



REAL ESTATE

# Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



**S**UMMER KICKED OFF WITH A PRETTY impressive statistic: In May, more homes were sold nationwide than in any month since 2005, bringing us back to a pre-recession-era sales volume. Just as impressive is the sheer variety of homes on the market—from stately (as in, almost as big as a state) historic mansions to a reimagined 1950s bungalow and everything in between. As the summer selling-season wanes, we invite you to enjoy this sampler of seven listings. See you in September!

## MODERN TIMES

OUR FIRST COOL CONTEMPORARY, LOCATED in New Canaan, started life in the 1950s as a modest bungalow. Interior designer Shelley Morris retained the low-slung charm of the structure but gutted the 3,600-square-foot interiors to create an airy, Asian-inspired retreat. Morris also reimagined the property's almost two acres: Specimen plantings surround the spa-like pool and terrace; other outdoor features

**Born A Bungalow** Designer Shelley Morris gut-renovated a tired circa-1950s bungalow to create this sophisticated home in New Canaan. It's listed for \$3,640,000 with Diane Jenkins of William Pitt Sotheby's International Realty in New Canaan. 203-803-5703.

include tennis and bocce courts. Diane Jenkins of William Pitt Sotheby's International Realty lists the home for \$3,640,000.

## DEEDS & DON'TS



**Dear Abbey**  
Called the Abbey, this white-clapboard Colonial in Washington, named for the Gunnery's founder's wife, Abigail, lists for \$1,995,000 with Judy Auchincloss of Klemm Real Estate in Washington Depot. 860-868-7313, ext. 27.

Sited with pride of place on the town green in the charming village of Washington, a circa-1820, white-clapboard Colonial has hit the market for \$1,995,000. Called the Abbey, the home has had a colorful past: It provided classrooms, a library and even dormitory space for the Gunnery school, now located elsewhere in Washington. Indeed, Frederick Gunn—the founder and an ardent abolitionist—named it the Abbey after his wife, Abigail. Over the years, the Abbey was converted to a grand home, with such handsome features as a foyer with a double-height, many-paned window wall and a master suite with exposed beams and a hearth. The one-acre grounds offer a free-form pool and terrace and expansive gardens. Judy Auchincloss of Klemm Real Estate has the listing.

In 1911, a prominent patent attorney by the name of Arthur Fraser built an expansive English-style home on 3.57 Ridgefield acres, now listed for \$2,850,000. Fraser commissioned architect Grosvenor Atterbury, famed for building country houses for industrialists, to design the dwelling. Warren H. Manning, an influential American landscape designer, is credited for the grounds, which feature multilevel stone terraces, expansive gardens and rolling lawns. The interiors of the 6,087-square-foot—let's call a spade a spade—*castle* underwent a multimillion-dollar renovation and now offer a professional-style kitchen with a stone hearth, a garden room with a wall of French doors and a master suite with a spa bathroom, along with three additional bedrooms. Laura Freed of William Pitt Sotheby's International Realty has the listing. —*Diane di Costanzo*



**English Accents** This circa-1911 manor is on a 3.57-acre spread in Ridgefield, featuring stone terraces, expansive gardens and rolling lawns. Laura Freed of William Pitt Sotheby's International Realty in Ridgefield lists the property for \$2,850,000. 203-733-7053.

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**In A Modern Mood** This cool Darien home just listed for \$3,395,000 with Molly O'Brien Watkins of William Pitt Sotheby's International Realty in Darien, 203-536-3889.



Brooklyn-based architecture firm sullivan designed a Darien modern (built in 2011 by Prutting & Company) that's newly listed for \$3,395,000. A façade of natural-wood and glass blends beautifully with the surrounding nearly three-acre wooded grounds. Inside, the open-plan scheme centers on a lofty kitchen, dining and living area with a couple of super-cool fire features: There's a glass-front, wraparound fireplace and another one built into a dramatic sculptural white wall. Additional groovy features include a built-in backlit bar and a wall of olive-green cabinets in the kitchen. In all, the 6,832-square-foot home offers five bedrooms and six bathrooms, including the master suite with a sitting room and balcony. Molly O'Brien Watkins of William Pitt Sotheby's International Realty has the listing.

The nearly 100-acre estate owned by the Tony-Award-winning producer Roger Berlind was just listed for \$4.5 million. Berlind is something of a Broadway legend, having produced such hit shows as *Amadeus*, the *Book of Mormon* and the Pulitzer-Prize-winning play *Proof*,

## THE DONALD DISCOUNTS



**Donald Trump's starter mansion has been reduced in price from \$54 million to \$45 million. Trump paid \$4 million in 1982 for the Greenwich spread that he and his then-wife Ivana used as a weekend place. Ivana was awarded the property when the couple divorced, then sold it in 1998 to its current owners. On a private peninsula, the six-acre estate boasts two pools, a tennis court, a dock and a putting green, as well as a many-columned white house that looks, come to think of it, a little bit like the White House. Tamar Lurie of Coldwell Banker in Greenwich has the listing. 203-622-0245.**