



REAL ESTATE

# Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

**The Sporting Life** Pony up \$21.5 million and this 18-acre Greenwich estate is yours. It's listed with Joseph Barbieri of Sotheby's International Realty in Greenwich. 203-940-2025.

## JUST PLANE FUN

Got a plane or helicopter? Then you may be in the market for a private, licensed airstrip, approved for both machines, on 121 acres in Bethlehem. Called Irish Hills Farm, the property includes a 4,500-square-foot contemporary home designed by Jack Miller, famed for his rustic ski homes in Aspen. But the best news for would-be second-home owners who are both time-pressed and high fliers? The trip to and from Manhattan takes about 30 minutes. It lists with Peter Klemm of Klemm Real Estate in Washington Depot for \$3.5 million. 917-864-4940.



# All In The Family

**W**HAT TRANSFORMS A HOUSE INTO A HOME? That's easy, it's the addition of a family—and all the love, laughter and, yes, *stuff* that broods bring along with them. Of course, families are infinitely varied ranging from a single gal and her beloved Maltipoo to a clan of six, with fully occupied in-law and au pair suites. This issue, we've selected a wide range of listed homes in hopes one of them entices you to call your Realtor and pay a visit—family in tow.



**Pretty Practical**  
This Ridgefield home offers practical amenities and fun features. Laura Freed of William Pitt Sotheby's International Realty in Ridgefield has the \$2,995,000 listing. 203-733-7053.

### FOR THE BIGGEST BROODS

THE CLASSIC CONNECTICUT HOME IS LIKE A thoroughbred—graced with a stylish and sophisticated profile but built for an active life. And the estate called Oldfield Farm in Greenwich is not only like a beautiful horse but also accommodates a whole herd of them in its equestrian facilities, including palatial-looking barns and acres of paddocks. Built in 1990 on 18 acres, the spread has a Har-Tru tennis court and a swimming pool with a spa. The 15,000-square-foot villa-style main house is just as expansive with 33 rooms, including a total of 9 bedrooms and 16 bathrooms, along with a wood-paneled

home theater, a billiards room, a gym, a steam room and a wine cellar. It lists for \$21.5 million with Joseph Barbieri of Sotheby's International Realty.

In Ridgefield, a shingle-style estate recently popped onto the market for \$2,995,000, offering six bedrooms and eight bathrooms. Next to the pool and spa, there's a pool house with a full kitchen inside and an outdoor kitchen and dining terrace. Additionally, there's a legal apartment—for in-laws or an au pair—above the garage. The 6,552-square-foot main house also offers fun and games on the lower level with a home theater, a fitness room, and a wood-paneled sauna. Laura Freed of William Pitt Sotheby's International Realty has the listing.







**Rock Solid**  
Bridgeport's Black Rock section is home to this circa-1937 waterfront Colonial. James Millington of William Pitt Sotheby's International Realty in Southport has the \$1,595,000 listing. 203-258-1049.

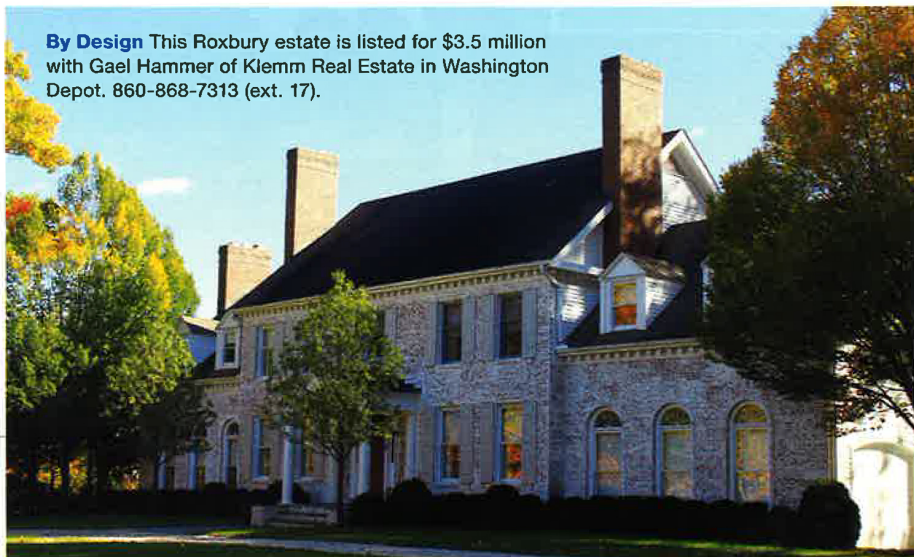


Directly on Black Rock Harbor in Bridgeport with a private stretch of waterfront is a circa-1937 Colonial once owned by former Congressman Christopher Shays. The family friendliness starts with the lifestyle offered by this tiny, tony neighborhood that sits on the Bridgeport/Fairfield line. From the house, kids can ride bikes to the local beach or walk to schools, shops and the many yacht clubs nearby. And everyone strolls the curving promenade along the harbor, and to the movie theaters and train station, just 10 minutes away on foot. Inside the 4,500-square-foot home are five bedrooms and four bathrooms, as well as a third-floor office suite with a balcony and a spiral staircase up to a roof deck. James Millington of William Pitt Sotheby's International Realty has the \$1,595,000 listing.

FOR COUNTRY FOLK

TOPPING OUR LIST OF UPSTATE AWESOMENESS IS A ROXBURY SPREAD SITED HIGH on eight acres with distant views over the Litchfield hills. The main house is a handsome Georgian built with whitewashed red brick—variegated in tone, with bricks rubbed raw in some spots, pristine white in others—and dressed up with loads of gables, dormers and chimneys. Built in 1989, the interiors were refreshed by owner and interior designer John Michael Murphy and feature a gorgeous formal living room with a handsome hearth set into a Palladian arch, soaring ceilings and wide French doors that open onto a terrace. The master bedroom has a fireplace, along with a gracious sitting room and an oversized soaking tub. For family fun outdoors, there's a fishing pond and a pool and terrace set into rolling lawns. Gael Hammer of Klemm Real Estate lists the property for \$3.5 million.

**By Design** This Roxbury estate is listed for \$3.5 million with Gael Hammer of Klemm Real Estate in Washington Depot. 860-868-7313 (ext. 17).



PHOTOGRAPH BY JASON MOSKOWITZ (ROXBURY)