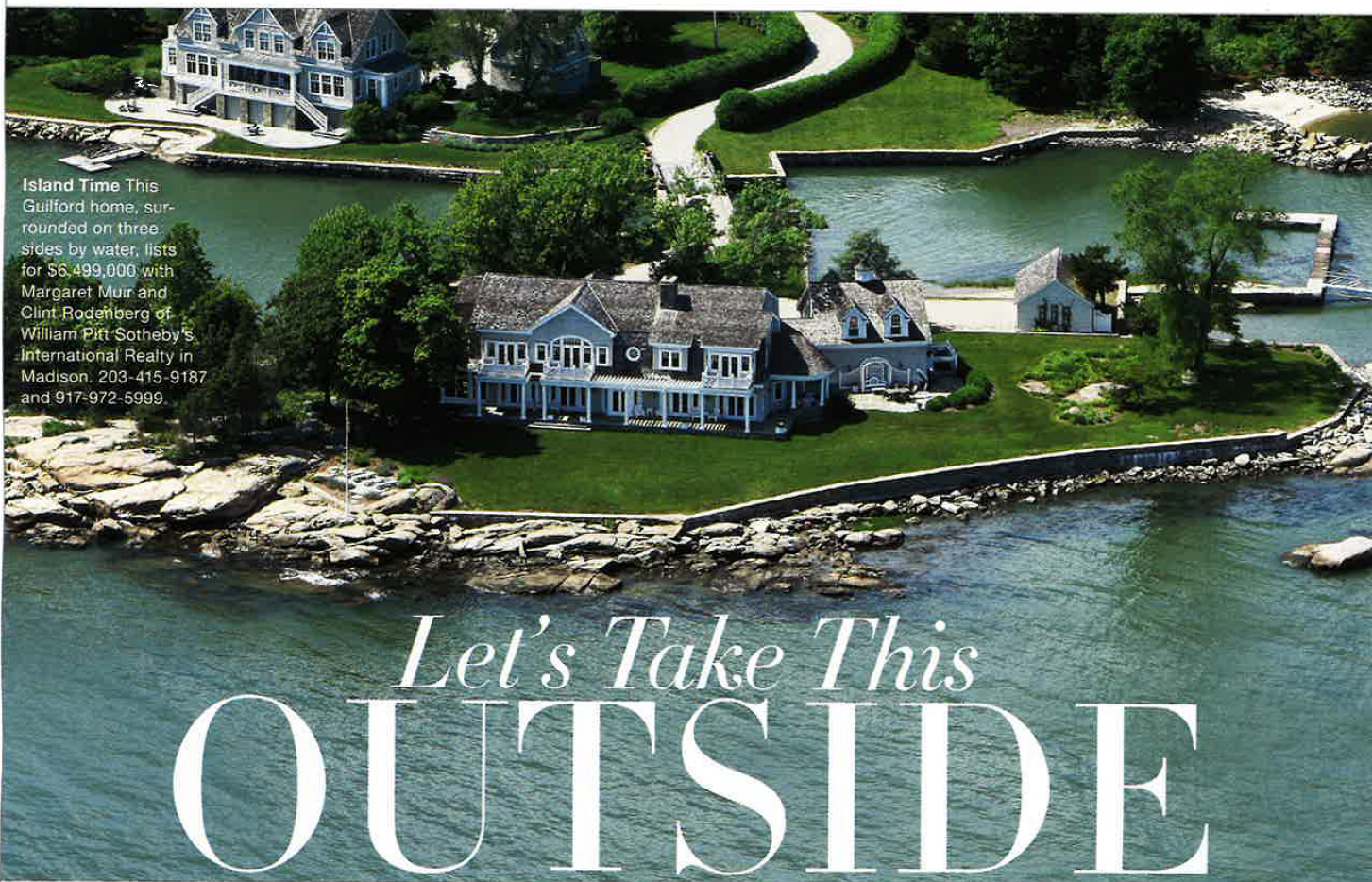




DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Island Time This Guilford home, surrounded on three sides by water, lists for \$6,499,000 with Margaret Muir and Clint Rodenberg of William Pitt Sotheby's International Realty in Madison. 203-415-9187 and 917-972-5999.

Let's Take This
OUTSIDE

FINALLY, THE SPRING MARKET'S FOR-SALE PROPERTIES CAN BE appreciated inside *and* out—without a stout pair of muck boots and an imagination vivid enough to guess at gardens covered by snow. Here are this month's picks for homes with amenity-filled acreage, from a private peninsula in Guilford to a horse farm in Cornwall.

SURF & TURF

RARE IS THE PROPERTY THAT HAS BOTH WATER ACCESS AND AMPLE acreage (the reason: Costly waterfront land is often sold off to make room for more houses). There are two on the market today, including one in Guilford that's surrounded by water on three sides. The classic, Shingle-style home is at the tip of a peninsula, accessed by a private bridge and pea stone drive. The nearly half-acre grounds feature a stone dock, a small beach and a boathouse, along with a covered patio and dining terrace. The feeling inside the 7,369-square-foot home is like that of strolling a



luxury ocean liner, with uninterrupted water views from every window. The master bedroom's seascapes are especially stunning, best enjoyed from the suite's private balcony. Margaret Muir and Clint Rodenberg, both of William Pitt Sotheby's International Realty, share the \$6,499,000 listing.



Well Played Playwright Noel Coward once summured at this estate, called Fayreways, in Fairfield. It lists for \$5,895,000 with Andrew Whiteley of Al Filippone Associates, associated with William Raveis Real Estate in Southport. 203-258-1595.



"OLD" NEWS

The buzz out of East Haddam is the listing of a circa-1690 salt-box, one of the oldest dwellings on the Connecticut market. It served as the town tavern before it was converted into the residence that would be home to American painter and illustrator W. Langdon Kihn, best known for his portraits of Native Americans. Indeed, the walls of one of the upstairs rooms are still painted with his murals, depicting Lewis Carroll's *Alice in Wonderland*. On seven acres, featuring parterre gardens, a pool and a pool house, the property lists for \$695,000 with Jennifer and Jane Associates, affiliated with William Pitt Sotheby's International Realty in Essex. 860-767-7488.



A Southport property that once served as a summer home to Noel Coward has hit the market for \$5,895,000. Sited on almost three acres along Sasco Hill Road, the circa-1926 Georgian Revival estate has views over Long Island Sound, Southport Harbor and the Country Club of Fairfield golf course. The grounds have formal gardens, ornamental hedging and sculpted boxwoods, as well as a pretty pool and terrace. Inside the nearly 6,000-square-foot, red-brick manor, there are seven bedrooms and 10 bathrooms. It lists with Andrew Whiteley of Al Filippone Associates, affiliated with William Raveis Real Estate.