



Fairfield, New Haven and Litchfield Counties

The three Connecticut counties closest to New York City are renowned for their distinctive mix of coastal living and quiet New England backcountry life.

The custom-built craftsman colonial at 10 Pilot Rock Lane in the Riverside section of Greenwich, listing for \$14,500,000, enjoys sunrise and sunset water views of Greenwich Cove Harbor and the beach, continuing all the way West to the Manhattan skyline. The views also stretch to the south, past the negative-edge pool and across Long Island Sound to Oyster Bay on Long Island.

The five-bedroom, 7,247-square-foot home, built in 2008 with access to the quarter-mile crescent beach operated by the gated Harbor Point Association, features a four-hole putting green, six-foot-wide saltwater fish tank, seven climate zones with radiant heat and a heated driveway. There are fireplaces in both the billiard room and the family room, as well as a custom home theater and an

exercise room. "This house is turnkey: no renovation necessary," said John Bates, sales agent with Houlihan Lawrence. "You don't have to go through the stress of construction and getting approvals, which is doubly important because this is a home that just couldn't be recreated today because of new regulations. A house just down the block recently sold for \$19 million, and that one was torn down to build a new one — so this price, with a wonderful house already in great shape, is very competitive."

River Oaks, a 30-acre gated-entry community of 59 luxury homes in Stamford, is located five minutes south of the Merritt Parkway, and 10 minutes from I-95 and the Stamford train station. Maintenance is taken care of by the homeowner's association, which handles the pool and clubhouse. There are walking trails throughout the complex,



which features five basic home styles, three with master bedrooms on the first floor. The most coveted homes are on the association's large pond.

All of the residences have Waterworks bathrooms and Christopher Peacock kitchens, with high ceilings, skylights and extensive use of moldings, and all have basement lower levels and a great room plus a library/den/office on the main floor. Three residences, priced from \$1.195 to \$1.559 million, are currently on the market. "River Oaks is a gated community, with upscale finishes, that offers easy, maintenance-free living with a clubhouse and a pool, trails and a putting green," said Elayne Jassey, associated broker with Berkshire Hathaway HomeServices. "The buyers here want to avoid daily maintenance headaches and at the same time still have the luxury amenities in a beautiful setting that is conveniently located via a stone bridge. Instead of renovating everything, many buyers

OPPOSITE PAGE: Built in 2008, the the craftsman colonial at 10 Pilot Rock Lane in Greenwich features water views of Greenwich Cove Harbor and the beach. Photo: Chris Meech

TOP: River Oaks, a gated community in Stamford, offers easy, maintenance-free living with a clubhouse and a pool, trails and a putting green.

RIGHT: With its abundant indoor and outdoor activities, this sprawling Victorian-style home at 33 Misty Brook Lane in New Fairfield is a weekender's paradise.

here have sold their very large houses in the area, and choose to move here where everything is new and taken care of, and where security is built in."

Candlewood Lake, located 80 miles from the Fairfield/Litchfield border in the foothills of the Adirondack Mountains, is the setting for some vast properties on the largest lake in Connecticut. Comprising two building lots totaling 4.6 acres, the sprawling six-bedroom lakefront home at 33 Misty Brook Lane, recently reduced to \$4.8 million, comes with an adjacent 5.9-acre lot.

Built in 2003, the Victorian-style, 8,553-square-foot home is a weekender's paradise, with a private sandy beachfront, dock, tennis court, two hot tubs, sauna, gym, arts and craft room, basketball court and a gourmet kitchen with an Aga stove. The current owner is a high-end interior designer from New York, who added a breakfast-room solarium, a fireplace in the kitchen, a sunken living room and a huge wraparound deck with views of the lake. There is plenty of room to sleep 16 people. "This home is all about the activities, both indoors and outdoors," said Mark Pruner, sales agent with Douglas Elliman Real Estate. "Besides the basketball and tennis court, there is a dock for two boats and two jet skis, a beach with a swimming area and a trampoline and a campfire area — and since the beach is south facing, it gets sun all day. It even has football goalposts and a gym the size a small college would have, with a sauna and a steam shower and a game room. You can be active the whole weekend and never leave the property."

In Warren, 75 Lake Road is an expansive 27-acre property called Heron Mill Farm that was formerly owned by actor Richard Widmark. It includes a 2,100-square-foot post-and-beam barn-style guest



house/office, built in 2009; an original gristmill dating back to the 1790s; and a sugar shack. On the market for \$3,795,000, the property is known as one of Litchfield County's most well-crafted estates, with landscape design attributed to Michael Trapp and White Flower Farm. English gardens, stone walls and running streams with waterfalls crisscross the forested land, which also includes a quarter-acre pond stocked with fish and a fenced, raised-bed vegetable garden with adjacent potting shed protected by solar-charged fencing. The sugar shack is used to take advantage of the sugar maple trees in the surrounding area. There is also a regulation horseshoe pit and archery range.

"When they rebuilt the main house, the current owner installed a combination of both geothermal and solar power, so you can spend part of the year off the grid," said Ira Goldspiel, sales agent with William Pitt Sotheby's International Realty. "The property is so well-thought-out, with extensive



ABOVE RIGHT: A negative-edge pool and stunning views of Lake Waramaug are selling points of the home at 32 Spectacle Ridge Road in Kent. Photo: Jerry Weiner

BELOW: Heron Mill Farm, at 75 Lake Road in Warren, is known as one of Litchfield County's most well-crafted estates. Photo: William Pitt Sotheby's International Realty

landscaping and dramatic landscape lighting, and is comfortable to entertain in. It is really resort-level living in an authentic, down-to-earth compound."

Lake Waramaug is one of Litchfield County's most desirable destinations, and 32 Spectacle Ridge Road in Kent, on the market for \$3.2 million, has an ideal view above it. One of eight homes in the South Spectacle Lake Association, the 1998 four-bedroom, 5,477-square-foot shingle-style colonial features a negative-edge pool, a barn and large, open rooms, including a spacious eat-in kitchen flanked by a great room. The association maintains a beach, clubhouse and tennis court.

"Besides the location, the chief selling point is the open layout, which modern buyers are looking for," said Stacey Matthews, vice president of sales with William Raveis Real Estate. "And besides being near Lake Waramaug, the house is on South Spectacle Lake, which is 15 minutes from the Metro-North train station. Views are one of the top items on buyer checklists in this area, as are privacy, no road noise and dedicated private water frontage for activities like canoeing."

In New Haven County, 11 Middle Beach West in Madison, on the market for \$6,250,000, is a 6,200-square-foot, five-bedroom main residence with a 744-square-foot guest house and access to 215 linear feet of sandy beach. The 1.6-acre property, oversized for the area, is an easy walk from the village of Madison and its esteemed town green, and a short stroll through sand dunes from the beach.

"The home was built in 2000 by one of the finest builders in town for himself, and he continued to upgrade it," said Meig Walz, sales agent with





ABOVE: Graced with access to 215 linear feet of sandy beach, 11 Middle Beach West in Madison is also an easy walk from the village and its esteemed town green.

BELOW: Completely remodeled, the trilevel home at 42 Summit Avenue in Milford boasts a panoramic ocean view as well as benefits such as hurricane-proof windows. Photo: Kyle Norton

Coldwell Banker. "The current owner is also meticulous, and continues to upgrade it even further, so it really feels like a 2015 home, with French doors to the porch and a meandering path to the beach. Madison is a great community during the summer months, and perfect for people who want access to both New York and Boston. Most waterfront lots in the area are a half-acre, but this is three times that. There is a lot of space between the house, the cabana, and the water, with its exquisite landscaping, which also provides plenty of privacy."

In Milford, 42 Summit Avenue, a completely remodeled trilevel four-bedroom/four-bathroom contemporary colonial from the 1920s, with a panoramic ocean view, is on the market for \$669,900. The remodel included hurricane-proof windows and front door, new bathrooms and a new kitchen with a unique custom-made island with an edge-cut walnut butcher-block countertop.

The property is about a quarter mile from the sandy beachfront. "The current owner gutted it in 2011, and poured a lot of money into the renovation, and you can see the talent throughout" noted Sam Manandhar, sales agent with William Pitt Sotheby's International Realty. "She improved the third level, removed the wall separating the living and dining area to create an open flowing space, and added extensive tile work, built-ins, inlaid hardwood floors and new millwork. There are now three levels of living space, including a balcony on the third floor with a beautiful panoramic view, and a chef's kitchen with a coffered ceiling. If this home were in Westport or Southport, it would easily cost in the seven digits. It is New York chic at a New Haven County price." ■

