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HOMES

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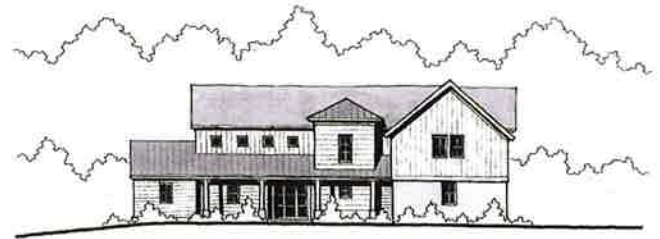


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ABOVE LEFT: Silverbrook, a gentleman's horse farm at 2728 Route 44 in Millbrook, N.Y., encompasses more than 50 acres. Photo: Thomas Anckner

ABOVE RIGHT: Designed by Lucien Vita, two new energy-efficient German-styled Passive Houses — one contemporary (top), the other a farmhouse-style home (bottom) — will be built on Campbell Drive in Stamford, Conn. Renderings: William Pitt Sotheby's International Realty



terrace. This property, built with quality materials and well restored with gracious, beautifully proportioned rooms, would simply be impossible to recreate for the offering price."

Stamford is soon to get its first-ever German-styled Passive Houses. Listing for \$1,779,000 and \$1,695,000, two prototypes are being marketed by William Pitt Sotheby's International Realty, and will be built next year on Campbell Drive. The first, a contemporary-style home on 2.25 acres of woodlands, and the second, a farmhouse-style home on 2.15 acres, will each comprise more than 4,000 square feet, each with four bedrooms and three full and one half bathrooms.

Designed by Lucien Vita and built by the Construction Management Group of New Canaan, these two listings come just as the White House announced a new initiative in New York State to support the construction of more properties built to Passive House standards. "The Passive House is considered the most energy-efficient form of construction in the world," said Walter Block, sales agent with William Pitt Sotheby's International Realty. "And because they are airtight, and extremely well insulated, they operate on a minuscule amount of energy equivalent to operating a blow dryer, all while providing superior air quality. It is only a matter of time until this style and technology will explode in this area."

Also in Fairfield County, 42 Huckleberry Lane, listing for \$2,595,000, is a five-bedroom, 4,103-square-foot, custom-built colonial built on a cul-de-sac by a highly regarded builder in Darien in 2000. The square footage does not include a 950-square-foot finished lower level or a bonus room addition. Highlights include a two-story foyer, a wide staircase leading upstairs, master suite with tray ceilings, two walk-in closets and a sitting

Millbrook, in Dutchess County, is an affluent Hudson Valley community located an hour-and-thirty-minute drive north of New York City. Silverbrook, located in Millbrook at 2728 Route 44, is a Federal/Italianate six-bedroom gentleman's horse farm on 53.45 acres that dates back to Colonial times, with various additions to its Gilded Age grandeur over the years. Formerly owned by a silent film star, the home includes a chef's suite with a restored butler's pantry, marble countertops and the original bell system in place (in the style of TV's "Downton Abbey"), a 2014 renovated kitchen with professional-grade appliances, French doors to the terrace, and an open concept office/playroom. The grounds include a three-bedroom cottage, carriage house, caretaker's apartment and a restored icehouse.

Listing for \$2.595 million, the property includes 11 huge and airy horse stalls, and room for more, all in good working order. "This is a great place to be a horse," joked Katherine Weber, sales agent with Vincent & Whittemore Real Estate. "The property is mostly fields and pastures that are big enough to play polo in, and the hunt room is particularly charming, clad in traditional hunt colors with a big fireplace front and center with French doors to the