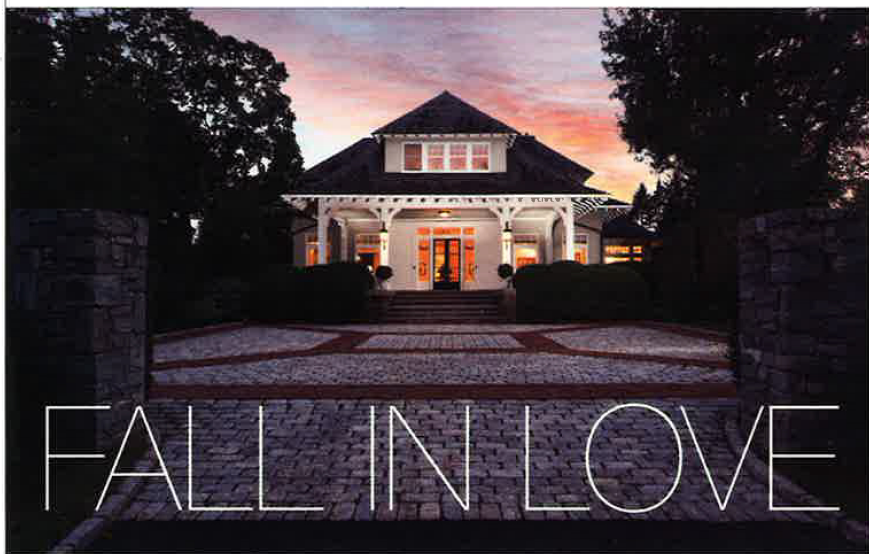




DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Welcome Home This converted carriage house in Greenwich welcomes guests with an elegant courtyard. The 1.16-acre grounds feature gardens by Doyle Herman Design Associates. Shelly Tretter Lynch of Sotheby's International Realty in Greenwich has the \$5,995,000 listing. 203-550-8508.

sculpted hedges. There's also a side lawn planted with a semicircle of specimen trees framing a dramatic fountain. It lists for \$5,995,000 with Shelly Tretter Lynch of Sotheby's International Realty.

One of the largest properties in Washington, Tatetuck Farm clocks in at 219 acres—and comes fully loaded with equestrian amenities, including three horse barns with a total of 18 stalls, a riding ring and expansive pastures. The Federal-style main house was built around 1790 for the Mitchell family—it was called Mitchell Farm back then—with refined styling that still exists today. There are Corinthian columns, leaded-glass windows, wide-board flooring and paneled walls and ceilings. Additional modern amenities include a first-floor master suite and, outside, a pretty pool with a pool house, along with multiple guesthouses. Bonnie and Larry Garguilo of William Pitt Sotheby's International Realty list the property for \$8.5 million.

And in Westport, a circa-1970s Saugatuck Island property has been modernized and expanded to include an open-plan addition featuring a vaulted-ceiling great room with a stone fireplace and glass doors opening onto

AUTUMN IN NEW ENGLAND IS THE IDEAL season to find a new home. Fiery foliage and clear dry days provide a lovely setting for touring our state's finest properties. And a flood of new listings has come online, providing shoppers with an even wider variety than during the dog days of summer. Here, the best of the fall crop, from a 19th-century carriage house to a Marcel Breuer-designed modern.



GREAT ESTATES

A CARRIAGE HOUSE HAS JUST HIT THE MARKET, ONCE part of the Towers, a vast Greenwich estate owned by the Milbank family. At the end of the 19th century, the area called Byram Shores was a summer haunt for prominent Manhattan families and the Milbanks were chief among them. Originally constructed in 1899, the carriage house was described as having "stalls and a tack room." Fortunes have improved for that once-simple structure, now measuring 6,439 square feet. The home opens onto an elegant entry hall featuring a curved, carved staircase. Although vintage in feel, the interior spaces are modern and airy, with 12-foot ceilings in the living room and a loft-like master suite with beamed ceilings, a fireplace and a sitting area. The grounds are also impressive, as designed by James Doyle of Doyle Herman Design Associates. The front drive leads through stone columns to a wide and welcoming courtyard, with ornamental pavers and

SETTING THE STAGE

We nominate this Weston home to fall's best-dressed list—staged for the season with mums, pumpkins and other autumnal décor. Because first impressions matter, stagers advise owners of for-sale homes to start by removing post-peak flowers from front gardens, clearing away summery stuff from the porch and keeping paths, lawns and especially gutters free of fallen leaves. A great value at \$985,000, this Weston listing has attractions beyond the front porch: At 4,284 square feet, it offers five bedrooms, four bathrooms, a great room with handsome stone hearth and, on 3.38 acres, glorious gardens and an outdoor pizza oven. David Weber of KMS Partners at Coldwell Banker in Westport has the listing. 203-451-7888.



Good Breeding Tatetuck Farm in Washington is equipped to breed Thoroughbreds. The property includes three horse barns, a riding ring and pastures. A circa-1790 Federal-style home rounds out the \$8.5 million listing, offered by Bonnie and Larry Garguilo of William Pitt Sotheby's International Realty in Washington Depot. 860-921-7648 and 860-921-3464.

BYRAM: DEVIN GROCODY PHOTOGRAPHY



Fab Prefab In the early 1950s, Techbuilt offered stylishly functional prefabricated homes, one of which has been updated and expanded—and listed for \$979,000. Sited on 1.43-acres in New Canaan, it's offered by Becky Walsh and Jack Trifero of Sotheby's International Realty in New Canaan, 203-858-5909 and 203-216-8774.

Carl Koch was a student of architecture in 1937 when Breuer was appointed chairman of Harvard's Graduate School of Design. And although he's much less famous than other architects who came out of that program (Philip Johnson, I.M. Pei and Eliot Noyes, among them), Koch would invent what he called the Techbuilt House, which makes him "the grandfather of prefab," according to *Progressive Architecture* magazine. These homes were marketed as a more modern and less expensive way to construct a new home—and are highly prized when they pop onto the market. Good news: A circa-1966 model is now listed for \$979,000 in New Canaan, the first time it has ever been offered. The core of the 5,700-square structure is true to its Techbuilt beginnings, featuring loft-like rooms with floor-to-ceiling windows. A stone addition and high stonewalls were later added, and there's also a pool (in need of repair) on the 1.43-acre property. Becky Walsh and Jack Trifero, both of Sotheby's International Realty, share the listing.

Finally, also in New Canaan, a circa-1956 home designed by architect Willis N. Mills is back on the market, listed for \$2,550,000. The house was in rough shape when two city dwellers, Craig Bassam and Scott Fellows, rescued it in the late 1990s. The project inspired the pair—an architect and creative director by profession—to form their own design and branding firm, called BassamFellows. "We wanted contemporary furniture that would



Modern Life Called the Willis Mills House, this circa-1956 modern was brought back to life by the design firm (and owners) BassamFellows. It lists for \$2.55 million with John Engel of Halstead Property in New Canaan. 203-247-4700.

look right in the house," Fellows said in 2014 in this magazine. "...pieces that would hold their own against the powerful nature outside the double-height glass walls." Today, the 4,600-square-foot interiors—both stylish and liveable—offer four bedrooms and four bathrooms. The home lists with John Engel of Halstead Property.

—Diane di Costanzo