



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

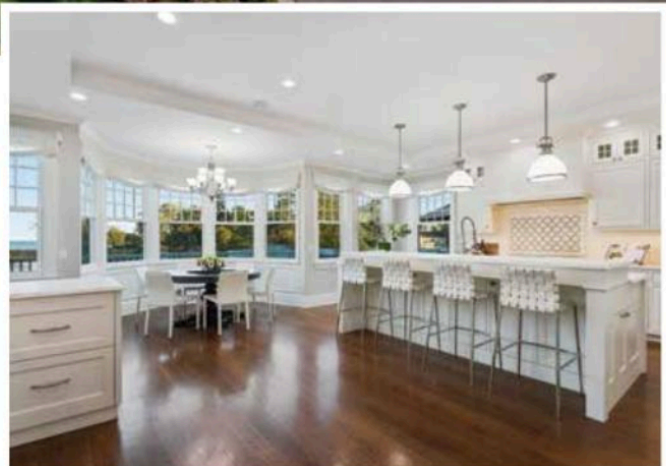
Cold Month, Hot Market



ALL ACROSS THE COUNTRY, THE SPRING SELLING SEASON IS kicking off with the most favorable indicators in years. And Connecticut's market is extremely strong, especially as compared to our tristate neighbors: New Jersey topped the list of the state people are moving away from, due to high prices and taxes, with New York at number two on the list, according to United Van Lines' 44th Annual National Migration Study. Our only real problem is the lack of for-sale homes, with inventory at its lowest levels in 24 years, per a recent Douglas Elliman report specific to Fairfield County. Despite that, we found a handful of eye-catching new listings, including two beach houses, a ship captain's home and a converted carriage house.

WESTPORT WATERFRONT

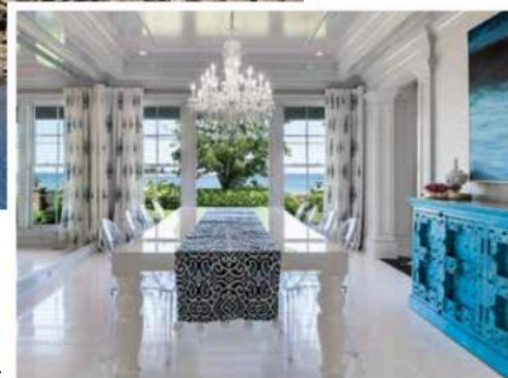
NOT ONE, BUT TWO NEW LISTINGS POPPED ONTO THE WESTPORT market, both built to take in views over Long Island Sound. The first is



Fun House This fully loaded Westport manse lists for \$12.6 million with Cyd Hamer of William Pitt Sotheby's International Realty in Westport. 917-744-5089.



Connecticut Classic This Westport waterfront home lists for \$10,995,000 with Cyd Hamer of William Pitt Sotheby's International Realty in Westport. 917-744-5089.



sited along Beachside Avenue in Greens Farms, designed by architect Jack Franzen in 2014. The façade of this 13,000-square-foot manse impresses, with its landscaped circular drive, formal gardens and columned portico. But it's also packed with fun amenities, including a ProLinks Par 3 golf hole, a pool and pool house, a three-acre pond with a dock and a 900-square-foot rooftop deck. Inside, there are eight bedrooms, two offices and an attached guesthouse, along with a home theater and gym. It's offered for \$12.6 million by Cyd Hamer of William Pitt Sotheby's International Realty.

Down the shoreline along Compo Beach is a classic Connecticut Colonial with views over Long Island Sound out front and the stylish pool and pool terrace out back. Starting at the bottom and working our way up,

the lower floor offers a playroom, gym, media room, au pair suite and a wine room with an adjoining bar and lounge area. Jump into the

elevator to access the main floor, which boasts a 60-foot-long porch accessed via the living room and formal dining room. Exhausted? No problem, the nearly 10,000-square-foot home also offers seven bedrooms, the largest of which has a fireplace, two balconies and two dressing rooms, along with a spa-like bath. The property lists for \$10,995,000 with Cyd Hamer of William Pitt Sotheby's International Realty.

FIRST FAMILY

In Greenwich, the landmarked Captain John Ferris House is on the market for \$2.5 million. The good captain's family founded Old Greenwich in 1656. Today, the fully renovated 4,142-square-foot home sits on a little less than a half-acre just off of Shore Road, a short walk to Tod's Point and the beach. It offers four bedrooms, a home office and a new kitchen with an adjoining family room. Susan Holey and Pete Danielsen of Sotheby's International Realty in Greenwich have the listing. 203-969-4320 and 203-231-7784.



BOTTOM: CT PLANS FOR SOTHEBY'S INTERNATIONAL REALTY