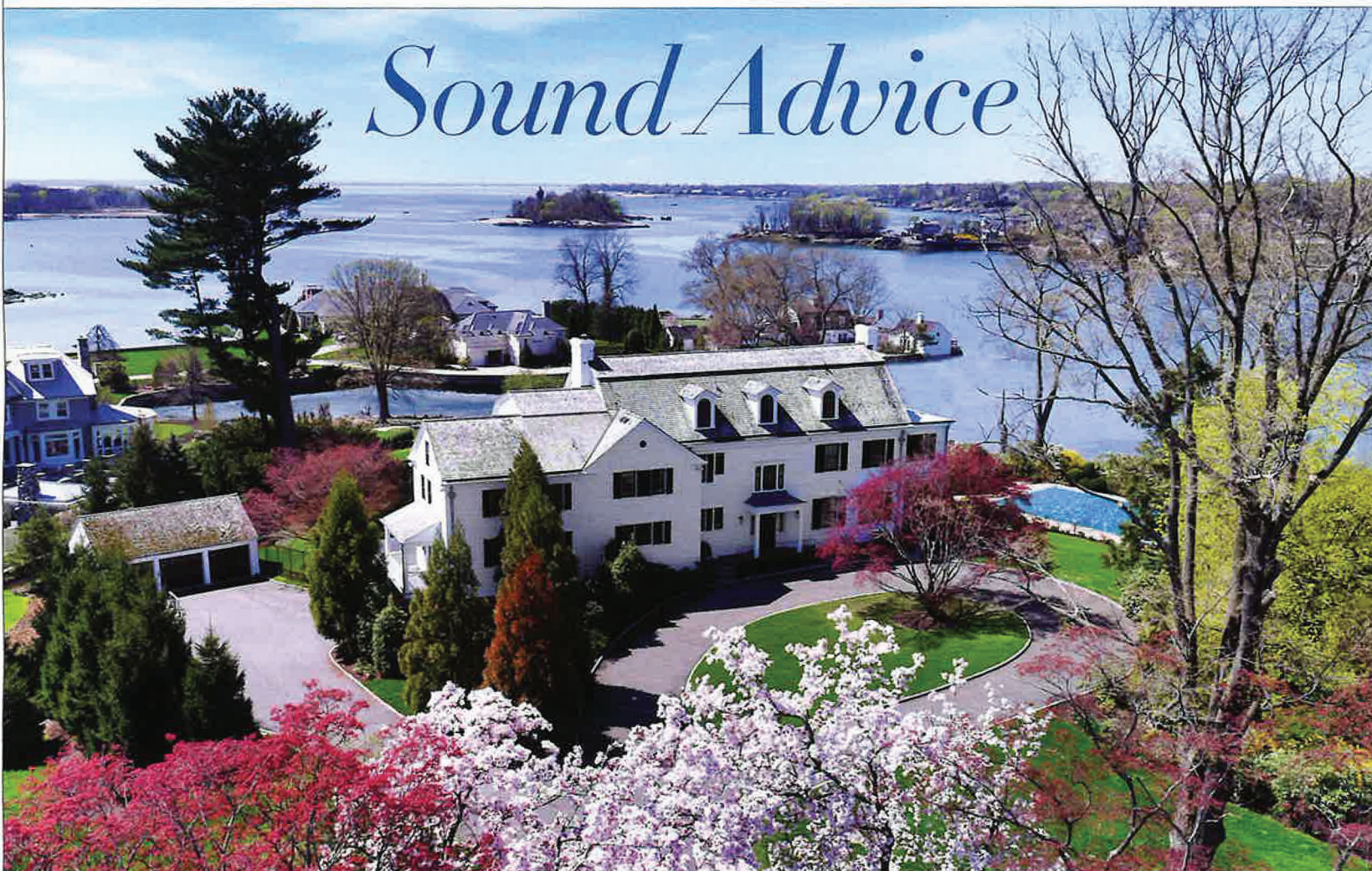




# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

## *Sound Advice*



**C**ONNECTICUT OWNS THE ENTIRE LENGTH OF LONG ISLAND Sound coastline, stretching from Byram along the New York border to Stonington, where Sound waters meet the Atlantic Ocean. Along the way are rocky bluffs, bustling harbors and sandy beaches—as well as hundreds of for-sale homes. To narrow your Sound-side search, here's a roundup of five of the best waterfront manses the Connecticut market has on offer.

### ON THE GOLD COAST

BELLE HAVEN IN GREENWICH IS ONE OF THAT TOWN'S MOST exclusive coastal enclaves and an early example of a gated community, with its own club and beaches. Unlike modern-day (and ready-made) gated associations, this one is comprised of varying housing styles—from the circa-1920s, five-acre spread owned by Diana Ross to the many-columned Colonial financier Paul Tudor Jones calls home. Among the

**La Belle Vie** This gracious Soundside manse is in Greenwich's Belle Haven, a peninsula surrounded by Long Island Sound. It lists for \$21 million with Christopher B. Finlay of Halstead Property in Greenwich. 203-969-5511.

most stunning for-sale estates is a circa-1915 Georgian Colonial, with its own 375 feet of private Long Island Sound shoreline. There are 10,000-square-feet (and four stories) worth of interiors, all of which were renovated in 2014, producing such knock-out spaces as a grand entry hall, a spa-like master suite and stacked verandas overlooking the water. The exteriors are swell as well, featuring a swimming pool, an expansive cutting garden and a contoured golf practice green with bunkers. It lists for \$21 million with Christopher B. Finlay of Halstead Property.

In Darien, the circa-1919 estate once owned by Charles Lindbergh and Anne Morrow Lindbergh is on the market, asking \$11.75 million. Previously, we reported their cottage, called Tellina, was for sale, listed for \$6.3 million. The larger property, including the main house, is where Anne wrote her books, while her husband, the aviator, docked his seaplane. Along



**Lindbergh Lists** Aviator Charles Lindbergh and his writer wife owned this Darien property listed for \$11.75 million. It's offered by Julie Bauer and Anika Charron, both of William Pitt Sotheby's International Realty in Darien, 203-858-7344 and 617-692-0010; and Doug Milne of Houlihan Lawrence in Darien, 203-667-0344.

the spread's 675 feet of Long Island Sound waterfront, there's a private dock accommodating two boats. And the Nantucket-style home offers six bedrooms and six bathrooms, plus a double-height wood-paneled library. Doug Milne of Houlihan Lawrence, plus Julie Bauer and Anika Charron, both of William Pitt Sotheby's International Realty, have the listing.

Just up the coast in Rowayton, the handsome, shingle-clad house that architect Roger Bartels built for himself has just hit the market, listed for \$1,750,000. It was designed to take in Sound views, with fluid access to the outdoors throughout the 3,066-square foot home. As examples, the open-plan, main-floor space has wide French doors onto a large deck, while the master suite has its own private balcony. The home also features handmade and high-touch materials, including French limestone floors, wide-board maple flooring and hand-forged railings. Additionally, the property offers a waterfront parcel with a dock along the Farm Creek Inlet. It's offered by Andrea Kostanecki with William Pitt Sotheby's International Realty.



**Style By The Sea** Architect Roger Bartels built this Rowayton home, which includes a separate dock along the Farm Creek Inlet. Andrea Kostanecki of William Pitt Sotheby's International Realty in Rowayton has the \$1,750,000 listing. 203-858-3553.



## BY THE WATER, BY THE NUMBERS

FACTS AND STATS ABOUT CT COASTLINE REAL ESTATE

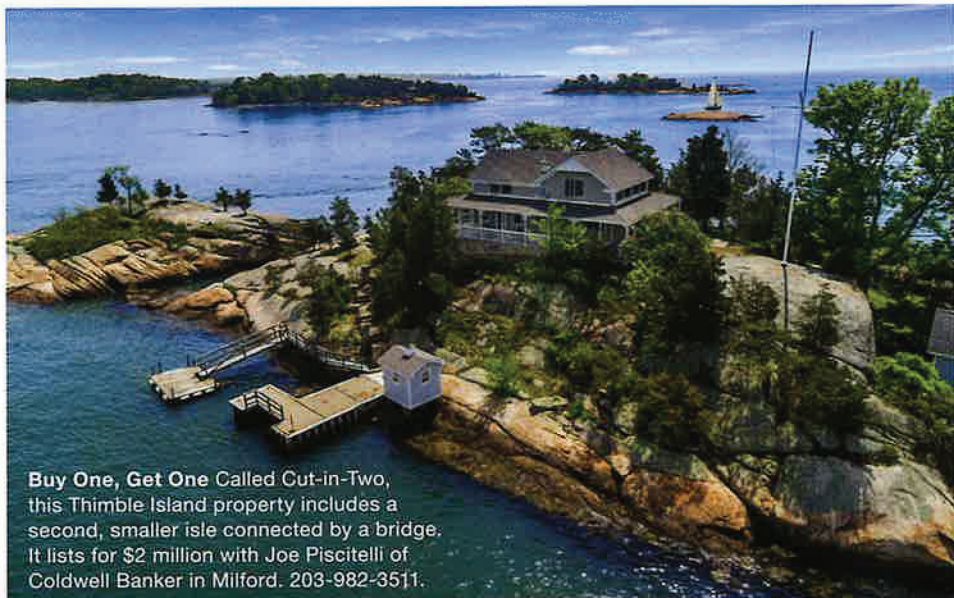
Connecticut boasts an impressive **618 MILES** of Long Island Sound coastline.

**\$120 MILLION** buys our state's most expensive waterfront property, a 63-acre private island off the coast of Darien, listed by David Turner of Houlihan Lawrence.

By contrast, America's most expensive listing, the Chartwell Estate in Bellaire, CA, qualifies as waterfront in that it overlooks the Pacific Ocean, listed for **\$350 MILLION**. Fun fact: It served as home to Jed Clampett and his family of Beverly Hillbillies.

On the other end of the scale, one of the least expensive waterfront homes on the Connecticut market is a tiny Branford home measuring just a bit more than 1,000 square feet, listed for **\$349,000** with Julia B. Fee William Pitt Sotheby's International Realty.

Good news for coastal homeowners: While Hurricane Sandy was called a 100-year storm, the *Journal of Geophysical Research* calls a weather event of that magnitude a **260-YEAR** storm. By that calculation, your tristate area waterfront home should be safe until 2272.



**Buy One, Get One** Called Cut-in-Two, this Thimble Island property includes a second, smaller isle connected by a bridge. It lists for \$2 million with Joe Piscitelli of Coldwell Banker in Milford. 203-982-3511.

## NORTH OF NEW HAVEN

CUT-IN-TWO IS ONE OF THE THIMBLE'S MOST STORIED ISLANDS, CONNECTED VIA A bridge to a smaller sister isle, both of which are yours for \$2 million. Its story starts with circus performer General Tom Thumb, who bought the Branford property to live on with his also petite and performing wife, Lavinia. Rumor has it that one of the rooms is papered with a circus-print wallpaper and that the two of them rode around in a silver coach, gifted to them by Tiffany & Co. The main house sits on a granite outcropping on the larger island, offering 360-degree views over the water. The home also has a wraparound porch, three bedrooms and two bathrooms, along with a detached studio or office. Additionally, there's a deep-water dock and, on the mainland in Stony Creek, a pier and boat house. Joe Piscitelli, with Coldwell Banker, has the listing.

Finally, in Fenwick, a classic shingle-style home enjoys "front row" status, the name given to the lineup of homes along the water. Offered for \$6.5 million, the circa-1900 home has been entirely renovated, enhancing its amenities and ensuring FEMA compliance while retaining iconic features, such as its antique chestnut flooring, beamed whitewashed ceilings and shiplap walls. The 5,000-square-foot interiors seem purpose-built for house parties, especially the beautiful kitchen with a La Cornue gas oven, zinc-topped island, slate sink and adjoining wet bar. And there are five ensuite bedrooms and bathrooms, one of which serves as a nautical-styled bunkroom with stacked beds accommodating a slumber party for eight. Indoor/outdoor features include a wraparound porch with a fireplace and a sunken hot tub, a stone patio with an outdoor kitchen and manicured lawns leading

down to the seawall. It lists with Richard Weiner of William Pitt Sotheby's International Realty.

—Diane di Costanzo



**Front Row Seat Homes** directly on the Fenwick coastline are called "front row," and this manse enjoys pride of place with its own dock and sandy beach. It's offered for \$6.5 million by Richard Weiner of William Pitt Sotheby's International Realty in Essex. 860-227-3191.