



Connecticut's Gold Coast

Greenwich, Darien, Westport, Norwalk, Stamford and Southport have long been known for some of Connecticut's most attractive coastal properties about an hour or less from New York City.

Built in 2010 and located within minutes of Greenwich town center, the unique Arts and Crafts-style home on just over two acres at 20 Gate Field Drive is on the market for \$8,725,000. Highlights include a three-story floating staircase, spacious kitchen with two large islands, and a 3,000-square-foot bluestone terrace accessed by five sets of French doors that overlook the pool (with a rope swing). The outdoor entertainment pavilion, between the pool and the tennis court, adds an outdoor kitchen, with gas stove and refrigerator, and a pool house with a shower and bathroom. The home's grotto-like "man cave," with a brick floor, features a 1,000-bottle wine cellar.

The home is about a 10-minute drive to the Greenwich train station. "The uniqueness of the house —

with Old World charm, great craftsmanship and plenty of green space — sets this house apart from some of the new-construction homes that we see these days," said Pam Cunconan, associate broker Coldwell Banker. "With a cul-de-sac for privacy, and with a private homeowners association, you feel close enough to the town, train and airports, but safe enough for kids to ride bikes to play dates and for families to walk their dogs. And the cul-de-sac connects to some wonderful walking trails."

In the private beachfront association of Lucas Point in Old Greenwich, 11 North Crossway, on the market for \$5,995,000, comes with 114 feet of water frontage. The 4,891-square-foot stone-and-shingle colonial was custom built by architect Rudy Ridberg in 2000 in the style of the 1920s-era vacation homes in the area, com-



plete with wraparound sleeping porches and decks to capture the shore breezes.

"This house is a classic shore colonial, but recently built on an oversized lot in full compliance with current FEMA regulations," said Joan Epand, associate broker with Houlihan Lawrence. "The owners wanted a classic house that was open to more casual family living, so while it has a formal living room and dining room, the entire back of the house is a big open kitchen and family room, where all the doors open to the outside to big decks that look over the water in Greenwich Cove and Long Island Sound."

Rowayton offers plenty of well-priced opportunities for watersports enthusiasts. Designed and built in 2004 by ERI Building & Design, 7 Ledge Road, on the market for \$2,195,000, is a 5,200-square-foot home on a level half-acre that is close to everything the coastal town has to offer — from the beaches, clubs and restaurants to a farmers market and Shakespeare on the Sound in the summertime.

Surrounded by water on three sides and located just east of Darien along the coastline of Long Island Sound and the Norwalk Islands, Rowayton is one of Connecticut's most picturesque beach towns. "The active, family-oriented community offers the perfect weekend escape destination, as well as an enticing opportunity to settle down and plant roots," said Christine Straden, sales agent with William Pitt Sotheby's International Realty. "It's hard to believe that such a quaint beach haven is less than an hour from the city that never sleeps. Finding this level of comfort, craftsmanship and privacy all in a single property in Rowayton can be challenging — and this property is a real find."

The Queen Anne-style six-bedroom landmark home, built in 1900 at 66 Pear Tree Point Road in Darien, is set high above the road with views of Noroton Harbor, with deeded access to nearby Pear Tree Point Beach. Grand vestibule doors open to the large foyer, a three-story staircase and formal living and dining rooms in genuine period detail. The 3,820-square-foot home on 2.15 acres, on the market for \$4,235,000, features deep



wraparound porches, walk-in bay windows, mature gardens and beech trees, and a 20-by-40-foot pool.

"When I go into the house, I feel like I am in a Nantucket sea captain's house, where you can see the stairway all the way up," said Mary Lopiano, sales agent with Halstead Property. "The ceilings are very high, with a lot of detailing, and there is an elegant coffered ceiling in the dining room, with bay windows that have seats in them — all elements you don't see in new construction. The sweeping driveway that circles up to the house adds to the grandeur. It hasn't been on the market for 50 years, so it is a rare opportunity."

OPPOSITE PAGE: 20 Gate Field Drive, Greenwich. Photo: Chris Meech

TOP, LEFT: 11 North Crossway, Old Greenwich. Photo: PlanOmatic

TOP, RIGHT: 7 Ledge Road, Rowayton. Photo: William Pitt Sotheby's International Realty

ABOVE: 66 Pear Tree Point Road, Darien. Photo: Halstead Property, LLC