



REAL ESTATE

Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Lake Effect
On the market for \$3.8 million, this property on Bantam Lake is listed with Donna Membrino of William Pitt Sotheby's International Realty in Litchfield. 203-217-4374.



FRESH FROM THE FARM

It's just about farm season, when the best place to be is within a short drive—or better still, stroll—from a local market with food, fun and a festive atmosphere on offer every weekend. One of our state's livelier venues is held at Ashlawn Farm in Lyme on Saturdays between June and October. On offer are locally sourced goods ranging from bread from the Lighthouse Bakery and organic produce from Hidden Brook Gardens to prepared Creole dishes from Voodoo Grill and T.A.L.K. Seafood from Stonington. If Lyme isn't close enough, rest assured there is a farmer's market nearby. For an extensive list of venues and directions, check out Connecticut Farmers' Market Trail, farmersmarkettrail.com.

LET'S TAKE THIS OUTSIDE

MAY KICKS OFF THE SEASON WHEN LIFE IS LIVED as much outside as it is inside. And what outdoor life means to homeowners is as varied as our state's terrain, as evidenced by the wide-ranging exteriors offered by the homes featured here. We've got everything from wow-inducing waterscapes to glorious gardens, all of them for sale. So put on your walking shoes and take a tour.

ON THE WATERFRONT

NEW TO THE MARKET IS A \$3.8 MILLION LISTING ON Bantam Lake in Litchfield County, the state's largest natural lake. Architect Drexel Yeager designed the home for former Porsche racecar driver David Geremia with tons of fun toys, including an outdoor kitchen and fireplace, a massive deck with a hot tub and a lower level featuring a two-tiered movie theater, a wine tasting room, a sauna, a steam room and a gym. Water views fill nearly every window in the house but are especially exhilarating from the two master suites, one each on the first and second floors. It's offered by Donna Membrino of William Pitt Sotheby's International Realty.

Another great lakeside listing is called Stony Brook Farm in Bridgewater. On 28 acres, the spread offers a little bit of everything New England is famous for. There are 1,500 feet of Lake Lillinah waterfront, with a private cove and a drive-in boathouse, in addition to a waterfall over a brook, open meadows, stone walls and a classic red barn. The property also features a two-bedroom guest apartment and a pool and spa, along with lush and lovely gardens. And, oh yes, there's the circa-1859 Colonial main house with four bedrooms and seven bathrooms. It lists for \$4,995,000 with Peter Klemm of Klemm Real Estate.



Garden Party
This 28-acre Bridgewater compound lists for \$4,995,000 with Peter Klemm of Klemm Real Estate in Washington Depot. 860-868-7313.

PHOTOGRAPH BY CHICHI UBINA (FRESH FROM THE FARM)

DEEDS & DON'TS



Unusual coastal views, with Long Island Sound and Sherwood Island in the distance but a close-up vista across the marshes and estuaries running along the 22-acre grounds, surround this Westport home. The back-to-front, double-height entry hall offers sweeping marsh views through French doors onto a terrace. The master suite, too, has a bowed sitting room with a similar panorama, as well as a private balcony, a fireplace and a spa-like bath. But the best place to take it all in might well be around the pool terrace with its freeform pool and spa. Lisa Hartmann of William Pitt Sotheby's International Realty has the \$3,750,000 listing.



Beachside Beauty On Beachside Commons in Westport, this property is listed for \$3,750,000 with Lisa Hartmann of William Pitt Sotheby's International Realty in Westport. 203-858-9126.

GARDEN VARIETY

A FOUR-ACRE PROPERTY IN NEW CANAAN HAS BEEN FEATURED ON GARDEN TOURS, thanks to its bountiful specimen trees, ornamental boxwood and other plantings. The gated drive leads to a stately garden courtyard, while the entire back of the house is graced with landscaped stone terraces. Designed by architects Gardiner & Larson Homes in 1998, the 13,526-square-foot interiors were entirely renovated five years ago. We love the gracious entry hall with its dramatic staircase and picture gallery but would happily spend time on the lower level with its stone hearth adjacent to a full bar, walk-in wine cellar and Equinox-like fitness room. It lists for \$7,995,000 with Carol Hollyday and Rita Kirby of William Pitt Sotheby's International Realty.



Quite A Specimen On four landscaped acres, this New Canaan property is listed with Carol Hollyday and Rita Kirby of William Pitt Sotheby's International Realty in New Canaan for \$7,995,000. 203-536-2032 and 203-984-7655.