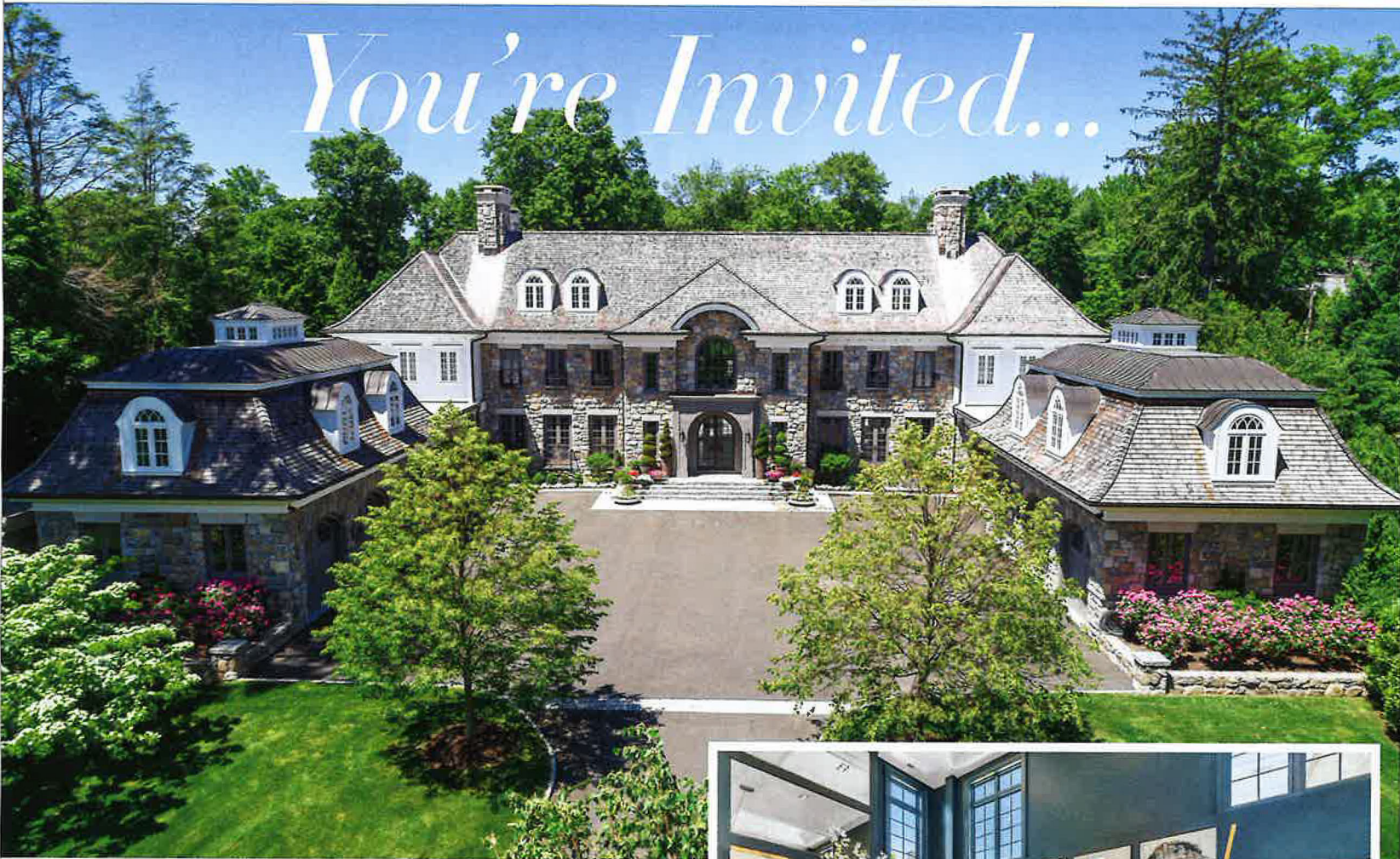




DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

You're Invited...



APRIL KICKS OFF THE SOCIABLE SEASON, WHICH IS WHY we're featuring the most convivial listings on the market, including both expansive estates and more diminutive dwellings. You and your plus-one are invited to join us as we tour their amenities, from dining halls to game rooms, with extra points given for event-ready terraces and gardens.

EXPANSIVE ESTATES

TOPPING OUR LIST OF BIG-DEAL LISTINGS IS A MASSIVE GEORGIAN in Greenwich. Among the knockout spaces is an oversized living room with an entire wall constructed of glass panels that fold back so guests can walk through to a terrace with a firepit. The double-height room also has a limestone walk-in fireplace and an easy flow to a dining space with a glass-walled bar and a capacious kitchen with two islands. The home greets guests with a motor court that has room for a dozen cars and, inside, a two-story entrance hall with a gracious staircase. Lest this all sounds more



Living Large This grand Greenwich home has a home theater, billiards room, pool and spa, and deeded beach. It's offered by Steve Archino of Sotheby's International Realty in Greenwich for \$16,350,000. 203-618-3144.

formal than fun, the lower level offers a home theater, a billiards room, a playroom and easy access to the back gardens with a kidney-shaped pool and spa, and a deeded beach along Long Island Sound. The property lists for \$16,350,000 with broker Steve Archino of Sotheby's International Realty.



Paradise Found (LEFT) Called Paradise Point, this Westport home on a peninsula lists for \$12 million with Todd Gibbons of William Pitt Sotheby's International Realty in Westport. 203-858-8525.

New In New Milford (BELOW) Located in the Merryall enclave in New Milford, this home lists for \$1,995,000 with Stacey Matthews of the Matthews Group, affiliated with William Raveis in Washington Depot. 203-671-9067.



Merryall, a pretty enclave in New Milford, is the site of a sophisticated barn-style home, on 41 acres. One of the owners—who has serious design chops—led the renovation of the interiors, which center on a dramatic great room with a double-height window wall, a salvaged-wood framed fireplace, exposed beams and two staircases that join to create a balcony overlooking the room. Entertainment spaces include a wide, screened-in dining porch and a balcony, overlooking the pond, pool and gardens. It lists for \$1,995,000 with Stacey Matthews of the Matthews Group, affiliated with William Raveis.

Next up: Paradise Point, sited on a private peninsula in Westport. Pretty places to gather guests start around the organically shaped swimming pool, constructed of stone and featuring a raised spa with a waterfall edge. The surrounding terraces offer an outdoor kitchen and a pavilion shading a lounge area with a fireplace. Guests will also want to wander down to the 700-foot private shoreline and deep-water dock. Equally appealing: the shingle-style home's indoor living and kitchen spaces, which were built with floor-to-ceiling glass doors and windows with stunning views over Long Island Sound. The nearly 12,000-square-foot interiors also offer a master suite, accessed via a cool catwalk, with cathedral ceilings and a private balcony, along with an additional four bedrooms and six bathrooms, plus an indoor pool. It lists for \$12 million with Todd Gibbons of William Pitt Sotheby's International Realty.

Architect Richard Granoff owns another Greenwich listing, one that's built around a great room with a 20-foot cathedral ceiling, river stone fireplace, projection television system and a wall of French doors that step out onto a covered dining porch. Specimen trees surround the house, pool and terrace, including a weeping cherry, Japanese maple and cypress, as well as dogwood and lilacs. There are additional hospitable amenities inside the nearly 6,000-square-foot interiors, including a gourmet kitchen (showcased in the January 2017 issue of *CTC&G*) with Miele appliances, a banquet-sized dining room and, on the lower level, a 1,000-bottle wine cellar and a home gym. It lists for \$5.5 million with Edward Mortimer at Sotheby's International Realty.



Dive In Architect Richard Granoff's Greenwich home lists for \$5.5 million with Edward Mortimer of Sotheby's International Realty in Greenwich. 203-618-3160.



HAPPY BIRTHDAY, BAUHAUS!

The Bauhaus—the German school founded by architect Walter Gropius—turns 100 this year, and its design aesthetic has never looked cooler. But don't take our word for it. Check out the circa-1957 home in the town of Litchfield built by Bauhaus architect Marcel Breuer and listed for \$3.8 million. Called Gagarin I, the two-story modern master is centered on a double-height, glass-walled living room with a sculptural fireplace. Additional stylistic features include a rock wall in the master suite, a floating staircase, teak flooring and cork ceilings. On the 1.7 acres: bluestone terraces and a reflection pool. It lists with Mark Madonna and Jeffrey Phillips of Sotheby's International Realty in Washington Depot. 917-284-8276 and 917-284-8697.



Little Wonder Menswear fashion designer John Bartlett is selling this Sharon home, which lists for \$437,500 with Ira Goldspiel and Howard Schissler of William Pitt Sotheby's International Realty in Kent. 917-626-3481 and 917-304-0871.

DIMINUTIVE DWELLINGS

CLOCKING IN AT JUST 972 SQUARE FEET, A TINY—BUT TONY—COTTAGE IS LISTED on the Sharon market for \$437,500. It's owned by John Bartlett, the menswear designer, who uses it as his weekend home. The dwelling started life as a barn, built in 1850. Happily, it has retained its antique look, featuring rustic wood ceilings, beams and cabinetry. There's also a handsome wood stove, slate flooring and a double-height wall of windows, with a screened porch and outdoor terrace for summer dinners. And for people who love to entertain but are not as wild about overnight guests, there's just a single bedroom and bathroom so you won't be expected to host slumber parties. Ira Goldspiel and Howard Schissler of William Pitt Sotheby's International Realty have the listing.

Our last, but not least, listing is a circa-2016 Westport home, sited on a private beach on Long Island Sound. A stone terrace with an outdoor gas fireplace runs along the back side of the house, perfect for gathering guests to view sunsets over the water. The exterior wall is constructed almost entirely of floor-to-ceiling, mahogany-framed glass sliders and windows, which open up from a great room, kitchen and dining space on the lower level and the four bedrooms on the upper level. The master suite has its own boutique-hotel-



style wing, offering a private balcony, a coffee bar with a quartz counter and a soaking tub. Want a test run? It goes for \$24,000 for the summer and is listed for \$2,999,999, with Nanci Lewis and the Vanderblue Team of Higgins Group Real Estate.

—Diane di Costanzo

Try Before You Buy This chic Westport contemporary can be rented for the summer for \$24,000 but is also listed for \$2,999,999. It's offered by Nanci Lewis and the Vanderblue Team of Higgins Group Real Estate in Norwalk. 646-623-2309.