DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Model Home
A former model and her finance-industry husband are selling this Westport spread. It lists for $9,950,000 with Todd Gibbons of William Pitt Sotheby's International Realty in Westport. 203-858-8525.

Deck the Halls

SO ENDS ANOTHER YEAR IN REAL ESTATE—A HAPPY ONE FOR home sellers across Connecticut. In Fairfield County, for instance, third-quarter indicators were very merry indeed with the median sales price rising a few percentage points, to $425,000, and the time-on-market tally dropping (to 82 days), as did the discount that sellers had to offer on their asking prices (down to 4.3 percent). And luxury markets performed even better, with the number of Greenwich sales increasing more than 25 percent, even while the median listing price edged up—to $1.8 million in our state's most affluent city. To celebrate, we're featuring listings with a huge array of spaces and amenities for holiday entertaining, from a wine cellar to a recording studio. Cheers!

FOR FUN & GAMES

A FINANCE-INDUSTRY CEO AND HIS MODEL WIFE ARE SELLING THE Westport property they call Seagram's Creek. (It was once owned by late Seagram's founder, Edgar Bronfman Sr.) The couple gut renovated the 11,482-square-foot home in 2017, commissioning designer Meg Sharpe to create modern, chic interiors that would still accommodate the everyday chaos created by life with two young children. In doing so, they added plenty of places to stay and play, including six bedrooms, along with a tennis court, pool, pool house, gym, wine cellar, billiards room and artist studio. The 13-acre compound is listed for $9,950,000 with Todd Gibbons of William Pitt Sotheby's International Realty.

In Greenwich, another fully loaded estate has hit the market, asking $15.5 million. Sited on nearly six lakefront acres, the 13,000-square-foot, Georgian-style home offers nine bedrooms, nine bathrooms and a cathedral-ceilinged great room with a soaring stone fireplace. But the real fun happens in the guest house, which is equipped with a professional

Fired Up A luxe pool cabana with an outdoor hearth is one of the party-ready places at this Greenwich estate listed for $15.5 million with Robin Kencel of the Robin Kencel Group with Compass Real Estate. 203-249-2943.

recording studio. There's also a private island in the lake, which is accessed via a footbridge, plus a saltwater pool and a pool cabana with a massive outdoor fireplace and a pergola. Robin Kencel of the Robin Kencel Group with Compass Real Estate has the listing.

Another dressed-to-impress home seems purpose-built for dinner parties, equipped with a formal dining hall with room to seat 24 people. Located just off Beachside Avenue, the glitteriest of Gold Coast addresses in Westport, the 14,000-square-foot, Nantucket-style spread was designed by J.P. Franzen Associates in 2014. To keep friends and family entertained all winter, the lower level, serviced by an elevator, offers a recreation room, a home gym and a guest bedroom and bathroom. And when the weather warms, the fun moves outside—up on a nearly 1,000-square-foot roof deck (perfect for watching fireworks) and out onto a balcony that spans the entire back side of the house, with

FOR EVENTS & PARTIES

IN DARIEN, ALONG NEARLY 450 PRIVATE feet of Long Island Sound waterfront, there's a house that would say, if it could talk, "come for cocktails, stay for supper." The brand-new home was seemingly designed to impress guests—and we're not the only ones who think so. It recently won a shelf-full of HOBI Awards, including first place in the categories of Best Spec Home Over $7 million, Best Spec Home Kitchen, and, thanks to stager Leia Ward of LTW Design, Best Home Staging. The award-winning kitchen is especially commodious, with its multiple islands, built-in bar area and easy flow to a family room with a two-story stone fireplace and to an outdoor terrace with a grilling area and pool. In all, the 7,900-square-foot estate offers five en-suite bedrooms, including a master suite with a gas fireplace and sweeping Sound views. The 1.23-acre grounds also feature a private dock and sandy beach. It lists for $7,250,000 with Stephan von Jena of William Pitt Sotheby's International Realty.

And The Winner is... This award-winning Darien home lists for $7,250,000 with Stephan von Jena of William Pitt Sotheby's International Realty in Darien. 203-434-8472.

CABIN FEVER

A circa-1904 Stamford spread called Orient Lodge proves that there's nothing cozier than an authentic Arts-and-Crafts-style home. The three-story, stone-and-timber main house is blessed with a 600-square-foot great room, with 25-foot-high beamed ceilings, exposed log walls and the original floor-to-ceiling, river-rock fireplace. But the real draw, at least for history buffs, is the older cottage on the grounds, once part of a circa-1825 sawmill. The current owners brought the dilapidated property back to life, which earned them an Award of Merit by the Connecticut Trust for Historic Preservation. It lists for $1,499,000 with Suzette Kraus of William Raveis Real Estate in Old Greenwich. 914-582-2551

Solid Gold Sited on Westport's Gold Coast, this property lists for $14 million with Leslie Smith Clarke of William Raveis Real Estate in Westport. 203-984-1856.

double, curving staircases stepping down onto a bluestone terrace, with a resort-sized pool and spa, an open-air pool house with a 65-inch television monitor, and a par-three golf hole with a professional sand trap. The seven-acre property lists for $14 million with Leslie Smith Clarke of William Raveis Real Estate.

FOR WINE & SPIRITS

IN NEW CANAAN, A HOME DESIGNED BY NANCY LOVAS HAS HIT THE MARKET FOR $2,595,000. From the ground up, the amenities start with a state-of-the-art, lower-level wine cellar, as well as a home theater, a fitness room and a game room that steps out to a stone terrace with an outdoor fireplace and built-in grilling area, shaded by a pergola. Built in 2010, the 7,203-square-foot home on just over two acres offers five en-suite bedrooms, including a master suite with a fireplace. Inger Stringfellow of William Pitt Sotheby's International Realty has the listing. —*Diane di Costanzo*

Cheers! This New Canaan home with a lower-level wine cellar and home theater is listed with Inger Stringfellow of William Pitt Sotheby's International Realty for $2,595,000. 203-321-9361.