



REAL ESTATE

Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



The Long View This Westport home offers views over Long Island Sound and the Longshore Country Club. It's listed with Michelle Genovesi of Michelle & Company, affiliated with William Raveis in Westport for \$5,998,000. 203-454-4663.



MODERN NEWS

The listing of a New Canaan midcentury modern is always big news—and this one has the makings of a media darling. The home was built in 1956 by architect Willis Mills, who designed his then-modest dwelling to incorporate the steep and rocky terrain around it. It was in poor shape when it was purchased some five decades later by Craig Bassam and Scott Fellows, an architect and creative director. They restored and enhanced the home, creating a 4,368-square-foot gem featuring a double-height living room with glass walls—echoes of the ever-so-slightly more famous Glass House just 10 minutes away—a pool, a bluestone pool terrace and Japanese gardens. It's listed for \$2,850,000 with Karen Sneirson of William Pitt Sotheby's International Realty in New Canaan. 203-249-0280.

Water, Water Everywhere

COASTAL CHARMERS

THE CONNECTICUT COASTLINE IS LONG and varied: rocky in places, sandy in others and punctuated by both urban harbors and laid-back beach towns all along the way. The state also has great lakeside communities, miles of riverfront, and properties with private "ponds" that are measured in acres and stocked for fishing. Here are six listings that showcase that variety—and have us longing for a summer spent on the water. Dive in!

THE *WATERIEST* OF ALL OF THE WATERFRONT homes features a pool and dining terrace sited directly on the Grays Creek inlet along Long Island Sound, and positioned between Longshore Country Club and Compo Beach for maximum opportunities for fun in the sun. The views across the Sound are especially breathtaking from the third-floor master suite,

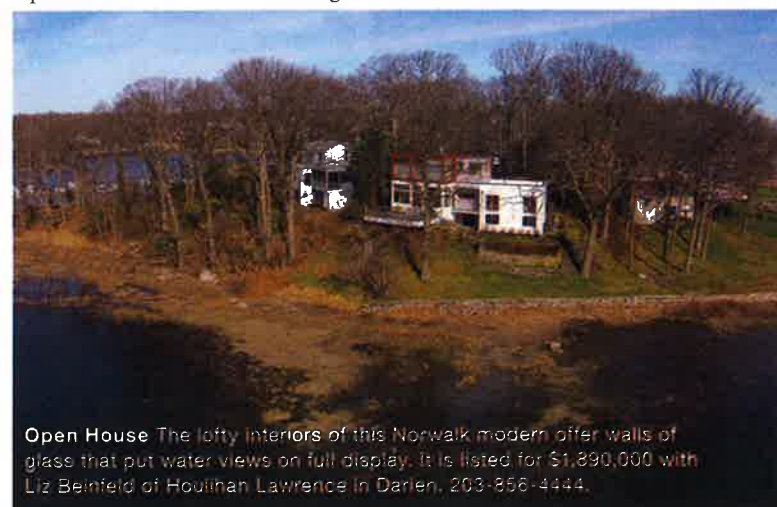


High Style From its perch on Westport's Minute Man Hill, this beauty, designed by Jack Franzen, has stellar views over Compo Beach, Leslie Clarke of Leslie Clarke Homes in Westport lists it for \$7,795,000. 203-984-1856.

with its walls of glass doors opening onto a private deck. This circa-1970s contemporary, updated in 2004, also offers a chic new kitchen with limestone countertops and Sub-Zero appliances, a library and a home gym. Michelle Genovesi of Michelle & Company, affiliated with William Raveis has the \$5,998,000 listing.

Also in Westport, at a high point on Minute Man Hill, is a new \$7,795,000 listing with sweeping views over Compo Beach and Long Island Sound. The stone-and-shingle home was designed by architect Jack Franzen for indoor/outdoor living, best enjoyed this time of year on the terrace, with its saltwater pool with a waterfall spa and gardened lounge area with a handsome stone fireplace. Inside the four-level home you'll find five bedrooms, including a master suite with a marble bathroom, a sitting room and another fireplace. Leslie Clarke of Leslie Clarke Homes, affiliated with William Raveis Real Estate, has the listing.

In nearby Norwalk is a cozy community called Village Creek, located on a peninsula that juts into Long Island Sound. While the circa-1949 planned community is just a 10-minute drive to the South Norwalk train station (and its 60-minute ride into Grand Central), Village Creek feels like—perhaps unsurprisingly, given its name—a waterfront village. And high and dry on a bluff point is a beautifully restored and expanded modern, just listed for \$1,890,000, that enjoys the best of all worlds: It's on a perch that's safe from flooding, but it also offers 200 feet of waterfront



Open House The lofty interiors of this Norwalk modern offer walls of glass that put water views on full display. It is listed for \$1,890,000 with Liz Beinfeld of Houlihan Lawrence in Darien. 203-856-4444.

These listings will have you dreaming about a summer on the water



Fully Loaded In the Fenwick enclave of Old Saybrook, this home includes 130 feet of private waterfront. Colette Harron of William Pitt Sotheby's International Realty in Essex lists the property for \$9.9 million. 860-767-7488.



and a short walk to the village association's beach, marina, dock and tennis facilities. The best room in the house is the lofty, open-plan living area with a massive stone hearth and an expansive deck looking over the water. Vying for the best room is the 800-square-foot master suite with floor-to-ceiling windows and luxe dressing area and bath. In all, there are five bedrooms, including a one-bedroom in-law/au-pair suite with a separate entrance. Liz Beinfeld of Houlihan Lawrence has the listing.

Finally, in the tony Fenwick enclave of Old Saybrook, there's a \$9.9 million-property, just listed with Colette Harron of Sotheby's International Realty, the Realtor who sold Katherine Hepburn's Fenwick property. Thanks to its 22-foot-elevation above sea level, this new listing boasts varied views—over Fenwick Golf Course, Long Island Sound, the Connecticut River and its own 130 feet of private waterfront, including a 100-foot dock with an electrical davit. Clad in white-cedar shingles, the main manse has the feel of a luxe resort. There's an elegant dining room with a gas fireplace, a lofty mahogany porch that leads to the blue-stone patio and pool, and a party-ready kitchen with six-burner Viking stove, a Sub-Zero fridge and two Wolf ovens. The upper floors, served by an elevator, offer five bedrooms, including a master suite with another gas fireplace and a sitting room with 270-degree views over the water.