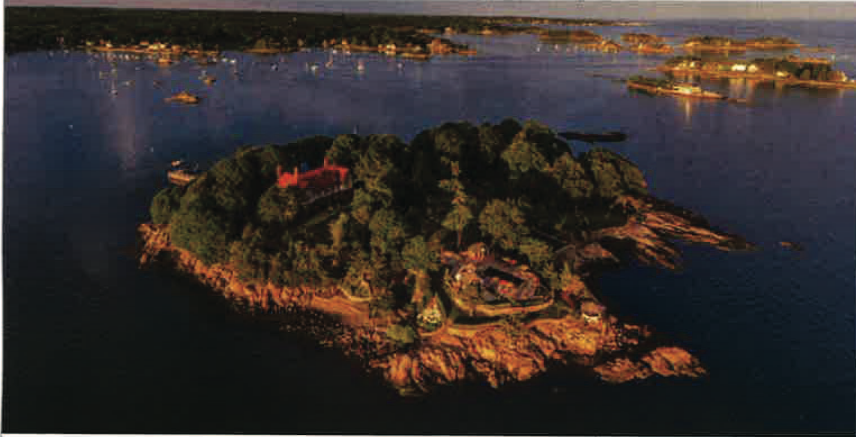




# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



## TAKE THE PLUNGE

**I**N KEEPING WITH THE THEME OF THIS ISSUE, the six properties featured on these pages represent the wide variety of what "life on the water" means throughout our state. Whether you favor a house along Long Island Sound, a river, a lake or even your own private archipelago, we've got something for you.

### ON ISLAND TIME

IF ONE ISLAND SIMPLY ISN'T ENOUGH, THE BRANFORD market has an entire archipelago for sale—a collection of eight private isles, priced at \$50 million. There are complicated and conflicting tales about the islands' owner, a widow of a party-goods magnate who married, then



**Island Life** A string of eight private islands (ABOVE AND TOP) off the Branford coast are listed for \$50 million with Melissa Frank Lutz of Douglas Elliman in Katonah, NY. 646-765-8691.

### LAUPER LISTS

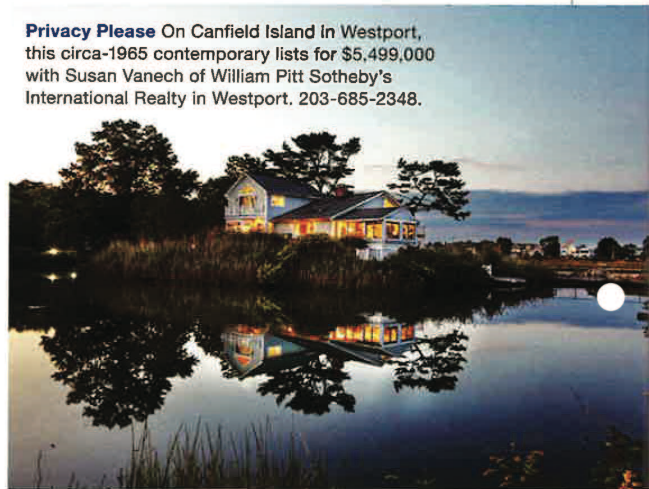
Singer Cyndi Lauper has used her backcountry Stamford home as a retreat for writing music since the 1980s, composing some five albums there, as well as her hit Broadway show, *Kinky Boots*. But Lauper and family tend to spend more time on the Upper West Side, according to press reports, so the two-acre spread was put on the market in May, listed for \$1.25 million with Michael Leventhal of Berkshire Hathaway Home Services in Stamford (203-461-1270). The mansard-roofed, stone manor looks surprisingly traditional, given its pink-haired, pop-star property owner. She commissioned the founder of French Country, Howard Kaplan, to design the nearly 4,000-square-foot interiors, which feature hand-stenciled walls and antique floor tiles, sourced from Europe. The listing also offers a guesthouse, formerly Lauper's music studio, and a pool and terrace.



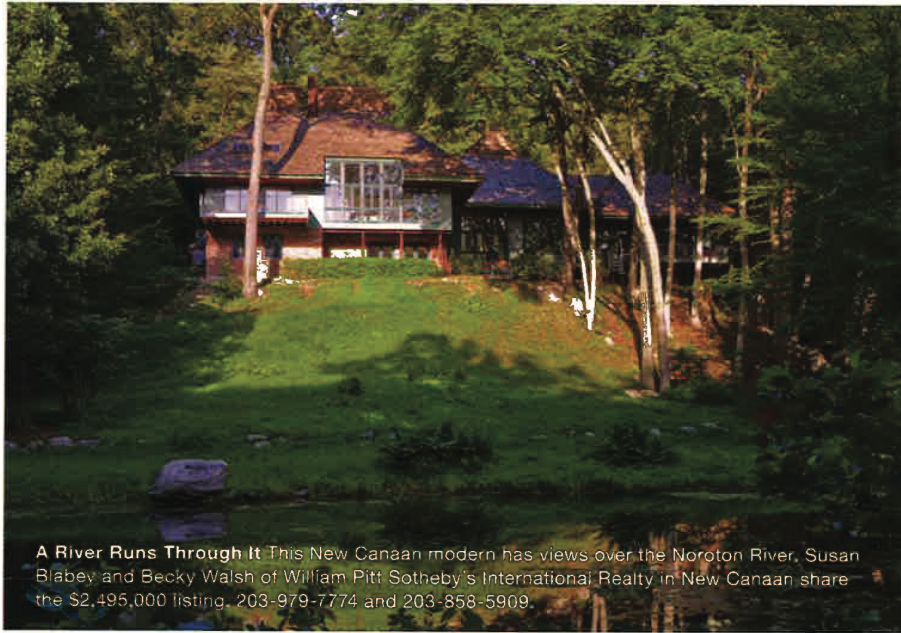
divorced, her landscaper second husband. Whatever the backstory, the *soi-disant* "island lady" is looking to unload them all, including the largest of the bunch, Rogers Island, measuring eight acres. The main house on Rogers Island is a grand, red-tiled-roof affair offering 13,000 square feet of restored interiors, including 10 bedrooms. But the exteriors are the draw here, especially the pool, pool house and terrace, all with sunrise-to-sunset views over Long Island Sound. Spa-like Rogers Island also comes equipped with a putting green, tennis court and guesthouse. Along with the seven additional islands, the \$50 million price of entry includes a mainland waterfront home that has its own commercial-grade dock for launching transport to and from the Thimble Islands archipelago. Melissa Frank Lutz of Douglas Elliman has the listing.

Smaller in scale, but no less cool, is a Westport property on Canfield Island, listed for \$5,499,000. The circa-1965 home sits on 2.5 private acres at the tip of the island, accessible by a bridge. Privacy is the watchword here, with a private swimming lagoon, two private docks, a private patio with a fireplace for cooking, another private patio with a fire pit and private stone walkways offering access to all these amenities. The 2,600-square-foot, open-plan interiors have a coastal vibe with walls of glass, a driftwood fireplace mantel in the great room and a master suite with a terrace overlooking the water. Susan Vanech of William Pitt Sotheby's International Realty has the four-bedroom, three-bathroom listing.

**Privacy Please** On Canfield Island in Westport, this circa-1965 contemporary lists for \$5,499,000 with Susan Vanech of William Pitt Sotheby's International Realty in Westport. 203-685-2348.



## DEEDS & DON'TS



**A River Runs Through It** This New Canaan modern has views over the Noroton River, Susan Blabey and Becky Walsh of William Pitt Sotheby's International Realty in New Canaan share the \$2,495,000 listing. 203-979-7774 and 203-858-5909.

## DOWN BY THE RIVER

NEW CANAAN'S BEST RIVERFRONT LISTING IS ONE OF THE TOWN'S MIDCENTURY moderns—built late in that era, in 1967, by architect Richard Bergmann, his first commission after he left the firm of Eliot Noyes, one of the Harvard Five architects. Called Latham House, it's sited on a high perch on 4.28 acres overlooking the Noroton River, as well as a private pond, but is still walking distance to town. Ten years ago, the then-owner asked Bergmann back to build an addition to the home, which now measures nearly 6,000 square feet and includes five bedrooms and six bathrooms. Susan Blabey and Becky Walsh of William Pitt Sotheby's International Realty share the \$2,495,000 listing.

But perhaps the most logical place to look for a riverside listing is in Riverside, a picturesque Greenwich neighborhood with views over the Mianus River and Cos Cob Harbor. Currently on the market: a handsome stone-and-clapboard Georgian, listed for \$15.9 million and seemingly purpose-built for enjoying life on the water. On the grounds is an infinity edge pool, a pool house with a fireplace, a hot tub overhanging the water's edge and a stone terrace with a fire pit. There's also a private dock, a guesthouse and two outdoor kitchens. More fun's on offer inside the nearly 9,000-square-foot main house, especially in the mahogany-paneled, English-style bar and library. Tracey Koorbusch of Sotheby's International Realty has the listing.



**Compound Interest** This luxe waterfront compound in Riverside with pool, poolhouse (ABOVE), dock and a Georgian manse lists for \$15.9 million with Tracey Koorbusch of Sotheby's International Realty. 203-561-8266.

RIVERSIDE AERIAL: STEVE TURNER;  
RIVERSIDE FACADE: NEIL LANDING JR.

## DEEDS & DON'TS



### New In New Preston

This never-occupied New Preston property is listed for \$5,400,000 with Peter Klemm of Klemm Real Estate in Washington Depot. 917-864-4940.

## GREAT LAKES

LAKE WARAMAUG, IN NEW PRESTON, IS KNOWN FOR ITS GRAND OLD ESTATES, SOME of them built by 19th-century architect Ehrick Rossiter. Newly constructed homes are so rare there's currently just one on the market, a never-occupied, circa-2016 lake house, priced at \$5,400,000. Designed to take in water views from every room, the stylish, three-story contemporary was built with state-of-the-art technology, including app-controlled HVAC, security and sound systems. The kitchen is especially well appointed with two Miele dishwashers, a six-burner Wolf cooktop and oven, a Sub-Zero fridge and a generous island. There's also a lower-level mahogany bar with another dishwasher, adjacent to a 500 bottle-wine cellar. On the one-acre property: a deck along the water's edge, a sandy swimming area and a lofty boathouse with a full kitchen, bath, sleeping area and dockage for two boats underneath. Peter Klemm of Klemm Real Estate has the listing.

On the other side of Lake Waramaug is a more classic example of lakefront living—a circa-1890 Adirondack-style estate, listed for \$1.5 million. If your dream home is a traditional lodge on a lake, this one doesn't disappoint with its screened-in porch spanning the entire lakeside of the home, a stone hearth in the two-story great room and original



woodwork, including beamed and paneled ceilings, throughout. The property has a boathouse too, with steps down to a dock large enough to accommodate a couple of—you guessed it—Adirondack chairs. It lists with Ira Goldspiel of William Pitt Sotheby's International Realty.

— *Diane di Costanzo*

**Lodge Here** This Lake Waramaug lodge-style home lists for \$1.5 million with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.

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