20-foot-long, hand-poured concrete table.

BEAUTIFUL BACKDROPS



Endless Summer This private Norwalk island offers views over its own beach, dock and Long Island Sound. It lists for \$2.5 million with Team Crosland with William Pitt Sotheby's International Realty in Westport and Darien. 203-216-3110.

All of this is on view from the lofty office space with a glass wall opening onto a balcony. Indeed, the circa-2017 home has retractable Nana Walls throughout, erasing the boundaries between inside and out. And it's being sold furnished—move in over Labor Day and you can zoom into September in style. Denise Gannalo of William Raveis has the \$2,950,000 listing.

A new listing on Copp's Island, off the coast of Norwalk, offers nothing but killer—not to mention unbroken—views over Long Island Sound. Better still, the octagonal home is the only dwelling on the nearly six-acre isle, which makes social distancing a snap. The 2,624-square-foot interiors offer three bedrooms and two bathrooms, including a master suite with cathedral ceilings and wraparound windows. There's also an expansive screened porch and a great room with floor-to-ceiling windows and access to a patio. Team Crosland, with Sotheby's International Realty, lists the property for \$2.5 million.

KENT HAS NEVER BEEN A PRIMARY-HOME OPTION FOR PEOPLE WHO are expected to show up for work in Manhattan. But now that remote working is the norm, New Yorkers are snapping up estates in Litchfield County, where six million dollars buys a 13-acre, lakefront compound—as opposed to a three-bedroom place on the Upper East Side. New to the Kent market is Dover House, a home built



A Kent Classic This lakeside compound in Kent lists for \$5.9 million with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.

LEFT: CARLOS MARQUES, MARCOTT STUDIOS



CHRISTOPHER PAGLIARO
ARCHITECTS



203.838.5517

CHRISTOPHERPAGLIAROARCHITECTS.COM

DARIEN, CT



Like A Boss This \$8.3 million New Canaan estate offers a traditional office with impressive bookshelves as a backdrop. Shawn Gardner of Houlihan Lawrence in New Canaan has the listing. 203-273-1212.

by the architect and interior designer Robert Couturier in 2001. Its working spaces are many and marvelous. There's a library with steps that lead to the water's edge. And there's a formal dining room that was featured in *The Finest Rooms in America* by Thomas Jayne (Monacelli Press, 2010). The estate also offers a swimming pool, gardens designed by Miranda Brooks and a circa-1710 guesthouse. It lists for \$59 million with Ira Goldspiel of William Pitt Sotheby's International Realty.

David Neeleman, founder of five airlines including JetBlue, has put his New Canaan home on the market, asking \$8.3 million. Sited on 3.4 acres at the top of Rosebrook Road, the gracious manor offers plenty of views over its lawns and gardens, which feature a pool and terrace, with a hot tub and fireplace. But it's within the 13,000-square-foot interiors you'll want to set up shop—especially in the wood-paneled library, where you can position your desk with a view to the ornately carved bookcases or Old World fireplace. And no worries if your house is full of noisy family members—they can

have their fun on the lower level, which offers an indoor basketball court, a 24-seat theater and a family room, as well as a bedroom, kitchen and full bathroom. Shawn Gardner with Houlihan Lawrence has the listing.

And in Westport, another new listing offers multiple places to work and play. There's a main-floor office and a massive top-floor space with birds-eye views over the entire property. Especially during steamy September, though, the smart move is the pool house, with a wall of glass doors that opens onto the terrace and free-form pool. The nearly 12,000-square-foot home welcomes you in the spectacular entrance space with 20-foot ceilings and a dramatic, winding staircase. The open-plan kitchen offers a 16-foot island, a wine bar, and Gaggenau and Thermador appliances. And the master suite has a large sitting area, a fireplace and a spa-like bathroom with a Waterworks soaking tub and a double-size glass steam shower. Also on the two-acre spread: a turf tennis court. Leslie Clarke of Leslie Clarke Homes with William Raveis has the \$5,250,000 listing. —Diane di Costanzo



Work/Life Balance This impressive Westport estate offers multiple spaces for work, as well as a pool and tennis court. Leslie Clarke of Leslie Clarke Homes with William Raveis in Westport has the \$5,250,000 listing. 203-984-1856.



FURTHER AFIELD

If you're no longer tethered to Metro North for access to your work and office, why not consider a truly great estate: Ethelwynde, a 31-acre spread in Lenox, Massachusetts? Built in 1929, when America teetered on another financial collapse, the English-manor-style home offered a refuge from the chaos—and promises to do so again today. Among its grand rooms, the nearly 12,000-square-foot main house offers a banquet-hall-sized dining room, a conservatory with three exposures, and 11 bedrooms. There's also a striking, 1,800-square-foot guest house with another two bedrooms and two bathrooms. It lists for \$5.9 million with Robin Kencel of Compass in Greenwich. 203-249-2943.