

REAL ESTATE

HOT PROPERTY

Rowayton home offers panoramic views, deep-water dock

By Gretchen A. Peck

It doesn't take a seafaring sailing enthusiast to appreciate this magnificent piece of Connecticut coastline, but should the property's next owner be one, it'll be perfectly suited to the lifestyle.

This quintessential New England shore home has been in Bruce Kirby's family since the late 1970s. He's a former journalist-turned-yacht designer and an accomplished sailor. It's understandable why he, his wife and their two daughters would want to have a front-row seat to beautiful bodies of water. They'd seen the home featured in a classified advertisement. It was a private sale, and 24 hours later, it was theirs.

"It's a beautiful piece of property," Kirby said. "We look straight down Five Mile River to the Harbor."

From this vantage point, Five Mile River and Long Island Sound serve up panoramic views, according to listing agent Andrea Kostanecki of William Pitt Sotheby's. The four-bedroom home with 258-feet of private shoreline, is listed for \$2.45 million.

Kostanecki suggests the property represents a blend of "nature, privacy and community," and that's a perfect big-picture description.

The location is absolutely compelling — within walking distance to Rowayton Village, local restaurants and the train station.

The home's floor plan comprises a manageable 3,188-square-foot of living space. The interior architecture leans perfectly in the direction of Connecticut Coastal, with hardwood floors in a natural, light hue and white-on-white walls and ceilings. Special architectural elements, like folding Craftsman-style doors in the living room provide contrast.

Among the main-floor rooms is the living room, where there's a fireplace. Those Craftsman doors open to the formal dining area.

There's also a sunroom-like family room with sweeping spans of glass to maximize the view. Sliders open out to a deck, the perfect size for a dining table and



Photos by William Pitt Sotheby's International Realty

Above: The living room at 213 Rowayton Ave. in Rowayton has a fireplace. **Below:** The four-bedroom 1912 New England shore home has 258-feet of private shoreline and it is listed for \$2.45 million.

Details

Address: 213 Rowayton Ave., Rowayton**Price:** \$2.45 million**Number of Rooms:** 8

Features: Located on a half-acre in Rowayton, with direct waterfront access and a deep-water dock, this 1912 New England shore home was renovated by its current owner, creating a bright and open décor. It comprises 3,188 square feet of living space, four bedrooms, two full baths and a partial bath. The master suite has a private balcony, while a larger deck sits off the rear of the home and walks down to the backyard, leading to the water's edge, with 258-feet of private shoreline.

Schools: Rowayton Elementary, Roton Middle, Brien McMahon High

seating. It steps down to the lawn.

The family room seamlessly opens to a dining area, also with a large picture window, for "dinner and a show." It offers a nice flow for entertaining, whether for just a few friends or larger gatherings for special celebrations.

An architect friend had helped redesign and remodel the spaces soon after the Kirbys acquired it, transforming it for a more con-

temporary lifestyle than the original 1912 floor plan afforded.

There are four bedrooms in total here, including a refreshing and bright master suite, which has additional space for a personal home office or an exercise room; both are nice amenities to have off a master. The suite also has sliders that open out to a private balcony deck.

While the magnificent water-



front position held obvious aesthetic appeal for Kirby's family, the property also served a practical role in that they could access their 35-foot sailboat within a 100 or so paces from the house, down to the private deep-water dock they had put in. The dock can accommodate a boat of up to 40-feet long, Kirby noted.

The family trusts that the next residents of this home will enjoy

the home, water, sunrises and sunsets here just as they have.

"We can see Long Island from here, from our south windows," Kirby said. "So it's been a great 38 or so years here."

Listing agent: Andrea Kostanecki, William Pitt Sotheby's International Realty; (203) 655-8234, ext. 7031 office; (203) 858-3553 cell; akostanecki@wpsir.com

AGENT PROFILE *Lindy Beardsley*

Darien native helps home buyers

With 23 years of experience under her belt, Lindy Beardsley is known as Darien's go-to Realtor. Beardsley, who has lived in Darien since she was 4-years-old, enjoys showing off the town that she says has "that small town feel."

Beardsley, who has worked for several real estate companies but all in the same Darien location, said, "I grew up in Darien, went through the schools there and raised a family there."

The quaint New England town, Beardsley added, "has wonderful schools, public beaches and public parks. In addition, it's an easy proximity to New York City where most people who live in Darien go to work. There is a lot going on in Darien for people with all types of interests."

Beardsley, who has worked the past 10 years for Halstead Property Connecticut, works with clients who have all types of price-points. From first-time home buyers who Beardsley said, "I treat as if they were my kids" to those looking at high-end properties, she gives everyone the same amount of time and energy.

Beardsley currently is listing the most expensive home she's ever had in her two decades in the business. It is on the market for \$12 million and is located in Darien's Tokeneke Association.

Located at 26 Old Farm Road, Beardsley said, "it was built in 1761 and has 7.67 spectacular acres. It's historic, one-of-a-kind and offers the opportunity of subdividing up to six separate lots."

Working for Halstead, she said, gives her an edge.

"They are absolutely top-of-the-hill as far as technology and their world-wide Internet marketing," Beardsley said, adding, "They leave no expenses spared to support us and

**Business:** Halstead Property Connecticut**Lives:** Darien**Works:** Rowayton and Darien**Experience:** First-time home buyers up through high-end**Contact:** (203) 561-5780, lbeardsley@halstead.com

every listing we have. From the training to the administrative support, they are number one in my opinion."

Beardsley, who worked in sales for IBM in New York City prior to her real estate career, said she especially enjoys working with first-time buyers.

"I work with them to find the right neighborhood, that house that really meets their needs," Beardsley said. "It's kind of like hand holding. I am with them from beginning to end. For them, every penny counts."

Beardsley enjoys tennis and duplicate bridge.

AGENT PROFILE *Robin Heraghty*

Stamford agent a quick learner

New to the real estate business, Robin Heraghty has been going to seminars and bending the ears of her colleagues to learn the ropes quickly.

A former broadcast designer who did animation for television and computer design on shows like Inside Edition and the Late Show with David Letterman, Heraghty has always had an interest in real estate.

"I like the idea of taking properties and making them into something beautiful. It's always been something I was interested in," said Heraghty, who began working for Halstead Property Connecticut in July.

Heraghty said she chose to work for Halstead over other firms because the company "seemed like the best fit. They had the most comfortable feeling and I have been able to draw on the experiences of fellow agents."

Heraghty also spent time in Halstead's New York City offices recently doing empowerment training "which teaches you about not just the history of Halstead, but all aspects of what Halstead offers its clients."

Heraghty, who grew up in Hartsdale, N.Y., has lived in Stamford for 17 years. That knowledge of the city has made her job that much easier.

"I know the area very well," she said, adding, "I know the ins and outs of the city. I know the school system and volunteer with the schools. Stamford is not just a place close to New York City, it is a destination in itself. The city has its own identity. There are wonderful beaches, art festivals and different niche neighborhoods."

**Business:** Halstead Property Connecticut**Lives:** Stamford**Works:** Stamford**Experience:** Listing and buyer's agent**Contact:** (203) 249-8881, rheraghty@halstead.com

Heraghty added: "I offer knowledge of the community. I am also very patient and a good listener and can really help someone find what they are looking for by paying attention to their needs."

She has enjoyed working with clients, especially first-time home buyers.

"They (first-time buyers) are eager to move to Stamford," she said. "They are looking for a good commute to the city."

Heraghty is a big reader and belongs to several book clubs. She also enjoys painting and making jewelry.

THE LIST *Highest for sale*

Address	City	Price
Tavern Island	Norwalk	\$10.995 million
12 Valley Road	Norwalk	\$9.995 million
16 Nathan Hale Drive	Norwalk	\$5.05 million
22 Point Road	Norwalk	\$4.295 million
1/2 Rocky Point Road	Rowayton	\$3.9 million
5 Plant Court	Rowayton	\$3.695 million

Source: MLS

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