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Fairfield, New Haven and Litchfield Counties

The booming real estate market in the three Connecticut counties closest to the city is being fueled by a flight to safety as schools struggle to reopen.

Known as "Rock Gate," 51 Ferry Bridge Road in Washington was built as an eight-bedroom, six-bathroom, eight-fireplace summer "cottage" in 1885. With a Titanic-style grand staircase, sweeping back porch and modern kitchen opening to a spacious breakfast room/conservatory, the 6,945-square-foot home was awarded by the Connecticut Trust for Historic Preservation in 2013. Rock Gate is on the market for \$5,695,000.

"People were looking to move out of Brooklyn in the 1880s, and they are again today," said Kathryn Clair, sales agent with William Pitt Sotheby's International Realty. "This summer was one of the hottest markets in my 21 years doing business in Litchfield County."

In New Haven County, 385 Boston Post Road in Madison is a five-bedroom, five-bathroom stucco Mediterranean on a 1.64-acre lot less than a five-minute drive from Long Island Sound. The 4,919-square-foot home, listing for \$1,495,000, on a cul-de-sac flanked by ponds, has a large lawn, granite pool/spa and a four-car garage. Indoors has a double-height coffered-ceiling living room with windows all the way up, two fireplaces, third-floor bonus room and a primary suite with cathedral ceilings and a balcony.

"Madison is a real shoreline community with a lower cost of living than others closer to the city," said Sheila Tinn-Murphy, sales agent with Berkshire Hathaway HomeServices. "Any property this size and this close to the beach in Greenwich would be many times more expensive."

The Bluff at Gulf Beach in Milford is a collection of five homes overlooking Milford Harbor on Long Island Sound. 606 Gulf Street is a 5,204-square-foot contemporary colonial, built on 1.08 acres, with unobstructed and protected Sound views. Features include cathedral ceilings and a wall of glass. Wolf and Sub-Zero appliances, double-sided fireplace, two decks and a granite patio.

The three-bedroom, four-bathroom home is listing for \$1,899,000. "Having over an acre on the sea bluff is special in an open-floor-plan seaside home built for the views," said Luke Porto, sales agent with Coldwell Banker. "And you have direct access to the waterfront across the street."

In Fairfield, one of New Canaan's finest estates, at 57 Rosebrook Road, is priced to sell at \$8.3 million. Built in 2005 on 3.4 acres less than a mile from town, the eight-bedroom, ten-bathroom estate is listed at 13,297 square feet — but is actually more than 18,000 square feet with the finished lower level. The stone-and-brick chateau, with gabled roofs and extended wings on either side, comes with amenities including an indoor basketball court, 24-seat theater, nine fireplaces and ten sets of washer-dryers.

"The owner bought the property for more than twice the current asking price," said Shawn Gardner, associate broker with Houlihan Lawrence. "Compounds with everything, like this one, are particularly popular during these times. There are three kitchens, so you can have people stay for extended



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Photo: Gervant Photography



Photo: Houlihan Lawrence

- OPPOSITE:** 51 Ferry Bridge Road, Washington, Litchfield County
- TOP, LEFT:** 385 Boston Post Road, Madison, New Haven County
- TOP, RIGHT:** 606 Gulf Street, Milford, New Haven County
- ABOVE:** 57 Rosebrook Road, New Canaan, Fairfield County
- ABOVE, RIGHT:** 45 Side Cut Road, Redding, Fairfield County
- RIGHT:** 6 Little Cove Place, Old Greenwich, Fairfield County

periods, but you are close enough to town to get your groceries delivered and not feel isolated."

Located about 90 minutes north of New York City, 45 Side Cut Road in Redding is a 46.3-acre property that has had only two owners in its 70-year history. Listing for \$4,650,000, it has grounds that are level (a rarity for this part of Fairfield County) and well-maintained. The owner did all the architectural work himself, in stone, with a working kiln, gym equipment and a wine cellar.

"This property, zoned for building over 20 lots, is all about the possibilities," said Becky Munro, sales agent with Halstead Real Estate.

In Old Greenwich, 6 Little Cove Place is a 3,964-square-foot, three-bedroom architectural gem with distant New York City skyline views from the Long Island Sound waterfront. The home's centerpiece is its windowed octagonal hub, which



Photo: Phil Kohan



Photo: Halstead Connecticut, LLC



Photo: Douglas Elliman

doubles as an entry space and glass-walled library. Architectural details include a 1,500-square-foot primary suite upstairs that won a HOBI Award for its Asian-inspired spa, in 2013. The entire house won a second HOBI Award, for general excellence in architecture, including its ecologically responsible geothermal heat and cooling system, two years later.

The asking price is \$5,495,000. "The architect and homeowner flew around the world to decide upon the design and materials," said Steven Magnuson, sales agent with Douglas Elliman Real Estate. "The exterior is classic, while it is ultra-contemporary inside — and now at a competitive price." ■

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