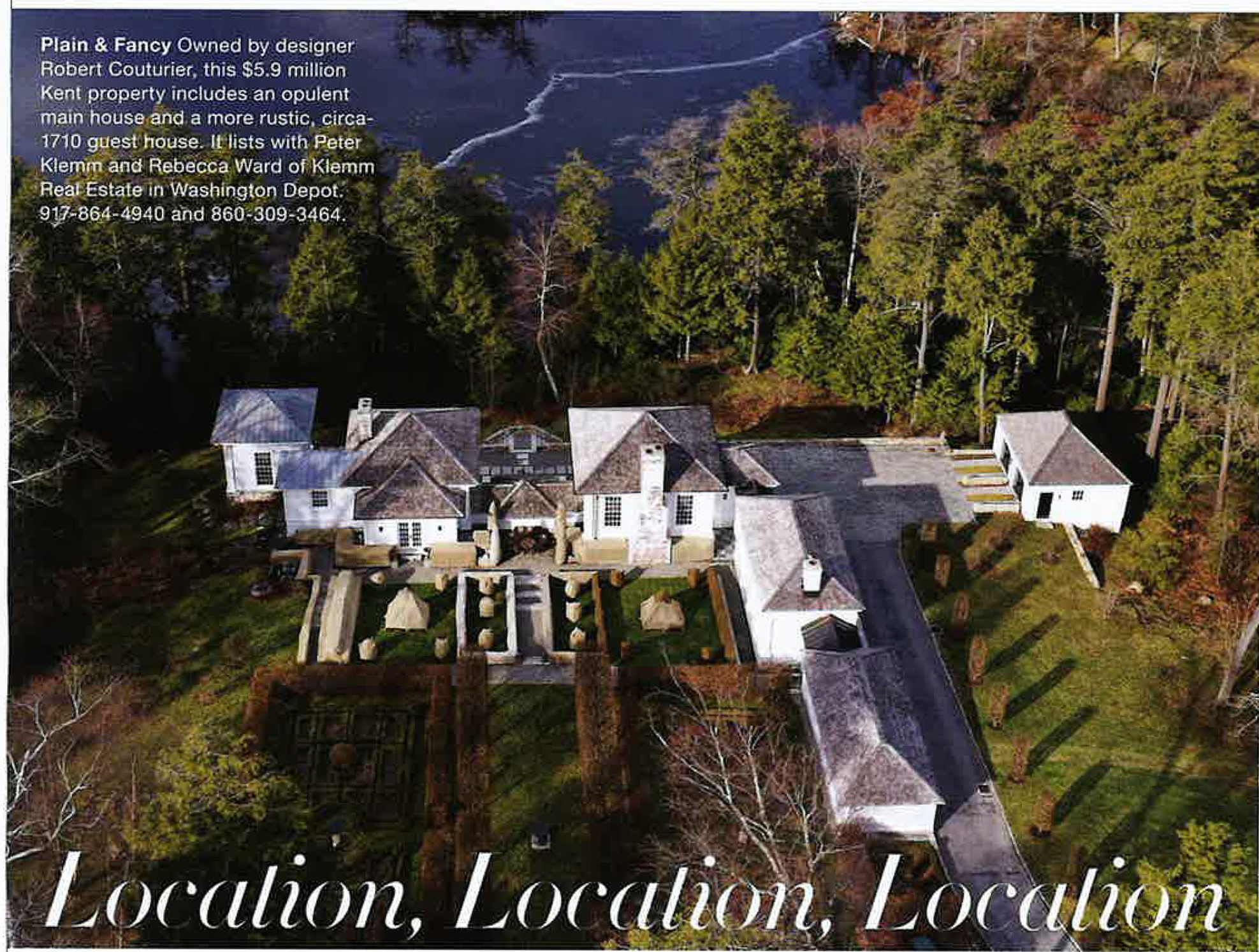
DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Plain & Fancy Owned by designer Robert Couturier, this $5.9 million Kent property includes an opulent main house and a more rustic, circa-1710 guest house. It lists with Peter Klemm and Rebecca Ward of Klemm Real Estate in Washington Depot. 917-864-4940 and 860-309-3464.

Location, Location, Location

THIS MONTH, OUR SIX PICKS REPRESENT THE BEST and brightest listings for a range of locations—whether you're looking to live in the country, along the waterfront or in town. And while experts are predicting a cooler 2019 market, we're encouraged by reports of strong end-of-year closings, especially among luxury homes. Indeed, one of 2018's most-expensive sales came just days before Christmas, when a massive Greenwich spread sold for $17.5 million. Cheers!

IN THE COUNTRY

IN KENT, THE COUNTRY HOME OF ARCHITECT AND designer Robert Couturier has just hit the market for $5.9 million. Gracing the cover of this magazine in 2011, the nearly 15-acre property kicks off with formal parterre gardens with maze-like hedges, an allée of ornamental trees and a private, winding drive that leads to a cobblestone courtyard. There you'll find two distinct dwellings, starting with the pristine white main house that opens onto a dramatic entrance hall with a slate checkboard floor and a 14-foot ceiling. The opulent styling continues throughout the house. There's a grand salon with a 17th-century mantel and a 19-foot tray ceiling. There's a bedroom wing with 18th-century chestnut floorboards and a fireplace in each of the four bedrooms. And there's a separate library structure with a copper roof and steps leading down to the shores of North Spectacle Lake. Called Dover House because the circa-1710 dwelling was moved from Dover, New York, the guest house is also separate both in location and style—it has the plain and spartan beauty of a Colonial home, with rough and rustic beams, whitewashed walls and a massive stone hearth. The property lists with Peter Klemm and Rebecca Ward of Klemm Real Estate.

GLASS ACT

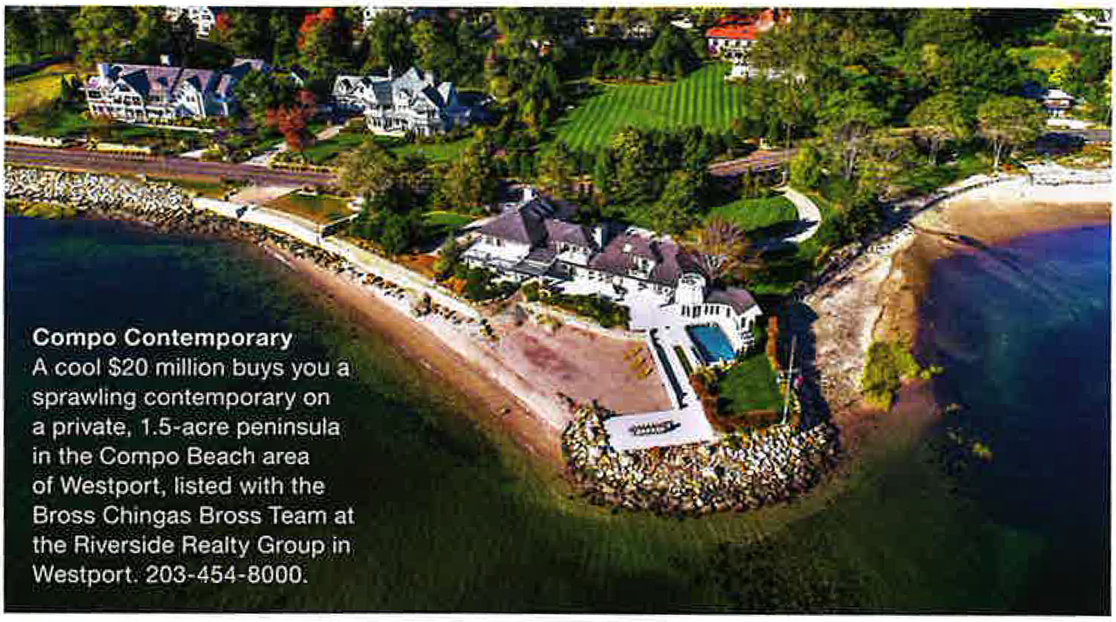
This Warren home takes advantage of killer views over Lake Waramaug and the Litchfield hills via its two-story walls of glass, some of which slide open to give access to a stunning wraparound deck. The modernist dwelling, built in 2004, resembles a glass box perched high on a hillside, grounded by rustic stone walls and steps. The 2.6-acre property also offers a separate artist studio. It lists for $2.3 million with Beverly Mosch of Klemm Real Estate in Washington Depot. 203-206-9496.

Take The Plunge This cool pool, attached to a handsome Roxbury home, is offered for $1,995,000 by Ira Goldspiel and Howard Schissler with William Pitt Sotheby's International Realty in Kent. 917-626-3481 and 917-304-0871.

Another new upstate listing has a similar antique aesthetic—but was, in fact, built in 2002 with modern amenities and open-plan, 6,700-square-foot interiors. At the heart of the Roxbury home is an all-white, beamed-ceilinged kitchen, which has an easy flow to a family room with a double-height stone fireplace, a glass-walled breakfast room and a more-formal dining space with coffered ceilings and another fireplace. There's a main-floor master suite with an oversized soaking tub and French doors that open onto a screened porch. And there's a spa-worthy bluestone terrace with a lap pool, overlooking five landscaped acres. It lists for $1,995,000 with Ira Goldspiel and Howard Schissler, both of William Pitt Sotheby's International Realty.

ON THE BEACH

COMPO POINT, A NEW WESTPORT LISTING ON A PRIVATE, 1.5-ACRE PENINSULA, IS one of that town's most expensive for-sale homes, asking $20 million. The property's roadside entrance is obscured by gated walls that open onto a private stone driveway. The home's front hall flows to a glass-walled living room with stunning views over Long Island Sound—visible as soon as you walk through the door. Indeed, the Sound side of the house is mostly comprised of glass sliders that offer access to expansive stone terraces, which feature an outdoor kitchen and a pool and pool house. Directly on the water is a dining terrace large enough to accommodate dozens of guests, and there's also a wide sandy beach. The Bross Chingas Bross Team at the Riverside Realty Group has the listing.



Compo Contemporary
A cool $20 million buys you a sprawling contemporary on a private, 1.5-acre peninsula in the Compo Beach area of Westport, listed with the Bross Chingas Bross Team at the Riverside Realty Group in Westport. 203-454-8000.

MARCOTT STUDIOS

Norwalk's Neverland Broadway legend Mary Martin renovated the circa-1790 Norwalk farmhouse she called Neverland, residing there for 20 years. It lists for $1,385,000 with Holly Giordano of William Pitt Sotheby's International Realty in Darien. 917-450-0623.

IN OR CLOSE TO TOWN

NEVERLAND IS A NEW NORWALK LISTING, SO CALLED BECAUSE IT WAS ONCE OWNED by Mary Martin, famed for her role in *Peter Pan*. The actress, who also debuted the role of Maria in *The Sound of Music*, bought the circa-1790 farmhouse with her husband, producer Richard Halliday, in 1952 and lived there for 20 years. The couple entertained a cast of starry guests at Neverland, including Jerome Robbins, Ethel Merman and Oscar Hammerstein, who is said to have written parts of *South Pacific* there. Renovated and expanded over the years, the four-bedroom home sits on 2.3 acres featuring six perennial gardens, an herb garden, a bocce court and a wisteria-covered pergola. It lists for $1,385,000 with Holly Giordano of William Pitt Sotheby's International Realty.

A nearby Weston listing also has a star-studded past. On Langner Lane, the antique home was owned by Lawrence Langner, who, together with his wife, Armina Marshall, helped found the Theatre Guild in Manhattan in 1918, as well as the Westport Country Playhouse, just down the road, and the American Shakespeare Theatre in Stratford. And like Neverland, the property was a hot spot for celebrities like Merman and Hammerstein, as well as George Bernard Shaw and Eugene O'Neill—and it actually appeared on screen in movies, including Burt Lancaster's *The Swimmer* and the circa-1970s *The Stepford Wives*. Before all that drama, the dwelling started life as a humble home in Cannon Crossings. Called Apple Hill, it was moved, expanded and renovated and now boasts thoroughly modern interiors, featuring a post-and-beam great room, a two-story fieldstone fireplace, along with a lovely pool and terrace on its 2.7 acres. Laurie Morris and Michael Mombello of KMS Partners at Compass have the $2,450,000 listing.

—*Diane di Costanzo*

Patron Place Theatre patron Lawrence Langer, who founded the Westport Country Playhouse among other venues, owned this Weston home, now listed for $2,450,000 with Laurie Morris and Michael Mombello of KMS Partners at Compass in Westport. 203-247-3410.