



Big-Time Views This Black Rock home across the street from the neighborhood's sand beach offers million-dollar views of Long Island Sound and lists for \$729,000 with Janice McGrath of William Raveis Luxury Properties. 203-767-1126.

Rock Harbor. Weighing in at just less than 2,000 square feet, its renovated rooms take advantage of vistas of Long Island Sound with expansive windows and a second-story deck off the master suite. In back of the house off the new kitchen, there's also a stone terrace overlooking the petite but professionally landscaped gardens. It lists for \$729,000 with Janice McGrath of William Raveis Luxury Properties.

A MODERN MASTER

AT THE TOP OF BELL HILL—AND ON MORE THAN four private acres—is a circa-1958, low-slung modern seemingly purpose-built to take in views over the town of Washington and the Litchfield Hills. It was also designed for inside/out living on the one main floor, which flows from a high-ceiling great room to a screened-in sunset porch to a patio and pool. The renovated 2,588-square-foot interiors also offer three bedrooms, including a master suite, and two floor-to-ceiling, river-rock fireplaces. On the grounds: a second flagstone patio off the dining room and a paddleball court. Mark Madonna and Jeffrey Phillips, both of William Pitt Sotheby's International Realty, share the \$1,849,000 listing.

Mini Mid Mod This Washington modern lists for \$1,849,000 with Mark Madonna and Jeffrey Phillips, both of William Pitt Sotheby's International Realty in Washington Depot. 917-284-8697 and 917-284-8276.



JOLLY RANCHER

If you associate the one-level ranch with America's more modest dwellings, this circa-1950 Darien home will change your mind. The 2,538-square-foot interiors were designed around its luxe outdoor spaces with window walls and French doors opening onto the patio and pool terrace. The three-bedroom, four-bathroom home has been thoroughly updated with a new kitchen, a master suite with an updated marble bathroom, and a family room with beamed cathedral ceilings and a wet bar. And it's located in the Boulder Ridge Association, which offers a park, playground and tennis court. Hazel Durham of William Pitt Sotheby's International Realty in Darien has the \$1,275,000 listing. 203-253-6972.



Rock Star Constructed in 1881, this Washington cottage lists for \$1,250,000 with Tim Tierney of Klemm Realty in Washington Depot. 860-671-0810.

COOL COTTAGES

FOR THE FIRST OF OUR COTTAGE LISTINGS, WE descend down Bell Hill and into the town of Washington, where a circa-1881 stone cottage sits on two private acres. With its vine-covered façade, arched front door and gabled, cedar-shingled roof, it looks like the kind of enchanted dwelling found in a fairy tale. There's more magic throughout the 1,692-square-foot interiors, including handsome wood floors, exposed stone walls and antique fixtures. It also offers two bedrooms and two bathrooms (as well as a powder room) and lists for \$1,250,000 with Tim Tierney of Klemm Realty.

Our cottage tour takes us next to Roxbury, also in Litchfield County. There's a fairy-tale aspect to this home as well, with its ridge-top setting, pretty gardens, peaked roofs and white-timber façade. The 2,727-square-foot dwelling was actually built in 1980 to resemble a traditional cottage, with exposed beams, shiplap ceilings and an antique-look brick fireplace. Modern luxuries start in the newly renovated kitchen, now furnished with a Wolf gas range and Sub-Zero fridge, adjoined by a

Solid Gold On Gold Mine Road in Roxbury is a sweet, seven-acre property with a vintage-look cottage. It lists for \$1,295,000 with Maureen Burmann of William Pitt Sotheby's International Realty in Washington Depot. 203-948-7572.



DEEDS & DON'TS



Harbor Home The very picture of a Colonial-era home, this mini manse in Essex lists for \$2,595,000 with Kathy Schellens of William Pitt Sotheby's International Realty in Essex. 860-395-4441.

breakfast area and access to an exterior porch. There's also a first-floor master suite, with its own walled outdoor terrace, as well as two upstairs bedrooms. Maureen Burmann of William Pitt Sotheby's International Realty offers the seven-acre property for \$1,295,000.

NOT-SO-CLASSIC COLONIALS

THERE'S A PICTURE-PERFECT MINI-MANSE IN ESSEX WITH LAWNS THAT ROLL DOWN to 475 feet of private riverfront. It was designed in 1972 to resemble a Colonial-era, gambrel-roofed home with antique details throughout the 3,435-square-foot interiors, including wide-board floors, barnboard-clad walls and exposed beams. But the best seat in the house may well be on the covered porch with its expansive views over the nine acres, Essex Harbor and the Connecticut River. It lists for \$2,595,000 with Kathy Schellens of William Pitt Sotheby's International Realty.

In Rowayton, there's a 2,593-square-foot coastal Colonial on Wilson Cove, with vistas over a tidal salt marsh and Long Island Sound. Built in 1948, the renovated home has most of its indoor and outdoor living spaces sited in back to allow for easy access to the pool and pool terrace and to take advantage of the views. Notably, there's a patio the width of the house off the open-plan dining and living rooms and a second-floor bedroom

with a private balcony. There's also a first-floor master suite with a private deck and one additional bedroom and bathroom. Amanda Davenport and Kay Fabbri-Benham, both of Halstead Property, have the \$1,799,000 listing.

—Diane di Costanzo



Coastal Colonial This 2,593-square-foot Rowayton home is offered for \$1,799,000, represented by Amanda Davenport and Kay Fabbri-Benham of Halstead Property in Darien. 404-803-0989 and 203-984-5861.

