



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

STYLE FOR MILES



Serenity Now This Westport home has spa-like amenities inside and out. It's listed with Michelle Genovesi of Michelle&Company Real Estate, William Raveis in Westport for \$3,998,000. 203-454-4663.

THIS MONTH, WE BRING YOU LISTINGS THAT represent some of Connecticut's most iconic home styles, from an imposing Shingle Style estate to a couple of sweet cottages. And because we were once a state dotted with factories, we also feature a handful of industrial buildings that have been creatively transformed into lofts and apartments. Happy house hunting!

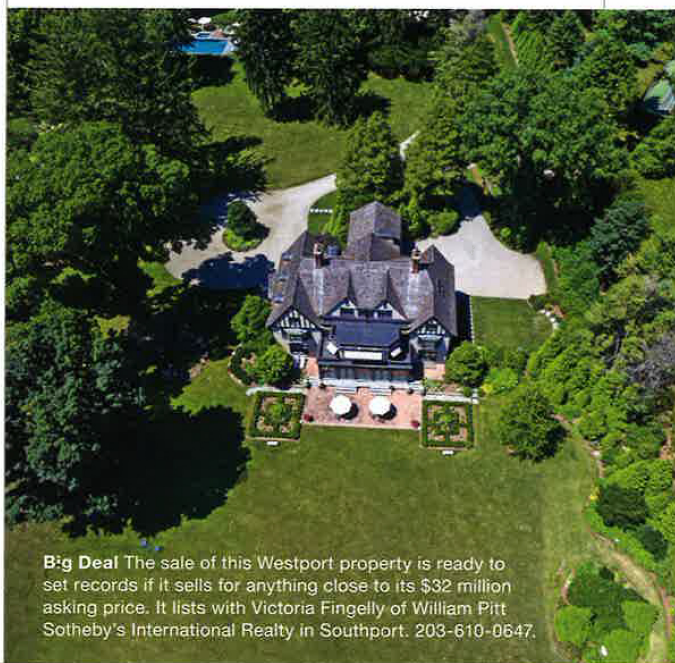
WESTPORT MANSES

ARCHITECT ROGER BARTELS DESIGNED A GRAND Shingle Style home in the Westport enclave called Saugatuck Shores that's now listed for \$3,998,000. The .53-acre property is sited directly on Bermuda Lagoon and features a pool, a terrace with a built-in barbeque, and a deep-water dock. Walls of glass throughout the

SOUND INVESTMENT
After passionate public reactions—both pro and con—the beachfront property that was home to the beloved Positano Restaurant along Compo Cove in Westport has hit the market, now cleared for residential use. The restaurant relocated to the Westport Country Playhouse, opening its doors in 2015. Its former sandy site, measuring .13 acres, is now listed for \$4.5 million, a big-ticket item for sure, given that you'd have to build a house on it. But the location is unbelievable: directly on the sand with soul-stirring views over Long Island Sound. Andrew Whiteley of Al Filippone Associates, affiliated with William Raveis Real Estate in Southport, has the listing. 203-258-1595.

4,540-square-foot interiors take in expansive Long Island Sound views, from the living room with its stunning river-stone hearth to the master suite, built into a turret, featuring a gas fireplace and private balcony. But the home's most dramatic feature is the cupola centered over the main staircase, flooding the three floors with light and capping its shingled rooftops with a dramatic flourish. The home lists with Michelle Genovesi of Michelle&Company Real Estate, William Raveis.

Just a few miles up the coast on Beachside Avenue is a circa-1911 Tudor on 77 acres. It clocks in as one of Westport's largest waterfront properties—and at \$32 million, as the most expensive listing in town. The property has long sat at the top of the market, price-wise: Marlo Thomas and Phil Donahue sold it in 2006 for \$25 million, breaking all records, to financier Herbert Allison Jr. The TIAA-CREF executive who ran both Fannie Mae and, after the crash, the Troubled Asset Relief Program (TARP) program for President Obama, passed away a few years ago. The main house measures nearly 8,500 square feet, offering seven bedrooms and nine bathrooms. But the spread's most impressive feature is the grand sweep of lawns that roll toward 365 feet of private waterfront, including a sandy beach. Victoria Fingelly of William Pitt Sotheby's International Realty has the listing.



Big Deal The sale of this Westport property is ready to set records if it sells for anything close to its \$32 million asking price. It lists with Victoria Fingelly of William Pitt Sotheby's International Realty in Southport. 203-610-0647.

DEEDS & DON'TS



Berry Nice Called Strawberry Fields Farm, this circa-1775 renovated Colonial on nearly 13 acres in Sherman lists for \$599,000 with Irit Granger of William Pitt Sotheby's International Realty in Kent. 203-803-3748.

A CLASSIC COLONIAL

THERE'S NOT A HOUSING STYLE MORE CLOSELY ASSOCIATED WITH CONNECTICUT than the stately Colonial, and an especially handsome model is on the market in Sherman, listed for \$599,000. Called Strawberry Fields Farm, the spread comes with a farmstand fashioned from a post-and-beam barn from which the current owner, Carol Royal, sells organic produce, herbs and maple syrup. The 128 acres also offer a sugar shack, chicken coop, apiary, fruit trees and a stream-fed pond. When Royal purchased the foreclosed, circa-1775 property, she said she practically needed a Hazmat suit to step inside the main house. It was a labor of love to restore the wide-plank chestnut floors, four fireplaces, including one with a beehive oven, and exposed beams and wainscoting. Today the 3,200-square-foot interiors offer four bedrooms and four bathrooms. And, fun fact, it was likely visited by George Washington, who would have stopped by to see one of his military captains, William Giddings, the original homeowner. The farm is listed with Irit Granger of William Pitt Sotheby's International Realty.

CUTE COTTAGES

THE TINY-HOME TREND WASN'T INVENTED BY HIPSTERS ON PINTEREST. THRIFTY Puritans favored small houses because they were cheaper to build and heat; so did many of our state's first suburbanites, whose homes bunked a couple of kids per bedroom and a bath-and-a-half for the entire family. And while loads of modest capes and simple ranches have been torn down, there are two vintage cottages on the market that are both scaled-down and stylish.



In Clinton, a couple of restaurateurs are selling their cute-as-a-button,

Small Wonder This circa-1755 cottage in Clinton is listed with Tina Rupp of William Pitt Sotheby's International Realty in Essex for \$349,900. 860-876-6072.