



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

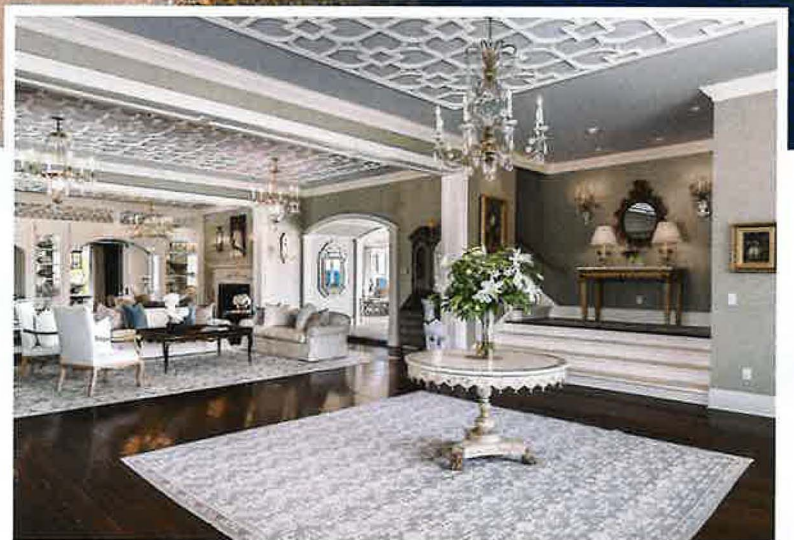


It's Go Time!

LIKE EVERYTHING ELSE IN 2020, THIS YEAR'S REAL ESTATE MARKET bears no resemblance to that of 2019—or any other year, ever. Connecticut Realtors saw buyers bidding on houses sight unseen and the all-important “days on market” stat shrink to single digits (see “Fall 2020 Market Report,” page 56). That said, we found a handful of listings that beautifully express this issue’s theme of good design. If you like the looks of them, be sure to act fast. They won’t last long.

STAR LISTINGS

THE FIRST OF OUR LISTINGS WITH HOLLYWOOD CONNECTIONS IS the Darien Tudor once owned by actor Christopher Plummer and featured the September 2019 issue of *CTC&G*. The waterfront estate,



Star Turn A Darien home once owned by actor Christopher Plummer is listed for \$11 million with Shelly Tretter Lynch and Yashmin Lloyds, both of Compass in Greenwich. 203-550-8508 and 917-597-0178.

C'est Si Bon Called *Terre-Bonne*, this Stamford chateau is listed for \$4,495,000 with Gideon Fountain of Houlihan Lawrence in Greenwich. 203-249-9978.



sited along Long Neck Point Road, sits on two acres, with a pool and spa that overlook Long Island Sound, plus 200 feet of private sandy beach. The interiors are even more impressive, thanks to recent work by architect Christopher Pagliaro and designer Cindy Rinfret, resulting in sophisticated and serene spaces. Luxe design touches include patterned ceilings, custom carved woodwork, marble in the kitchen and multipaned windows with water views. The 8,248-square-foot home lists for \$11 million with Shelly Tretter Lynch and Yashmin Lloyds, both of Compass.

The second half of this double feature stars Stamford's Marion Castle, built in 1913 for early Hollywood mogul Frank Marion. The French-style chateau overlooking Long Island Sound was designed by Hunt & Hunt, a prestigious family of architects whose credits include the earliest portion of the Metropolitan Museum of Art and the Manhattan residence built for a Vanderbilt. The castle, also called *Terre-Bonne*, exudes the Beaux-Arts grandeur of the era, opening onto a glamorous hall, which gives access to more than 10,000 square feet of stylish spaces, including nine bedrooms,

a modern kitchen, a wood-paneled library with a fireplace and a home gym. On the 1.67-acre grounds, there are gardens and a pool and terrace, and, as part of the association, beach access. Gideon Fountain of Houlihan Lawrence lists the property for \$4,495,000.

BIG NAMES

BACK IN THE DAY, PERRY, SHAW & Hepburn was one of America's premier architectural firms, most notably retained by the Rockefeller family for the restoration of Colonial Williamsburg. That project informed the restoration of a Bridgewater property that's now on the market for \$8 million. Called Greyledge Estate, the 53-acre spread centers



A Classic Colonial This 53-acre Bridgewater estate is listed for \$8 million with Mark Madonna and Jeffrey Phillips of William Pitt Sotheby's International Realty in Washington Depot. 917-284-8697 and 917-284-8276.

Well-Manored This stately Greenwich manor is offered for \$8,295,000 by Julie Church of Houlihan Lawrence in Greenwich. 203-561-9373

on the circa-1820 clapboard Colonial, a grand country home with 10 bedrooms and additional sleeping quarters in the beautifully appointed pool house. There's a lot to love about the traditionally American interiors, but the dining hall is especially glorious. It's candle-lit with exposed beams, a massive hearth and mixed-width floorboards, and seats 24 diners. Mark Madonna and Jeffrey Phillips of William Pitt Sotheby's International Realty have the listing.

Ever wonder where Paul Starrett lived—the builder whose life's work defined New York City's skyline, including the Empire State Building, the Flatiron Building, Penn Station and the Plaza and Biltmore Hotels? Look no further than Hillside Road in Greenwich, where the gracious circa-1928 manor at number 29 is on the market for \$8,295,000. The knock-out feature on the nearly three-acre grounds is the pretty pool, surrounded by sculpted hedges and rolling green lawns. The 15,000-square-foot interiors are grand throughout, but if we had to choose one space, it's the expansive room that houses a spa-like tub, lounge chairs, an all-glass shower and a lovely vanity.



These days, the wood-paneled office, complete with a fireplace, also appeals. The property is offered by Julie Church of Houlihan Lawrence.

A ROYAL RESIDENCE

THE FANCIFUL QUEEN ANNE VICTORIAN ALWAYS LOOKS LIKE A GRAND lady in a ballgown, especially as compared to Connecticut's austere saltboxes and Colonials. On Sasco Hill in Fairfield, the British-born vernacular is on display on three acres, with views over Long Island Sound. It was built in 1999 by architect Jack Franzen with all the hallmarks of style: a bold mix of earthy exterior colors, a steeply pitched slate roof, turrets, corbelled chimneys, turned-wood columns and multiple verandas. The foyer is especially inviting and, as a room, won a Design Award from the American Institute of Architects, Connecticut Chapter. It features double staircases with ornate carved paneling and balustrades. And on the 3.19-acre grounds, there's an inviting pool and terrace. It lists for \$9.5 million with Ellen Fusco of William Pitt Sotheby's International Realty. —*Diane di Costanzo*



FALL 2020 MARKET REPORT

This year's hot housing market can be attributed, in part, to the urban dwellers who are fleeing their city homes, making inventory scarce in commutable towns, along with the ongoing work-from-home trend, enticing more people to buy upstate real estate. Plus, mortgage rates are at record lows, meaning buyers can stretch to purchase much more house. The upshot: Bidding wars are back; prices are nearing historical highs; and long-time listings are finally selling. Pictured, a classic "Black Rock bungalow" in Bridgeport that booked 18 showings, resulting in eight offers its first day on the market, per broker Gail Robinson of William Raveis in Southport.



The Crown This residence, styled along the lines of a Queen Anne Victorian, lists for \$9.5 million with Ellen Fusco of William Pitt Sotheby's International Realty in Southport. 203-257-7106.