



# Fairfield, New Haven and Litchfield Counties

*The rolling hills and serene beauty of the three Connecticut counties closest to New York City have always been, and continue to be, the destination of choice for prosperous New Yorkers who want to live close to, but not in, the city.*

**L**ocated in Connecticut's northwest corner, Litchfield County has the lowest population density of all of the state's eight counties — yet it is the largest. On the market for \$6,100,000, 70 Beaver Dam Road in the village of Lakeville (part of the larger town of Salisbury) is a 100-acre estate that has been in the same family for more than 150 years. The French Norman-style manor, which includes 12 bedrooms, two master suites, seven full and three half bathrooms, is the centerpiece of the

Scoville Estate, built in 1927. The main home comes complete with many of its original details and fixtures, including a dining room with a fireplace and 18th-century English paneling; a kitchen with three pantries; living room and library with fireplaces and natural wood ceilings; four staircases and an elevator; ladies' and mens' rooms, coat rooms and even a flower-arranging room. Outside, the home has a grand 100-foot-long terrace with four formal garden areas on three levels. A heated pool was added in 2012.





Other highlights include a stone-and-brick water tower, built in 1890, with an 80-foot staircase that winds to the top, offering 360-degree views, and an artist's studio off the cobblestone courtyard. "This is one of the great American estates from the early 1900s — artfully preserved by the same family for generations," said Ira Goldspiel, sales agent with William Pitt Sotheby's International Realty. "It is both authentic and up to date, with a replaced heating system, and with original details like the sconces, which were collected from around the world, in excellent condition. All too often, a grand estate of this size [13,000 square feet] can fall into disrepair, or be stripped and compromised in some way. That is not the case here — in fact, quite the contrary."

To the south, in New Haven County, 100 Liberty Street on a cul-de-sac in Madison is a seaside estate comprising three acres of rolling lawns as part of the Barberry Farms Beach Association, located roughly midway between Boston and New York City just off Long Island Sound. The chef's kitchen, with a breakfast bay overlooking the gardens and the ocean beyond, is outfitted with an Aga stove, Sub-Zero refrigerator and cherry cabinets, and includes a butler's pantry. The home also has two home offices and a screened-in porch, three original fireplaces, wine cellar, two gas furnaces and two driveways (one is cobblestone). Outbuildings include a corncrib with electricity, a potting room with a sink and an attached outdoor shower with changing area, original smokehouse and a large two-story barn. The prop-



erty, which comes with the option to subdivide, has extensive perennial gardens and a freshwater pond.

Located 15 miles from New Haven, 32 miles from Hartford and about 90 minutes from New York City, the original homestead, dating back to 1794, was built by some of the original settlers of Guilford, and remains a short walk from the waterfront. The list price is \$3,595,000. "The location offers an additional level of privacy not always available in direct waterfront estates — and yet you still get unobstructed, year-round views of the sea," explained Ruthanna Terreri, agent with Coldwell Banker. "You don't find a lot of three-acre properties this close to the shoreline."

At 6,100 square feet, the four-bedroom, seven-bathroom brick Tudor at 331 South Street in Middlebury, built on four level acres in 1927, comes

**OPPOSITE PAGE:** Built in 1927, the French Norman-style manor at 70 Beaver Dam Road is the centerpiece of the Scoville Estate. Photo: William Pitt Sotheby's International Realty

**ABOVE LEFT:** The seaside estate at 100 Liberty Street in Madison offers both privacy and unobstructed, year-round water views. Photo: Coldwell Banker Residential Brokerage

**ABOVE RIGHT:** Built in 1927, the brick Tudor at 331 South Street in Middlebury boasts 111 leaded windows, original coffered ceilings, copper gutters, a slate roof and a four-inch-thick wooden front door.





with a synthetic-turf tennis court and a 75-foot cement pool. The family spent \$300,000 on a kitchen redo six years ago, and there is a fully finished basement with a workout room and a family room with a wet bar. There are 111 different leaded windows in all, along with the original coffered ceilings (over nine feet in height), copper gutters, a slate roof and a four-inch-thick wooden front door.

"It is clearly a bargain at the reduced price of \$895,000, with taxes relatively low at around \$26,000 a year," said Kirk Rundhaug, sales agent with Douglas Elliman Real Estate. "The massive fireplaces — deep and high with stone detailing in the living room and the family room — just aren't built like this anymore. It is living on a grand scale — perfect for a gracious country retreat."

Fairfield County, the most populous county in the state, comes with a diverse array of desirable properties on the market this fall. At \$1,690,000, 18 Ferncliff Road, one block off Stanwich Road in the Cos Cob section of Greenwich, is a reasonably priced contemporary on two wooded acres close

to town and schools. The main event is the glass-walled family room, adjacent to the chef's kitchen, along with the stone terrace and deck, accessible through multiple glass doors. A private courtyard leads to a freestanding cottage.

"Most brokers today consider Cos Cob the best value in Greenwich," said Mary Ann Heaven, sales agent with Douglas Elliman Real Estate. "The property really feels like you are in the north woods, but you are literally five minutes to downtown Greenwich. At a comfortable size of around 3,500 square feet, and with tall mature trees that don't take a lot of work to keep up, it is very low maintenance. It is the only house I know of that has a swinging sofa, suspended from steel cables in front of the living room fireplace and television, and a princess castle bedroom. The current owner uses the cottage as a gym, and the previous owner used it as an artist's studio."

Green's Farms, the neighborhood where Martha Stewart launched her career from her basement as a caterer, is the oldest and still one of the most desirable neighborhoods in Westport. The six-bedroom, 7,400-square-foot Georgian colonial at 74 Morningside Drive is the former residence of Frank Gorshin, the actor best known for his role as The Riddler on the "Batman" television series, and today includes an outdoor kitchen with Sub-Zero refrigerator, stove, grill and a dishwasher by the pool, with a pool house, tennis court and an outdoor shower.

Burying Hill Beach is about a mile from the

**ABOVE:** In Greenwich, this contemporary home on two wooded acres at 18 Ferncliff Road features a glass-walled family room with views of tall mature trees.





home, which is on the market for \$4.5 million. "This is a classic home that was very well built in 1930, with period details, a pool and a tennis court, a master bedroom suite with a fireplace and fully finished third floor — and because of the size of the property, it is really one of the last true estates left in all of Westport," said Judy Michaelis, associate broker with Coldwell Banker. "What is great about Green's Farms is the convenience to commuting. There are no traffic lights to get to the train, yet here you are on four-and-a-quarter very private acres. It feels like living in a country club that has been there for decades."

New Canaan is world-renowned for its collection of fine midcentury modern homes. The current owners discovered the property at 628 West Road, hidden behind a demolition sign, in 2004. The home turned out to be the work of Bauhaus architect Marcel Breuer, former faculty member of Harvard's Graduate School of Design and designer of the iconic Whitney Museum of American Art. Fittingly, they hired Toshiko Mori, who later chaired the department of architecture at Harvard's Graduate School of Design, to restore and expand upon Breuer's original 1951 creation, in which the Hungarian-born architect lived himself for more than two decades.

Today, the home sits on 3.11 acres, and features a stunning cantilevered steel-and-glass addition, designed by Mori, that serves as the master bedroom. She also added two additional en suite



**ABOVE LEFT:** The Green's Farms neighborhood in Westport is the setting of this Georgian colonial at 74 Morningside Drive, about a mile from Burying Hill Beach. Photo: Ryan Felner.

**ABOVE RIGHT:** The expanded midcentury modern home at 628 West Road in New Canaan was originally designed and occupied by Bauhaus architect Marcel Breuer. Photo: Michael Blondo

bedrooms upstairs, additional storage space (often lacking in midcentury moderns), as well as a lower level, a Snaidero Italian kitchen, solar panels on the roof, and stone-and-bamboo flooring with radiant heating throughout.

The home is now 5,577 square feet in all, and is being sold for \$5.25 million. "The current owners recognized the significance of it, saved it from demolition, and lovingly did all that needed to be done to it, including replacing the plumbing and electricity, which had been completely turned off," explained Sherri Kielland, associate broker with Houlihan Lawrence. "They needed to start from scratch to create a new masterpiece, cataloging Breuer's original stone floors and putting them back where they existed, and raising the roof to just under 12 feet — and they brought in the right people to bring it properly into the 21st century." ■