

DEEDS & DON'TS



Lap Time This Fairfield home, with an indoor lap pool, is listed for \$1,975,000 by Carol Langeland of William Pitt Sotheby's International Realty in Fairfield. 203-895-7892.

Back in Greenwich, a brand-new listing was renovated by Granoff Architects—seemingly with a mind to keeping cabin fever at bay. For family movie nights, there's a media room with surround-sound audio, coffered ceilings and a fireplace. After the kids go to bed, we'll be heading directly to the wine cellar, which houses 1,000 bottles. The 500-square-foot kitchen has soaring, beamed ceilings, a handsome Aga cooker and a butler's pantry with a sink, wine fridge and custom cabinetry.

Greenberg and interior designer Victoria Hagan. The modern box opens onto a lovely pool-and-spa terrace, alongside gardens designed by Stephen Stimson. But back inside—because it's cold out there—the 13,150-square-foot interiors come with a gym and both squash and basketball courts, with the Har-Tru tennis court on the four-acre grounds. There are eight bedrooms in all, including a five-star main suite with two bathrooms and an office. Doran Sabag and Emma Lester of Houlihan Lawrence have the listing.

Coming in hot is another fully loaded listing, this one in the Greenfield Hill section of Fairfield. The main house has an addition that's a resort unto itself, offering an indoor lap pool, as well as a full kitchen and bar that's next to a space designed for a billiards table; there's also a steam room and, on an outdoor terrace, a hot tub. On the lower level, there's a theater equipped with reclining seats with cupholders, a mirrored-wall gym and a grotto with rustic shelving and room for a tasting table. And the nearly four-acre grounds feature a guest house, a lighted tennis court and a kitchen garden. The property is offered for \$1,975,000 by Carol Langeland of William Pitt Sotheby's International Realty.

There's also a gym and, outside, a covered portico for outdoor dining, a saltwater pool and a Har-Tru tennis court. It lists for \$4,295,000 with Patte Nusbaum and Steve Archino of Sotheby's International Realty.



Best Cellar This \$4,295,000 Greenwich home comes with a 1,000-bottle wine cellar. Patte Nusbaum and Steve Archino of Sotheby's International Realty in Greenwich have the listing. 203-249-0078 and 203-618-3144.

2021: IT'S GO TIME!

AMERICANS ARE ON THE GO, WITH NEARLY HALF OF US LOOKING TO MOVE IN 2021, ACCORDING TO A LENDINGTREE SURVEY. THAT'S THE NATIONAL PICTURE. FOR A LOCAL PERSPECTIVE, HERE'S WHAT CONNECTICUT REAL-ESTATE EXPERTS FORECAST FOR THE NEW YEAR

SUBURBAN SALES WILL INCREASE "...at an unprecedented pace into next year as buyers from the city seek to relocate to the suburbs," says Paul Breunich, president and chief executive officer of William Pitt/Julia B. Fee Sotheby's International Realty.

THERE ARE FEWER HOMES FOR BUYERS TO CONSIDER. "We are experiencing the lowest inventory levels I have seen since my career started 12 years ago," says Leslie Clarke of Leslie Clarke Homes, affiliated with William Raveis in Westport. "The upside is that older inventory is clearing out. The downside is, as new properties come on the market, they are scooped up in a matter of days."

COMPETITION IS FIERCE—AND CASH IS KING. "I have been involved in more bidding wars in 2020 than I have seen in my nearly 20 years in real estate," says Robin Kencel of Compass in Greenwich, who adds that "there

is an increase in buyers who do not put a financing contingency on their offer in order to present as strong a front as possible."

HIGH-END HOMES ARE GRABBING THE HEADLINES. Most notably the quick sale of fashion designer Tommy Hilfifer's Greenwich manse, which listed in September for \$47.5 million and found a buyer before Thanksgiving. "Single-family, new signed contract activity saw the highest gains above the \$2 million threshold," according to a Douglas Elliman report.

NEW CONSTRUCTION "STARTS" ARE BOOMING, TOO. "Developers are vying for available land to undertake new projects," Kencel says, citing a Greenwich house being built on land that was once part of a Rockefeller estate. The 9,000-square-foot manse is already listed for \$6,895,000 (with B.K. Bates of Houlihan Lawrence in Greenwich).

MIDDLE SOTHEBY'S INTERNATIONAL REALTY

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Room For All This Lyme compound offers a guest house, a caretaker's cottage and a carriage house apartment, as well as the handsome main house. It lists for \$3,750,000 with Colette Harron and Susan Malan of William Pitt Sotheby's International Realty in Essex. 860-304-2391 and 617-645-4392.

SHORELINE & COUNTRY

ONE OF THE MOST IMPRESSIVE HOMES IN ALL OF LYME IS ON THE MARKET FOR \$3,750,000. A true compound, the nearly 11-acre spread offers a guest house, a caretaker's cottage and a carriage house apartment, perfect for accommodating multiple generations of family and friends. But the main house is the star of the show, accessed via a crushed-stone lane that's lined with Linden trees and meanders past the free-form pool and stone pool terrace. It's a gracious, Palladio-inspired manse with a columned portico that opens onto a grand entry hall with a dramatic staircase and access to a picture gallery. The heart of the home is the two-story living room with walls lined with ornately carved paneling, a double-height hearth and French doors with access to the terrace along one side and the open-plan kitchen on the other. Colette Harron and Susan Malan of William Pitt Sotheby's International Realty have the listing.

Finally, in Farmington, a circa-1907 Arts-and-Crafts-Style Tudor is on the market for \$3,850,000. The home was built for entertaining—which we'll one day get back to—with a massive kitchen, featuring a stone fireplace, a separate caterer's kitchen and butler's pantry. The adjoining dining hall, also with a fireplace, is large enough to seat 16 or more. And there are five bedrooms,

including a main suite, with two full bath areas, walk-in closets with a large dressing room and a sleeping porch. The nine-acre grounds—adjacent to a golf course—are beautifully landscaped. It's offered by Scott Glenney of William Pitt Sotheby's International Realty.



Well Crafted This Arts-and-Craft Tudor in Farmington is offered for \$3,850,000 by Scott Glenney of William Pitt Sotheby's International Realty in Avon. 860-682-0092.

— Diane di Costanzo

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