



REAL ESTATE

Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



FORM & FUNCTION



THE SPRING MARKET IS IN FULL SWING, YIELDING a fresh crop of listings. In keeping with this issue's focus on architecture, we've picked those that pay homage to America's vernacular styles—shingle, midcentury modern and Adirondack—as well as to such carpetbaggers as an English castle, a Georgian manse and a Tudor estate.

White House Built in 1938 by Arthur Holden, a Frank Lloyd Wright associate, on 5.47 acres in Darien's Delafield Island enclave, it lists for \$2,750,000 with Inger Stringfellow of William Pitt Sotheby's International Realty in New Canaan. 203-321-9361.

MODERN, THEN AND NOW

IN DARIEN, THERE'S A CIRCA-1938 HOME DESIGNED by Arthur Holden, an associate of Frank Lloyd Wright, that strongly presages Wright's Solomon R. Guggenheim Museum in New York City. Indeed, Holden helped advise Wright during the planning stages of "the Guggie," a rancorous process that resulted in a stunning but polarizing building. By contrast, Holden's Darien home is a people pleaser with its curvaceous white façade adorned with a column of glass bricks that gleams like diamonds when lit from within. The 4,035-square-foot interiors are jewel-like as well, starting in the foyer with an all-white spiral staircase that has the same dizzying effect of the famed Guggenheim ramps when viewed from the top. The home also offers four bedrooms and five bathrooms, including a master suite with a fireplace, dressing room and private terrace. Inger Stringfellow of William Pitt Sotheby's International Realty has the \$2,750,000 listing.

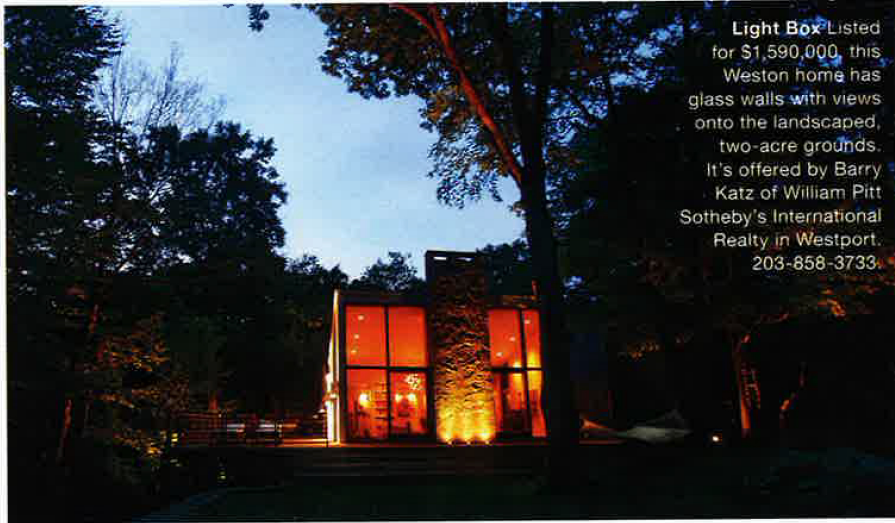
Just hitting the market in Weston is a circa-1978, wood-and-glass home on two wooded acres. The open-plan

MAD SAVINGS

Old Mill Farm, the Greenwich estate once owned by *Mad Max* star Mel Gibson, offers buyers mad savings with its recent price cut. The nearly 16,000-square-foot manse hit the market in January 2015 with an asking price of \$31.5 million. More than a year later, it has been reduced to \$25,750,000. Gibson sold it in 2010 for \$24 million to a Stamford-based attorney, Richard Lichter, and his wife. The 75-acre estate offers the circa-1926 Tudor home, as well as a pool, tennis court, stables and life-sized outdoor chessboard. Tamar Lurie of Coldwell Banker in Greenwich has the listing. 203-622-0245.



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Light Box Listed for \$1,590,000, this Weston home has glass walls with views onto the landscaped, two-acre grounds. It's offered by Barry Katz of William Pitt Sotheby's International Realty in Westport. 203-858-3733.

living spaces on the lower level of this clean-lined contemporary are centered on two glass walls with doors opening onto the outdoor terrace, framing a dramatic, floor-to-ceiling stone hearth. The master suite is also on the first floor, along with a chic kitchen with an attached, lofty dining area. The nearly 4,000-square-foot interiors offer an additional four bedrooms and a total of four bathrooms. The home is listed for \$1,590,000 with Barry Katz of William Pitt Sotheby's International Realty in Westport.

One of the most swoon-worthy homes on the market is in New Canaan, that hotbed of midcentury design. But this \$5,295,000 listing was built in 2014, in harmony with the town's modern vibe on the inside but with a façade informed by New England's most simply built Colonials. The unornamented exteriors are clad in white cedar siding and topped by a cedar-shingle roof—with sleek, lipstick-red double doors as the only clues to the home's modern heart. The first step inside reveals wide, natural floorboards the color of driftwood and a custom staircase accented with glass panes and metal fixtures. The dining room has a glassed-in wine closet that makes museum pieces out of the bottles stored within. Off the kitchen is another cool eating space with all-glass walls offering views onto the sea-grass gardens designed by Doyle Herman Design Associates. In all, the 7,159-square-foot house has six bedrooms and seven bathrooms, as well as a media room, a home gym and an outdoor saltwater pool. Jaime and Kendall Sneddon of Halstead Property have the listing.



Modern Love There's a lot to love about this new home in New Canaan. Jaime and Kendall Sneddon of Halstead Property in New Canaan list the property for \$5,295,000. 203-966-7800.

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Kate's Place This Old Saybrook home was built on the property once owned by actress Katharine Hepburn. It lists for \$6,880,000 with Colette Harron of William Pitt Sotheby's International Realty in Essex. 860-304-2391.

AMERICA THE BEAUTIFUL

THIS MONTH'S STARRIEST LISTING WOULD BE DAZZLING EVEN WITHOUT ITS CELEBRITY connection: It's an all-American, shingle-style home sited on the Old Saybrook property once owned by the late, great Katharine Hepburn. When the self-proclaimed "Connecticut girl" lived there, the main house was a shabbily grand affair with a private beach where the actress swam in the surf, even in winter. After she died, the property was purchased by a developer who replaced her home with the luxe estate he would list for as much as \$30 million and eventually live in himself (it's now off the market). Just last year, the same developer used a piece of the property to build a smaller house, now listed for \$6,880,000. The 1.3-acre waterfront lot has spectacular views over Long Island Sound, especially appealing from the covered, wraparound bluestone terrace with grilling, dining and lounging spaces. The 3,800-square-foot interiors include a knockout kitchen with a Viking oven and stove, three Sub-Zero refrigerators and two Miele dishwashers. The home also features a great room with a floor-to-ceiling stone hearth and a wall of glass doors. It's listed with Colette Harron of William Pitt Sotheby's International Realty.

The Adirondack lodge draws its inspiration from a few true-blue American styles, from the lake house cottage to the Old West log cabin, with Arts & Crafts flourishes thrown in for good measure. In New Canaan, a \$3 million listing adds yet another admirable attribute: It's LEED certified, with green amenities that include solar thermal panels, a roof made from recycled rubber that looks like slate, fixtures for capturing and reusing rainwater, and recycled and sustainable materials used throughout. The 4,929-square-foot home sits on 4.6 acres featuring a private pond and a handsome stone terrace with a waterfall and a non-chlorinated pool and spa. Gabrielle DiBianco of the Higgins Group Real Estate has the listing.



Take The LEED This handsome LEED-certified New Canaan home has solar panels and reclaimed and sustainable building materials. Gabrielle DiBianco of Higgins Group Real Estate in New Canaan has the \$3 million listing. 203-895-6724.

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Fit For A King Called Hemlock Castle, this grand Greenwich manse offers every aspect of royal life (except for the paparazzi). It lists for \$11 million with Marjorie Pastel and Valerie SanAntonio, both of Coldwell Banker in Greenwich. 203-622-1100.

In Greenwich, the listing with the poshest English accent looks as if it were designed for one of the Tudors. Built in 1902 and renovated in 1985, the ivy-draped Hemlock Castle still has the trappings of a centuries-old estate. Its 13,500-square-foot interiors offer a grand, ornately wrought double staircase in the entrance hall, a second-floor gallery with a carved stone hearth, a wood-paneled library with a fireplace, a wine cellar, 11 bedrooms and 17 bathrooms. On the four-acre grounds, maze-like sculpted hedges fill the formal gardens and a tennis court with terrace is shaded by a pergola. It lists for \$11 million with Marjorie Pastel and Valerie SanAntonio, both of Coldwell Banker.

Our final Anglophilic listing is a gorgeous Georgian in Norwalk that's the most expensive for-sale home in the town, asking \$11.9 million. It sits on 2.88 acres in the private enclave of Wilson Point, a gated association that offers members a beach club, tennis courts and a deep-water dock. Built on a high point overlooking Long Island Sound, the nearly 13,000-square-foot home has a handsome stone façade fronted by a sweeping circular drive and backed by a gracious terrace with an infinity-edge pool, spa, firepit and its own dock. Inside, find a wood-paneled library, a living room lined with Palladian windows, a wine cellar, a media room and a dojo-style gym, along with seven bedrooms and 12 bathrooms. It is offered by Eileen Murphy of William Pitt Sotheby's International Realty.

—Diane di Costanzo



All The Toys This Norwalk Georgian has a private beach, home theater, wine cellar, gym, infinity pool and private dock. It lists for \$11.9 million by Eileen Murphy of William Pitt Sotheby's International Realty in Rowayton. 203-321-6912.