

Real Estate

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The property at 21 Island Way is on the market for \$1,429,000. The 3,114-square-foot contemporary was built in 1966.

Contributed photos

Home an island of comforts in waterfront neighborhood

By Meg Barone

WESTPORT — There was a time, strange though it may seem now, when few Connecticut residents actually lived at the beach. They had year-round residences elsewhere, and only the lucky few had their own summer beach houses.

In the middle of the 20th Century, Saugatuck Island, in the Saugatuck Shores section of Westport, was one such summertime community. Part-time residents generally arrived on Memorial Day weekend or after the kids got out of school for summer vacation. They packed up their belongings and headed home just after Labor Day.

Today, Saugatuck Island is a close-knit community of about 100 houses, including the contemporary at 21 Island Way, which is on the market. Residents enjoy their own private beach and boat launch, and the island is home to the Cedar Point Yacht Club. The owners' associa-

tion and neighbors also host a number of events including a parade, Christmas party and various functions on the beach.

Be at the heart of it all in this house, which sits on a level 0.34-acre corner lot, about 200 yards from the beach. The 3,114-square-foot house was built in two stages in 1966. It features four bedrooms, a fireplace, chef's kitchen, sizable master bedroom, a long raised wood balcony/deck and two laundry rooms — one on the main level and one on the lower level, which will come in handy during warm weather months and probably daily trips to the beach. One of the bedrooms has a partial water view.

Garage space and parking is often hard to come by in residences near the water. This house has an attached garage that looks like it has only two bays from the outside, but it is actually a four-car garage, tandem-style. There is additional parking in the

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ABOUT THIS HOUSE

STYLE: Contemporary

ADDRESS: 21 Island Way

PRICE: \$1,429,000

ROOMS: 8

FEATURES: waterfront community, private community beach and boat launch, walk to the water, corner level lot of 0.34-acre, balcony/deck, skylights, walking distance to Cedar Point Yacht Club, one fireplace, over-sized attached four-car garage, easy commute to train station and I-95, all window treatments, exterior lighting, sprinkler system, two laundry rooms, attic with pull-down stairs, ceiling fans, laundry room, four bedrooms, three full baths

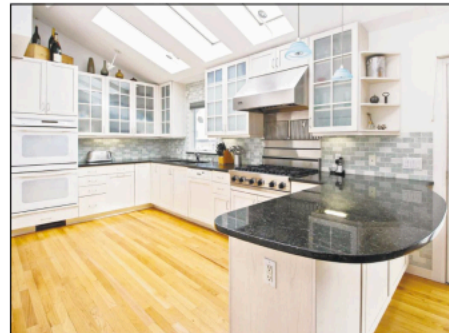
SCHOOLS: Kings Highway Elementary, Coleytown Middle, Staples High

ASSESSMENT: \$704,300

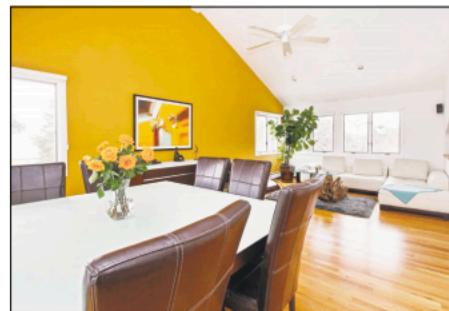
MILL RATE: 18.09 mills

TAXES: \$12,741

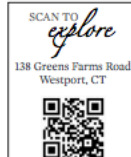
ASSOCIATION FEE: \$589



The kitchen has a vaulted ceiling with skylights and high-end appliances.



A view of the living room from the dining room.



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CONTEMPORARY

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driveway and on the street in front of the house.

While the island's beach lifestyle gives the feeling of relaxation and remoteness the Saugatuck train station and I-95 are actually quite convenient to this house. The front of the property contains shrubbery and a birch tree.

The facade of the white house is covered in vertical cedar wood planks. Walk up the front steps to enter the foyer and from there walk up to the main level living area or down to the ground level living space. On the main level the ceilings are vaulted in most of the rooms.

The living and dining rooms and kitchen have an open floor plan, and all three have hardwood flooring. The fireplace is in the living room and between the dining room and kitchen is a sliding door to the private deck. It looks down into the back yard where there is lawn, landscaping and a raised garden surrounded by fieldstone.

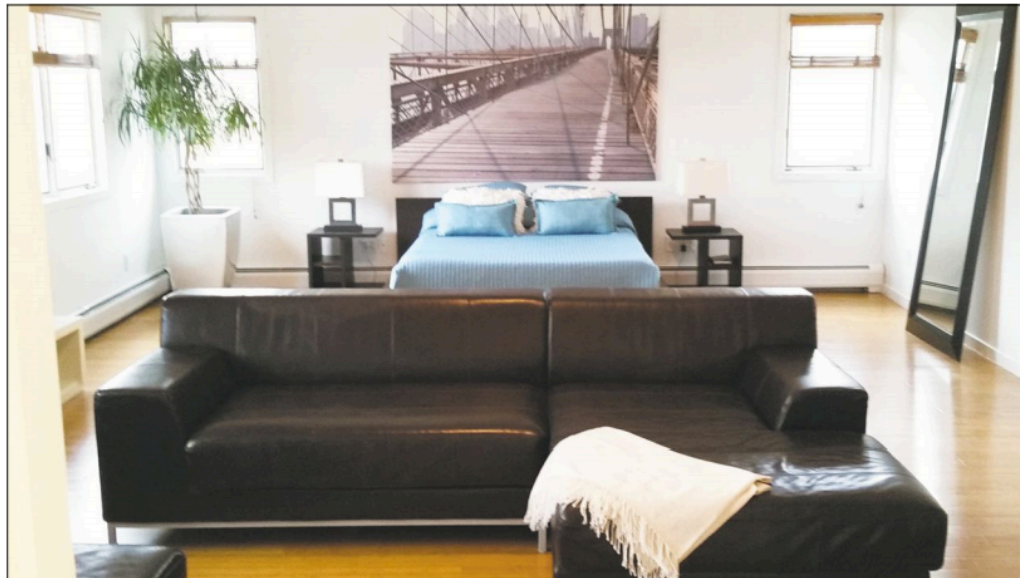
In the kitchen, features include the costa Esmeralda marble backsplash, dark granite counter, vaulted ceiling with three skylights, glass-front cabinets, a Viking six-burner range top, wall ovens and Viking refrigerator.

At 810 square feet, with at least a two-story vaulted ceiling, the master bedroom is comfortably cavernous and it has a large sitting area, a theater screen, and walk-in closet. The master bath has a marble floor and vanity counter, shower stall and huge jetted tub. The master and the second bedroom on this level both have renewable bamboo flooring.

On the lower level are two more bedrooms — one with laminate flooring and one with wall-to-wall carpeting, and a family or play room with a ceramic tile floor. There is a large utility room that can double as an office or computer room, and even the lower level hall space is wide enough to create a homework area. This house has lots of closet space, which is often lacking in houses near the beach and built in the era it was.

There will be an open house Sunday, April 10, from 2-4 pm.

For more information or to make an appointment to see the house, contact Lisa Hartmann of William Pitt Sotheby's International Realty at 203-858-9126 or lhartmann@wpsir.com.



Above, a water view from the Saugatuck Shores neighborhood private beach. Left, the master bedroom is 810 square feet and has a vaulted ceiling, a large sitting area, a theater screen and large walk-in closet.

Contributed photos