



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Houses That Work

WHAT'S THE ONE AMENITY THAT SHOT TO THE TOP OF most home buyers' wish lists this spring? If you guessed a home office, you're right—which is why this roundup features listings with spectacular work-worthy spaces. And because "work" means different things to different people, we've included a wide variety of options, from traditional offices to an artist's atelier. See you in September!

OFFICE SPACES

A BRAND-NEW GREENWICH LISTING, BUILT IN 2019 BY TANNER White Architects, just hit the market for \$10,750,000. The 12,000-square-foot estate has absolutely everything, but because we're all business this month, we'll start in the handsomely appointed office, featuring modern,



Business In Front, Party In The Back This brand-new Greenwich home offers an impressive office, along with two-acre grounds that feature a cool pool and terrace. Leslie McElwreath of Sotheby's International Realty has the \$10,750,000 listing. 917-539-3654.

STEVE ROSSI FOR SOTHEBY'S INTERNATIONAL REALTY

Modern Master This midcentury Redding home was built by Harvard Five architect John Johansen. Inger Stringfellow of William Pitt Sotheby's International Realty in New Canaan lists the property for \$1.5 million. 203-321-9361.



built-in cabinetry, open shelving and sliding doors that open onto cool, open-plan living and dining spaces, separated by a two-sided glass fireplace. When the workday's done, you'll find us around the pool or perusing drink options in the all-glass, cube-like wine room. Or in the master suite—with its freestanding slipper tub—one of six bedrooms. And there's a tiny chance we're taking advantage of the lower-level gym, a space that also accommodates a game room. Leslie McElwreath of Sotheby's International Realty has the listing.

In the early 1960s, Harvard Five architect John Johansen built a chic modern home for illustrator and collage artist Fred Otnes, whose credits include movie posters, *Saturday Evening Post* covers and postage stamps. The pristine white structure is suspended over the pool, which looks to

have been hand-chiseled from a quarry. The 3.34-acre

Redding property sits in a clearing surrounded by the woods that confer complete privacy, despite the structure's glass walls. The workspaces include an office with extensive built-in shelving, part of the expansive master suite. Inger Stringfellow of William Pitt Sotheby's International Realty lists the home for \$1.5 million.

Also in Redding, a grand estate resembling a castle in a storybook offers a more traditional take on the home office. Here, you can be your own boss in a space that features ornate cabinetry, a fireplace and parquet floors. The nearly 15,000-square-foot interiors offer plenty of distractions, including a great room with a stone fireplace, a media room with an oversized screen, a full mahogany bar and two recreation rooms. And on the 20-acre grounds, there's a pool with a waterfall, a pond and multiple terraces. It lists for \$4.5 million with Karen Scott of Compass.

Like A Boss This traditional office is found in a 20-acre castle-like estate in Redding. It lists for \$4.5 million with Karen Scott of Compass in Westport. 203-613-9200.





Art News A new Ridgefield listing features a hilltop home and freestanding artist's studio, offered for \$4,195,000 by Laura Freed Ancona of William Pitt Sotheby's International Realty. 203-733-7053.

AN ARTIST'S STUDIO

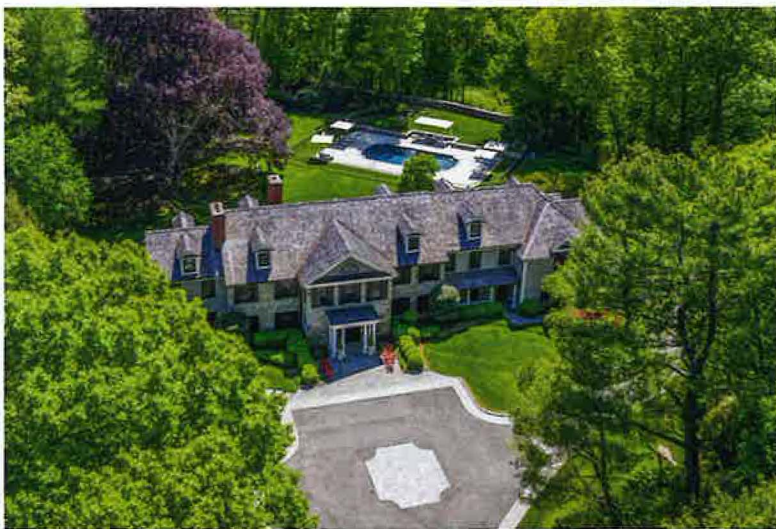
THE HOME OF THE HUSBAND-AND-WIFE ARCHITECT TEAM OF THE firm Brooks & Falotico—Vincent Falotico and his late wife, Angelina—has just hit the market. The couple built the home on one of the highest points in all of Connecticut, designed to take in 60-mile views to the west and south. On nearly four Ridgefield acres, the compound is anchored by the 6,743-square-foot main residence, styled as a modern farmhouse with its white-clapboard exteriors and many-columned porches. There are plenty of pleasures to keep you from working: a great room and bar that opens onto a covered porch with a fireplace; a sound-isolated theater with eight reclining leather seats and an 11-foot screen; and, outdoors, a bocce court and vegetable garden. But there's also a 900-square-foot artist's studio, with its own fireplace and bathroom and, for less painterly pursuits, a third-floor office with a private balcony. It lists for \$4,195,000 with Laura Freed Ancona of William Pitt Sotheby's International Realty.

A PRIVATE LIBRARY

DESIGNED BY LANDSCAPE ARCHITECT FREDERICK LAW OLMSTEAD, whose credits include Central Park, historic Khakum Woods is a beautifully landscaped enclave in Greenwich featuring two private lakes. Among its residences is a grand, French-style stone estate, listed for \$8,470,000. The 13,000-square-foot home's main floor features an Old World library with extensive oak paneling and a fireplace. There's also another office and, when happy hour rolls around, a lower level rathskeller and wine cellar. And for dinner, the formal dining room seats 24 and offers a butler's pantry and walk-in silver pantry. The circa-1927 manse sits on six acres, featuring gardens, a pool and views over a pond. Robin Kencel of Compass has the listing. —*Diane di Costanzo*



Bookish Beauty Check out the luxe library in this circa-1927 Greenwich estate on the market for \$8,470,000. Robin Kencel of Compass in Greenwich has the listing. 203-249-2943.



"WE CAN'T KEEP THEM IN STOCK"

No, we're not talking about wipes and toilet paper. "The rental market is on fire," reports Robin Kencel, a broker with Compass in Greenwich, who notes that between March 1 and the end of June, 354 properties were rented—versus 166 during the same time period in 2019. And those who come seem inclined to stay. "Minds have shifted from 'let's find a nearby community with elbow room and green space to ride out this storm' to 'we're surprised at how much we like it!'" adds Kencel, who anticipates an "extraordinary" fall market for Greenwich. At press time, we found a grand (and furnished) Georgian just a few minutes north of the Greenwich town center, featuring a pool, exercise room and sauna, home theater and a handsome office with a fireplace and wet bar. It rents for \$39,000 per month, offered by Leslie McElwreath of Sotheby's International Realty. 917-539-3654.

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