



# Fairfield County Rising

*Connecticut's southwestern-most county offers a surprising mix of urban, suburban and rural options, from the backcountry communities north of the Merritt Parkway to the highly sought-after waterfront communities directly on Long Island Sound.*

Greenwich alone enjoys 32 miles of coastline, more than 8,000 acres of protected land, 20 parks, four beaches and a municipal golf course. Old Greenwich, the first seaside area of Greenwich to be settled, is one of the few true walking communities in the area, with smaller zoning lots than some of Greenwich's more capacious backcountry locales. At the end of a cul-de-sac in the Ledge Road Association, 12 Indian Drive is an Old Greenwich waterfront home with 115 feet of shoreline, a heated pool, and a private 70-foot pier and mooring — all with panoramic views of Long Island Sound and, on clear days, Long Island itself.

The 7,270-square-foot, five-bedroom home, with porte cochere, circular courtyard, extensive gardens, pergola, gourmet kitchen and an outdoor summer kitchen, is on the market for \$15,995,000. Each of the two dressing rooms in the master suite measures more than 400 square feet. "It is a unique opportunity in Old Greenwich to live along the waterfront in a fun family-friendly community, and still be totally private at the end of a lane," said Ellen Mosher, sales agent with Houlihan Lawrence. "You can walk to the village of Old Greenwich, or bike to the nature trails and local beach at Greenwich Point — and still have a unique, substantial property with

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a landscape that blends well into the waterfront, with a long pier and extensive terracing. It attracts people who don't want to be in the backcountry on huge parcels of land, and instead be a part of a community with privacy on the waterfront."

Up the coastline at 12 Valley Road in Norwalk, a Georgian-style stone manor in the private association of Wilson Point, home of the Norwalk Yacht Club, has all the elements of a fine waterfront estate, with a private beach, home theater/media center, wine cellar, gym, heated infinity pool, spa, four-car garage, fire pit and a dock. The home, built in 2003 on 2.88 acres, comes with similar sweeping views of the Sound, as well as unique built-in details, including interior wood accents imported from a castle in Scotland.

The Wilson Point Association, a private, gated community of 83 homes on 150 acres along the Long Island Sound, is one of the most highly coveted enclaves in Fairfield County, with a beach club, tennis courts, private beach, swimming dock and a deep water dock. Annual association fees are less than \$2,200, and cover road maintenance, security guard and club amenities.

The four-level home, on the market for \$11.9 million, has seven bedrooms, seven fireplaces, and a two-story guest staff quarters with its own full kitchen. "You couldn't come close to building this

**OPPOSITE PAGE:** This Old Greenwich waterfront home at 12 Indian Drive in the Ledge Road Association offers both privacy and a family-friendly community. Photo: Hicham Bersaoui | Houlihan Lawrence

**LEFT:** Set on six acres in Westport, at 15 Green Acre Lane, this sprawling resort-style estate boasts 10 bedrooms plus an exhaustive list of outdoor amenities. Photo: Barry A. Hyman

**BELOW:** The private association of Wilson Point in Norwalk is the setting for 12 Valley Road, a Georgian-style stone manor with all the elements of a fine waterfront estate. Photo: William Pitt Sotheby's International Realty



house for this price in Norwalk, even though it is the highest priced property for sale in town," said Eileen Murphy, sales agent with William Pitt Sotheby's International Realty. "Just four miles down the road in Darien, a comparable home would sell for well over \$20 million."

A resort-style, 10-bedroom estate on six acres in Westport, a mile-and-a-half from Compo Beach at 15 Green Acre Lane, is on the market for \$7,750,000. With 12,372 square feet inside, and an additional 3,400 square feet downstairs, the sprawling home, with nine-foot ceilings throughout, comes with an exhaustive list of outdoor amenities — from a gunite pool, spa, cabana, koi pond, full outdoor kitchen, bar and fire pit to a Har-Tru tennis court, full basketball court, shuffle board, and two par three golf holes. Inside, there is a full home theater, gym, a large wine cellar and parking for eight vehicles.