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Photo: Anthony Acosta

# Elite Homes for Under \$5 Million

*As the reality of the pandemic takes hold, the luxury residential real estate market continues to accelerate just north of New York City.*

Sited on one of Bedford's highest points, with sweeping view of the 4,315-acre Ward Pound Ridge Reservation, 371-383 Pea Pond Road in Katonah offers seven bedrooms, nine bathrooms and six fireplaces — and enough privacy (10,465 square feet on 33 acres) to feel abundantly safe. Pea Pond Road is one of the area's most desirable roads, with celebrity compounds nearby, and with the village of Katonah and the town of Bedford each about 10 minutes away by car. Built in 1991

with massive picture windows for the views from the top of a hill, the heart of the home is its soaring ceiling great room, with a curved wall art gallery, library, family room, billiards room and a pool — and three first-floor bedrooms.

"At \$4,995,000, this property is priced well for the competition — and stands out because it is not a traditional colonial at all," said James "J.B." Avery, sales agent with Coldwell Banker Realty. "This one has more of a Hamptons feel to it, with open

**OPPOSITE:** 371-383 Pea Pond Road, Katonah, N.Y.

**ABOVE:** 19 Four Winds Lane, New Canaan, Conn.

**RIGHT:** 60 Lismore Lane, Greenwich, Conn.

spaces. The owners just had the entire house re-sided, and they also gutted the '90s kitchen, which is ready to be designed for the new owner."

Across the border in Fairfield County, Conn., 19 Four Winds Lane in New Canaan, listing for \$4,895,000, is a sleek and modern 6,895-square-foot, five-bedroom, seven-bathroom Judith Larson-designed retreat built in 1993. The owners just completed a year-and-a-half, multimillion dollar transformation of the property that touched every room in the house, adding gables, 62 push-out Marvin windows, white oak flooring throughout and Centor bifold doors that open completely to the outdoors at the back of the house. The primary bedroom suite now has a meditation sitting room with a Fusion-Crete floor, which is a smooth poured surface made to look like a pool. The gym and one of the garage bays have the same surface. The new design includes several spaces that work well as a home office — a plus for stay-at-home families — and a large five-workstation kitchen with a 75-foot-long leathered Taj Mahal quartzite island.

"Sales are up dramatically in New Canaan, and pending sales are up 290 percent over last year," said John Dunn, Houlihan Lawrence. "At \$3 million plus, we are up 500 percent in homes sold and in contract. We already have 36 homes in New Canaan that have sold for \$3 million or more that are in contract year to date: We had only seven last

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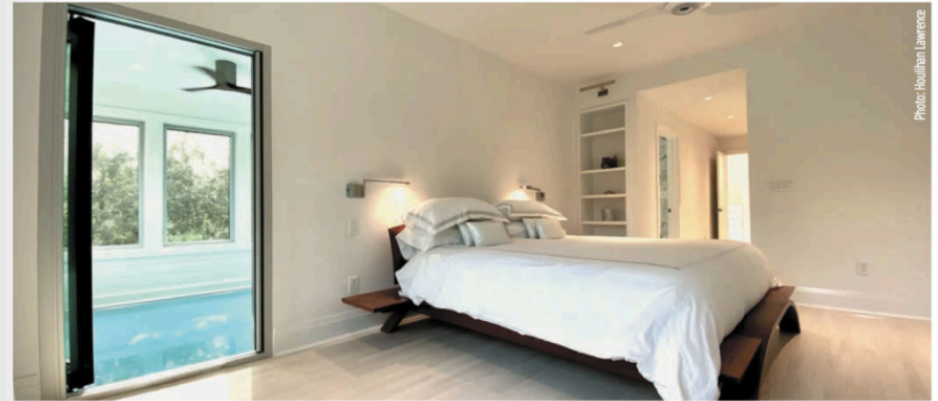


Photo: Houlihan Lawrence



Photo: Douglas Elman

year at this time. As you can imagine, our inventory has just plummeted. We are down to 165 active homes — last year we had 272 active listings at this time. This one is certainly one of the best."

In prime mid-country Greenwich, 60 Lismore Lane is a rare midcentury modern located south of the Merritt Parkway at the end of a cul-de-sac just off Round Hill Road, which is often cited as one of the most desirable streets in the country. Built in 1978 on 2.1 acres, the six-bedroom, seven-bathroom, 8,403-square-foot home, on the market for \$4,350,000, was designed by Frank Lloyd Wright disciple Kaneji Domoto with an expansive terrace, an outdoor heated pool and spa with a waterfall, putting green, a large gym and an indoor lap pool. Along with a distinctive copper roof, Domoto, who worked with Wright at Taliesin in Wisconsin and who also built five Usonian homes for Wright out-

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Photo: Brian Zuleta

side of Pleasantville, N.Y., designed portals for light that glow along the lap pool, and a circular moon window that mimics the circular design of both the outdoor pool and the spa.

"Many buyers want continuity between the interior of the house and the exterior landscape, and this home stands out among the more traditional colonials and mansions that Round Hill Road is known for," said Mary Ann Heaven, sales agent with Douglas Elliman Real Estate. "Greenwich is a very traditional town, but it is changing just at a time when modern designs are more popular than ever. So many of the new builds here are modern, from modern farmhouses to contemporaries. People want clean, sleek, floor-to-ceiling windows with a feeling of light, harmony and serenity during a pandemic — and this home is the essence of that."

In the gated Milbrook Association and near the Milbrook Club, 233 Overlook Drive in Greenwich is a five-bedroom, 5,594-square-foot colonial, listing for \$3,250,000, within walking distance of Greenwich Avenue, the train and Greenwich schools. Built in 1929 on a 0.43-acre lot, the home was gut renovated and expanded 13 years ago with new siding and a raised new roof, with three fireplaces, arched doorways and coffered ceilings, and a library/billiards room with a wet bar.

The seller specializes in buying homes, rebuilding and then selling, and this one he did for himself, adding all the best windows, doors and amenities during the expansion. "Being close to town is important to many buyers — close to town always sells — and in this house, you don't feel you are on less than half an acre," said Julianne Ward, sales agent with Berkshire Hathaway Home Services. "The advantage here is you really don't see your neighbors because the back yards in Milbrook are

very private. Plus this is now a smart home, with all the lights, security, HVAC and sound controllable from a smart device. The other advantages is that when you move into Milbrook, you get moved up the list to join the country club."

Perched on a hill, the sweeping two-story front entrance with a circular staircase at 326 Brookside Road in Darien is quintessential Connecticut. The library has a wood-burning Vermont slate fireplace, lacquered custom cabinetry, extensive bookshelves and a built-in workstation and a wide window seat. The separate 1,200-square-foot pool cottage in the backyard offers year-round accommodations for guests, with a wall of French doors overlooking the 41-foot gunite pool (resurfaced in 2017), with its own great room and floor-to-ceiling wood-burning stone fireplace, kitchenette with a full-size refrigerator/freezer, Bosch dishwasher and a pass-through window for pool parties. The lower level comes with a wine cellar with a 1,200-bottle capacity and an exhaust fan for cigar smokers, along with a gym with a television hookup. There is also a media room upstairs, with six fireplaces in all.

The home, with 8,007-square-feet of interior space on 1.5 acres, is on the market for \$4,295,000. "This is a Connecticut classic that has been elegantly renovated last year into this year," said Eileen Hanford, sales agent with Brown Harris Stevens. "The original owners bought in 2003. They fell in love with the property on a hill next to a cul-de-sac in north Darien. The owners knew they would be competing with brand new-construction homes, so they essentially built a brand new home — with sophisticated millwork and moldings, redoing the floors, adding all new lighting, a new laundry room, new basement floors and a tasting room wine cellar, with a rec room, gym and a new kitchen. The pool

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Photo: Brown Harris Stevens

house was also done in the same style, with white columns, bedroom and full bathroom, sauna, laundry room, kitchen and an outdoor shower. You could live out there full time, as her parents did for a year when they were redoing the house. Brookside is one of the most prestigious places to live in north Darien, and is near land trusts just north of this house. Open space is so important these days, and Darien also offers two town beaches, two private association beaches and two clubs with their own private beaches nearby in addition to the land trusts."

For privacy, it is tough to compete with an island. Unlike the nearby Thimble Islands along the coast, Narrows Island is reachable by car, with 133 Old Quarry Road in Guilford, renowned for its New England-style village green and its picturesque rocky coast, being the first of three homes on the other side of a short bridge from the mainland. The 6,411-square-foot shingle style home on a 1.42-acre lot comes with 920 linear feet of Long Island Sound frontage, with two sandy beaches and a large grassy lawn. The property comes with a boat mooring, boat house and a seasonal dock, with a separate detached garage with living space above.

The asking price (at \$5.1 million) is just a bit over the magical \$5 million mark. "Starting in April, after the pandemic started really spreading, the interest in island living really started growing," said Margaret Muir, sales agent with William Pitt Sotheby's International Realty. "The difference is that this is an island that you can drive to, and therefore is not seasonal. That means you don't have to think about the weather to live here, so you can have the feeling of being on an island without really leaving the mainland. The owners searched up and down the coast all the way up to Maine for three years for this property — looking for just the right spot — and they



OPPOSITE: 233 Overlook Drive, Greenwich, Conn.

TOP: 326 Brookside Road, Darien, Conn.

ABOVE: 133 Old Quarry Road, Guilford, Conn.

found it here in Guilford. This is a Hamptons-style cedar shake home with beautiful Long Island Sound views, with an elegant curved staircase, coffered ceilings and detailed millwork located around 88 miles to the city, but without the Hamptons travel time." ■

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