



# Dream Homes for Under \$5 Million

*A brief look at some of the best homes in Westchester and western Connecticut on the market for less – and sometimes much less – than \$5 million.*

A classic columned Connecticut estate, the stone-clad six-bedroom colonial on 3.3 acres at 2959 Congress Street in Fairfield's Greenfield Hill section, features an impressive 12,159 square feet of interior space on four levels — including a 2,200-square-foot walkout lower level and more formal entertaining spaces on the main level — and a sprawling two-tiered back terrace. The home is flanked by two two-car garages, with two master bedroom suites on either side. The deck, pool and terraces are accessed via French doors from the lower level, with the hot tub and outdoor kitchen located on the main terrace level.

The home, with a Mediterranean-themed interior serviced by an elevator, is on the market for \$4,950,000. "The owner is a mason by trade, and did all the masonry, including the winding driveway with

inlaid stone and a gate," said William "Tuck" Keating, sales agent with Douglas Elliman Real Estate. "It is set up very well for multigenerational living, with residence wings, each with their own kitchens, on either side. That way, two families can maintain their privacy, and be totally self-sufficient. There is even a third kitchen in the lower level for entertaining."

The newly constructed home at 166 Cross Highway in Westport offers 7,495 square feet of finished living space, with smart-home technology, a 20-by-40-foot pool with a lap lane, a sundeck and a year-round spa. Completed earlier this year and now on the market for \$3,388,000, the four-floor home offers a three-car garage, a mud room and a gym with a bathroom on the lower level. Three of the four fireplaces are fired by natural gas, and none have mantles, creating a clean, contemporary look.





There is also an artfully lit freestanding masonry fireplace on the patio. "I really appreciate the switch by the back door, which turns on the radiant heat to melt the ice on the way to the outdoor grill — giving you easy access 12 months a year without having to shovel," said Mary Ellen Gallagher, partner with KMS Partners, and a sales agent with Coldwell Banker Residential Brokerage. "The house is filled with little details like that. Plus, it is set in sunlight all day long, and situated so that when you open the front door, you look straight out through the foyer — which is set up for displaying art — to the patio and the pool."

In Westport's Green's Farms neighborhood, 2 Woodhill Road is a five-bedroom, 6,926-square-foot stone-and-clapboard colonial built nine years ago on a cul-de-sac. Listing for \$2,195,000, the home has great curb appeal on a level lot, with nine-foot ceilings, pool and outdoor shower.

"What is distinctive about it is that it doesn't scream 'new house,' but instead fits in very well with its surroundings as a classic home," noted Elayne Jassey, associate broker with Berkshire Hathaway HomeServices. "The detailed molding, wainscoting, coffered ceilings, wide-board floors, library with built-ins, beautiful windows and French doors check off many of the boxes more traditional buyers want today — all with lovely landscaping, a full-house generator, natural gas heat, and city water and sewers. And in Westport, you get beach access, which is an important motivation behind any purchase here."

For considerably less, a four-bedroom colonial at 19 West Hill Road in the Westover section of Stamford, near the Greenwich border, offers more than 7,500 square feet of interior space on over an acre of land. Built in 2006, the home features fili-



**OPPOSITE:** The classic colonial at 2959 Congress Street in the Greenfield Hill section of Fairfield, Conn., has an expansive two-tiered back terrace. Photo: Douglas Elliman

**TOP LEFT:** Set in an easy-commute location at 19 West Hill Road in the Westover section of Stamford, Conn., this green-energy home is both eco-friendly and luxurious.

**TOP RIGHT:** Among the many attributes of this new home at 166 Cross Highway in Westport, Conn., is its 20-by-40-foot pool with a lap lane. Photo: John Caropreso

**ABOVE:** This stone-and-clapboard colonial, at 2 Woodhill Road in the Green's Farms neighborhood of Westport, Conn., has great curb appeal and lovely landscaping.





**TOP:** With its copper roof, massive beams and vaulted ceilings, the home at 68 Quarry Lane in Bedford, N.Y., has the feel of an upscale ski lodge.

**ABOVE:** This well-built contemporary, at 80 Saw Mill Road in the Stony Creek section of Branford, Conn., was once two homes. Photo: Jake Wyman

greed iron gates opening to a circular driveway, a lavish curved staircase in the entryway, and a modern, open floor plan with a huge family room. Dining spaces include a dining room with a tray ceiling off the entryway, a breakfast bar and a kitchen breakfast nook with French doors leading out to the deck.

A major advantage of this home is the 43 solar panels on its roof powering the home completely most months and often enabling the owners to sell power back to the local utility. "The annual electricity bill usually doesn't exceed \$500," said Judy Mitchell, sales agent with William Pitt Sotheby's International Realty. "This is a lot of house for under \$2 million."

80 Saw Mill Road in Branford's Stony Creek section was once two homes that are now joined, in local architect Sandy Vlock's clever design, by a light-filled gallery that serves as the new entryway. The home's three levels comprise 3,885 square feet, along with a separate home gym and a screened-in porch off an ipe deck. The 2007 expansion and renovation created two living wings, with the main room, renovated kitchen (2015) and lower-level bedrooms on one side, and an office, garage and guest suite with kitchenette, bedroom and balcony on the other. The renovation added a surround-sound speaker system and Lutron lighting system in every room.

Privately situated on 1.78 acres of gardens and woods with marshland views, the home is offered at \$1,150,000. "Well-built contemporaries are not all that plentiful here," said Heather Dacey, sales agent with Page-Taft Christie's International Real Estate and partner with CT Town and Shore Partners. "And at \$13,502, the annual taxes are remarkably low."

Completed last year, 265 Milton Road in Rye is a





six-bedroom colonial accessible from a quiet, dead-end street a block from the Rye public schools. The 2,000-square-foot finished lower level, with a bedroom, two full bathrooms and an office, is included in the home's 8,026 square footage. The lower level is wired for a media room and a wine cellar, and also houses a rubber-floored exercise room; another room plumbed to house a craft area, with a sink; and a recreation room with ample storage. The huge master bedroom has a double shower, soaking tub, two separate built-in custom-made vanities, makeup area and two separate walk-in closets with built-ins.

Listing for \$4,595,000, the home was designed by Susie Cappelli (SAC Development) and built by Thomas DeMasi (Alpine Construction). "What really makes a difference in this property is that the designer understands the details many buyers love," said Joan O'Meara, associate broker with Houlihan Lawrence. "This is their 14th house in Rye, and she designs everything from the framing in, adding very practical features like the mud room, two laundry rooms and extra large master bedroom suite and two dishwashers, with a third in the butler's pantry."

At \$3,200,000, 68 Quarry Lane in Bedford could be mistaken for a high-end ski lodge in Telluride, with exposed wood and stone, a 35-foot-tall great room with full bar and dishwasher, a 10-seat movie room, an enormous saltwater fish tank, a yoga room, a library, a vanishing edge pool with fountain, and a radiant-heated veranda. The current owner spent more than \$7 million renovating the 6,000-square-foot, four-bedroom home, which was built in 1993.

"The roof is copper, with massive beams in the vaulted ceilings that create the ski-lodge feel," said



**ABOVE LEFT:** Evoking the handcrafted stone and millwork of Hudson Valley's gilded age, 20 Carriage Trail will be a highpoint of the Greystone-On-Hudson collection of estates. Photo: Douglas Elliman

**ABOVE RIGHT:** Built with attention to detail, 265 Milton Road in Rye, N.Y., is located on a quiet, dead-end street a block from the Rye public schools. Photo: Houlihan Lawrence

Muffin Dowdle, sales agent with Ginnel Real Estate. "It is informal and fun, with no traditional living room/dining room — airy, open and unpretentious, with room to throw a football back and forth inside."

Greystone-On-Hudson is a 100-acre property in Tarrytown that is being transformed into a gated community of 20 homes, many with river and ravine views. 20 Carriage Trail, priced at \$4,998,888, will be a three-story shingle house on 2.15 acres with 9,500 square feet of interior space, a veranda with outdoor kitchen, elegant exterior and interior columns and coffered ceilings, plus an optional pool, geothermal heating and indoor basketball/squash court.

"The rooms evoke the handcrafted stone and millwork of the Gilded Age in Hudson Valley, but with open-plan layouts and smart technology," said Owen Berkowitz, sales agent with Douglas Elliman Real Estate. "So, just 13 miles from Manhattan, you get views over the Palisades to Bear Mountain in a premium new-construction property for less than \$5 million. Amazing." ■