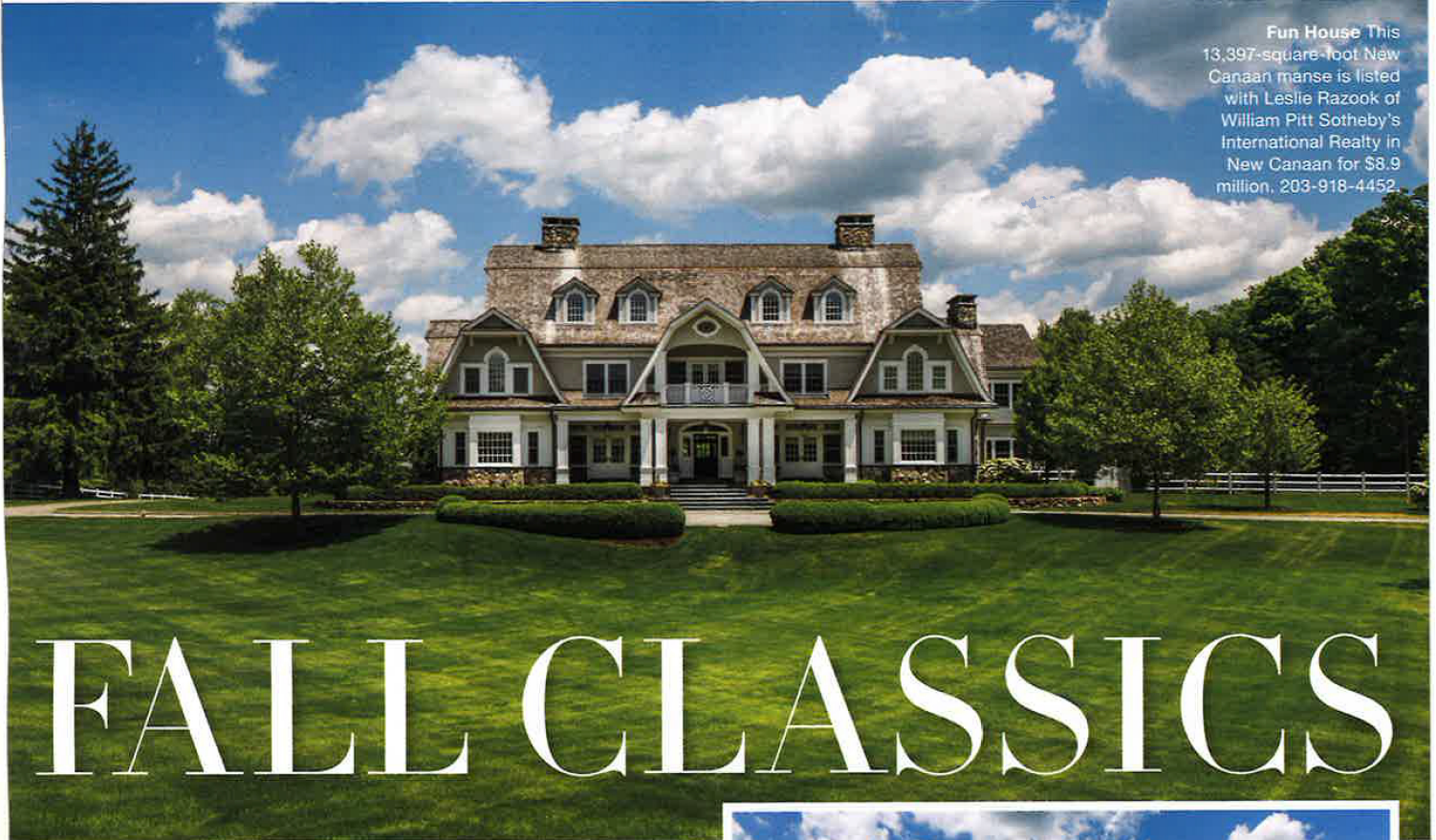




REAL ESTATE

# Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



**Fun House** This 13,397-square-foot New Canaan manse is listed with Leslie Razoock of William Pitt Sotheby's International Realty in New Canaan for \$8.9 million. 203-918-4452.

## FALL CLASSICS

**N**OVEMBER IS THE MONTH TO CELEBRATE OUR NATION'S bounty. So for this issue, we've rounded up homes that represent America's most iconic architectural styles, from the classic Colonial to the massive shingle-style manses that have enjoyed pride of place along our state's coastline for more than a century. And if some of the designs are carpetbaggers from across the pond (we're looking at you, Tudor Revivals) that's part of—even at the heart of—America's rich architectural heritage as well. And for that we are grateful.

### SHINGLE ALL THE WAY

STONE-AND-SHINGLE ESTATES FIRST TOOK ROOT ON NEW England's rocky shoreline, built as summer "cottages" for the affluent class. Called the "architecture of the American summer," the style featured wide porches to catch sea breezes and lofty rooms that stayed cool on hot days but, with their boulder foundations, also proved sturdy enough to withstand harsh winters—one of the reasons they remain appealing to this day. New Canaan has its share of shingle-style homes,



and one of the best examples is a circa-2005 manse listed for \$8.9 million. The flow of the rooms is fabulous, with the kitchen connecting to a cozy, wood-paneled family room, which opens onto a large covered porch with a fireplace, grilling station, pool and pool spa. The lower level is designed for family fun as well, offering a billiard room, home theater,



**Lake Lodge** This estate on North Spectacle Lake in Kent is listed for \$6.9 million with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.

exercise room and sauna. In all, there are seven ensuite bedrooms, including a luxe master suite. Leslie Razook of William Pitt Sotheby's International Realty in New Canaan has the listing.

Along North Spectacle Lake in Kent, architect Peter Talbot designed an especially appealing shingle-style home, now listed for \$6.9 million. Modern amenities include its geothermal heating/cooling system, a lower-level home theater and a capacious master suite, with his-and-her dressing rooms, soaking tub and steam shower. But it also boasts classic details throughout its 8,000 square feet: a mahogany-paneled library with a turret, a great room with a massive fireplace, plus generous porches and decks overlooking the 72-acre grounds. A private dock and 700 feet of waterfront plus a fieldstone fire pit and boat storage shed complete the picture. It's listed with Ira Goldspiel of William Pitt Sotheby's International Realty.

For this issue, our roundup represents America's most iconic architectural styles

#### THE AMERICAN TUDOR

NOTHING EVOKES ENGLAND MORE IMMEDIATELY than the word Tudor—whether describing a dynasty, a mini-series or an architectural style. In America, the homes are properly called Tudor Revivals (and by the Brits, a tad disparagingly, Mock Tudors) and feature an adaptation of the style with their half-timber and gabled construction. In Greenwich is one of the most handsome Tudors we've seen—excluding Jonathan Rhys Meyers as King Henry VIII, that is—now listed for \$6,745,000. Story goes that its current owner bought it as an “impulse purchase” five years ago, gutted the 6,760-square-foot interiors, then painstakingly brought back to life the



## FOR THE BIRDS

One of America's original birdmen was George Bird Grinnell, an early and ardent environmentalist, a founder of the Audubon Society and the owner of a grand Milford estate that friend and frequent houseguest Theodore Roosevelt called “the farm.” That estate's former carriage house is now listed for \$680,000. Built in 1870 (alongside a 24-room Italianate villa), this nearly 4,000-square-foot home originally sheltered the stable hands. It was reconstructed in 1945 using stones from the property, as well as pieces of glacial rock and quartz. And it got decidedly fancier inside, now featuring six bedrooms, three bathrooms (plus one half bathroom) and vintage paneling and floorboards throughout. Craig Oshrin of William Pitt Sotheby's International Realty in Southport has the listing. 203-856-6851.