



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

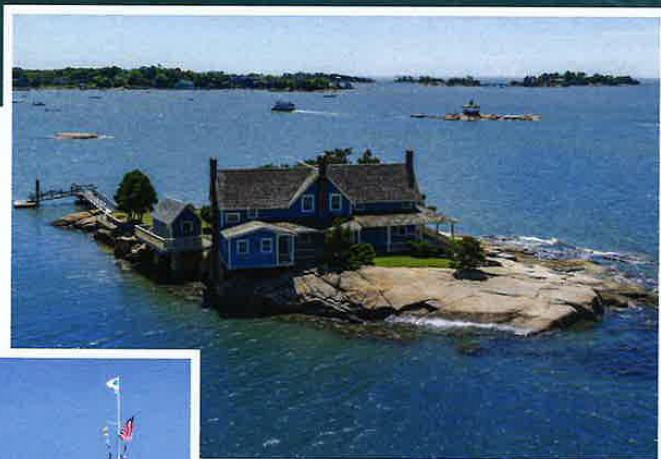


## Just Add Water

**N**OTHING SAYS "VACATION" LIKE IMMEDIATE ACCESS TO SAND, surf, lake, pool and cabana. And if you plan on staying close to home this summer, having an easy way to enjoy what architects call a water feature—be it nature- or human-made—will be key. Join our virtual tour of the season's splashiest for-sale homes. Or if you'd prefer to just dip your toes into the Connecticut market—renting, not buying—check out "Lease a Piece of Paradise," on page 56.

### ISLAND TIME

THERE ARE HUNDREDS OF THIMBLE ISLANDS dotting Long Island Sound waters off the coast of Stony Creek, ranging in size from the 17-acre Horse Island to uninhabited outcroppings that get covered over at high tide. The closest of them all, called Wheelers Island, is 200 yards from shore, and it's on the market for \$3 million. The .77-acre isle is presided



**Three's A Charm** Here's a chance to snap up three Thimble Islands for a total of \$5.3 million. Sold individually, Wheelers Island (TOP) is on the market for \$3 million; Belden Island (ABOVE) is offered at \$1.5 million; Jepson Island (LEFT), at \$800,000. Margaret Muir of William Pitt Sotheby's International Realty of Madison represents all three listings. 203-415-9187.

WHEELERS ISLAND, BELDEN ISLAND, DAN MILSTEIN; JEPSON ISLAND, PLANOMATIC

over by just one house, a grand four-story Victorian that's a circa-2001 replica of the island's original home, which means buyers get the authentic charm without the century-old plumbing. The nearly 2,500-square-foot house sits on a handsome stone foundation and features double-decker wraparound porches and, on top of it all, an elaborate, many-windowed cupola. But why buy one island when you can own three, for the low-low price of \$5.3 million? Sold separately or together, broker Margaret Muir, of William Pitt Sotheby's International Realty, is also offering Belden Island (\$1.5 million), which comes with a circa-1912 cottage and two acres of deeded shellfish beds, and tiny Jepson Island (\$800,000), which is home to a circa-1980 contemporary.

**POND & POOL**

AN OSCAR-WINNING filmmaker operated a working farm in Redding until he sold it in 2012. Since then, it has been supersized by the property's current owner, who filled the 47 acres with amenities, while leaving open space for trails labeled "One Hundred Acre Woods," with a hat tip to A.A. Milne. Maple Hill Farm's rebuilt main house (featured in the September 2016 issue of *CTC&G*) is flanked by a pool and spa, with multiple terraces and an outdoor fireplace. The spread has three guest houses, a professional recording studio and a performing arts venue, a boat house and a dock along the private pond and a sugar house, where the owners make their own maple syrup from trees on the property. And in case none of those activities appeal, there's also a tennis court, barn, a riding ring, horse stalls, paddocks and a ball field. The property lists for \$19 million with Roni Agress of William Pitt Sotheby's International Realty.



**Wide Open Spaces** Known as Maple Hill Farm, this Redding property is listed for \$19 million with Roni Agress of William Pitt Sotheby's International Realty in Ridgefield. 203-733-2656.

Along Pequot Avenue in Southport, a circa-2015 manse was built by the architect Mark Finlay, with gardens designed by Doyle Herman Design Associates. It's a best-of-both worlds property: You can easily walk into lovely Southport village but also stroll down your own green lawns to a private sandy beach—or take in the seascape from the pool and pool terrace. The pool pavilion is especially lovely, with its plush sitting room and fireplace. There are additional luxe amenities in the 17-room home, including the spectacular master bedroom (one of seven), featuring a marble spa bath, as well as the home theatre and a rooftop observation deck. Michelle&Company has the \$16.5 million listing.



**Beauty On The Beach** This gracious Southport home is on the market for \$16.5 million, offered by Michelle&Company with William Raveis Real Estate in Westport. 203-454-4663.

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**Work Hard, Play Hard** Called “Sandtucket,” this Westport beach house, complete with two lofty home offices, is listed for \$3.5 million with Leslie Clarke Homes, affiliated with William Raveis in Westport. 203-984-1856.

Point Yacht Club’s marina and summer café. The open-plan main floor has a gorgeous kitchen and great room and a massive wall of glass with an adjoining outdoor terrace. And there are three bedrooms, including a master suite with its own patio and spa bath. Leslie Clarke Homes, affiliated with William Raveis, lists the home for \$3.5 million, also available for rent, fully furnished, at \$35,000 per month.

Finally, along Sunset Beach Road in Branford, there’s a cedar-shake Shingle-style home that was built in 2014 to FEMA standards, starting with elevated concrete-and-steel pilings, hurricane-proof windows and a rebuilt sea wall. The property also offers office space, in the form of a detached studio and top-floor multipurpose space. The 3,134-square-foot main house opens onto a dramatic staircase and front-to-back views onto Long Island Sound; it also has three bedrooms and three bathrooms. Best of all, there are 60 feet of private sandy beach. It lists for \$2,698,000 with Tony Nuzzo of William Pitt Sotheby’s International Realty. —*Diane di Costanzo*

SAFE & SOUND

A NANTUCKET-STYLE HOME CALLED “SANDTUCKET” ON SAUGATUCK Island in Westport seems purpose-built for both work and play. To dispense with the “work” part of that equation: There are two, top-floor, loft-style offices that have access to a roof deck and views over Long Island Sound—which very possibly will win the award for the best Zoom backdrop ever. The play options are award-winning too. The lower floor has a large family room that opens onto a level backyard, a sunken patio with fire pit, and an outdoor shower. From there, it’s a stroll to the sandy beach and the Cedar



**A Sound Investment** Located on Long Island Sound in Branford, this house lists for \$2,698,000 with Tony Nuzzo of William Pitt Sotheby’s International Realty in Madison. 203- 605-5231.



LEASE A PIECE OF PARADISE

Urban dwellers who need a break from city living have been snapping up Connecticut rentals. Fortunately, a renovated, circa-2017 in-town Colonial is now on offer in New Canaan. The 5,359-square-foot, five-bedroom, five-bathroom home is fully loaded with family-friendly amenities, including smart-home technology, an elevator, and a lovely stone terrace with an outdoor fireplace. Plus, it’s an easy walk to Waveny Park and a quick drive to both the train station and the Merritt Parkway. Gillian DePalo, of William Raveis Real Estate, offers the property for \$16,000 per month. 203-536-0280.

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