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# Home for the HOLIDAYS





REAL ESTATE

# Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



**Puttin' On The Ritz** This Greenwich compound has a swimming pool designed to resemble one at the Ritz Paris. Lyn Stevens of Douglas Elliman Real Estate in Greenwich has the \$35 million listing, 203-912-6720.



## LET THE SUN SHINE IN

Passive homebuilding was all the buzz this year after the White House announced its Passive House Initiative. So-called passive homes are built for 90-percent improved efficiency over traditional construction, thanks to special heating and cooling systems, super-insulated building envelopes and sites designed to take advantage of natural sunlight, to both warm and light the interiors. The news came as Stamford announced its first passive house project, with two under-construction properties now on the market, including a modern home that's listed for \$1,695,000 (rendering shown here) and a traditional farmhouse that's offered at \$1,779,000. They are listed with Walter Block of William Pitt Sotheby's International Realty in Stamford. 203-561-2527.

# Best. Gift. Ever.

WHILE GOOD THINGS COME IN SMALL packages—diamonds, French bulldogs, the new Alfa Romeo Giulia—we decided to go annual list of gift-worthy homes. Not only are large in scale, but they also offer a massive array of amenities, from bocce courts to an swimming pool designed to resemble the *piscine* at Paris. Not surprisingly, their asking prices are oversized—with one listed for \$35 million. But you've been so very, very good this year.

### FOR EUROPHILES

THE MOST EXPENSIVE LISTINGS IN THE STATE, a 70,000-square-foot Greenwich manse is also the market's most fully loaded, seemingly designed

with French aristocracy in mind. It greets guests with the drama of a double-height rotunda that houses a sexily curved staircase and a heated limestone floor. The party then moves to a grand living room with two fireplaces and a dining hall with ornately carved woodwork. More fun's found on the lower level in the loggia that accommodates a home theater and an indoor pool—a copy of the one found in the Ritz Paris. And on the 5.34-acre grounds, there's a palatial pool house with a domed top that offers two ensuite bedrooms. It lists for \$35 million with Lyn Stevens of Douglas Elliman.

If you're in more of a Mediterranean mood, check out this red-tile-roofed beauty listed for \$21.5 million. Resembling a Spanish villa with its white stucco façade, wrought-iron railings and gracious porticos, the Greenwich home was designed by architect Boris