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Fairfield County Rising

Homes with plenty of outdoor space and usable level land are more popular than ever in Fairfield County, where demand is surging.

Completed in 2008 on a point jutting out into the Long Island Sound, the six-bedroom, seven-full-and-three-partial-bathroom 62 Bermuda Road in Westport comes with more than 170 linear feet of direct Long Island Sound frontage uniquely aligned to offer both sunrise and the sunset views. The 11,242-square-foot home is packed with amenities and special features, including a slate roof and copper gutters, gunite pool and spa set in limestone, deep-water dock, geothermal heat, full-house generator, custom ice melt driveway and imported Tischler windows. There is also a two-story foyer, dining room connected to the wine room, billiard room with a gas fireplace, and a primary bedroom suite

equipped with instant fog windows for privacy. The gym and spa are encased in genuine leather, with a roof that opens electronically to the sky from the third floor. The gym/spa has no-hardware doors to set a quiet mood for meditation.

The asking price for the home, with kitchen floor tiles preserved from a 200-year-old bistro in Paris, is \$12 million. "The original builder had lived in many homes in the area and was waiting a long time for a spot like this to come up," said Linda Skoïnick, associate broker with Coldwell Banker Realty. "Many waterfront homes are lined up side by side — but this one sits out into the water, giving you extraordinary privacy that is rare for a waterfront home. It has so many great features, including geothermal

OPPOSITE: 62 Bermuda Road, Westport

ABOVE: Lakeland Farm, 90 Hurlbutt Street, Wilton

RIGHT: 5 Deerfield Road, Wilton

heat, which is cleaner, cheaper to run and environmentally responsible, and the window package itself was over \$1 million. They actually rebuilt the curve of the stairway, so that if you look straight up, you see a very modernistic light fixture that hangs for three stories. There is not a doorknob or light fixture that is not perfect in this house."

Lakeland Farm at 90 Hurlbutt Street, long known as one of Wilton's most revered properties, has been handed down through the generations and has not been on the market since the 1940s. The Colonial Revival home on nearly 30 acres now features landscaped grounds and meadows crisscrossed by stone walls, with mature trees, gardens and a large pond, all of which served as a working dairy farm up until the mid-1970s. The property still maintains some of the original farm buildings, as well as a gunite pool, tennis court, two-bedroom caretaker's cottage and a two-bedroom guesthouse near the pond. Anchored by a four-bedroom main house, the property could easily be subdivided into four oversized lots, each with pretty pond views.

The list price of \$3.5 million includes a long building with a gymnasium, once with horse and cow stalls, which might serve as a garage for multiple vehicles. "We have already had great interest from builders and potential buyers who want to build a family compound in a magical pond set-



ting," said Michele Ferguson Nichols, sales agent with the Strong Oestreich Elwell Team at Douglas Eillman Real Estate. "Someone wanted to build a retreat with facilities for artists, and another was a restaurant owner thinking he could farm the land. Builders have looked into subdividing, and another wants to bring in horses. A property this size rarely comes onto the market in this area, and this one has so many possibilities."

Also in Wilton, 5 Deerfield Road is a unique 4,798-square-foot, five-bedroom home, built on a cul-de-sac in 1983, that was outfitted inside and out with vintage timbers taken from a 1920s-era Upper East Side brewery in Manhattan. Some of the one-foot-by-one-foot-thick timbers stretch 55 feet and weigh more than a ton. The foundation walls



Photo: Houlihan Lawrence

ABOVE: 8 Old Farm Road, Darien

OPPOSITE, ABOVE: 11 Mohawk Lane, Greenwich

OPPOSITE, BELOW: 18 Wallacks Drive, Stamford

are granite and three-foot thick in places, with some of the roofing salvaged from a factory in New Haven. The contemporary style home features a gym, wine-tasting room with a vaulted ceiling, and a two-bedroom, two-bathroom guest house with its own kitchen, family room, laundry and separate entrance. The level yard is big enough to play soccer, with a half basketball court and an organic garden.

On the market for \$1.5 million, the 1.19-acre property is within walking distance of the Norwalk hiking trails. "Someone had the inspiration to repurpose and recycle these rustic wood beams in a very innovative way — plus there is a modern chef's kitchen with a wall of glass, and an innovative glassed-in shower area in the primary bedroom which gives you a remote-control electric screen for privacy," said Dawn Kaam, associate broker with William Pitt Sotheby's International Realty. "It is like a house you might find in the mountains near a ski resort, where you have great views through huge picture windows. At night the views are gorgeous, looking out with a fireplace going in the wintertime, and then during the summer, looking into a real chef's kitchen with a 10-burner stove and two ovens, with all these warm, authentic timbers."

Built in 1916 on 1.07 acres in the coveted Tokeneke Association in Darien, 8 Old Farm Road is a Spanish Mediterranean stucco that was completely redone after a major two-year renovation that added larger windows and

doors to let copious amounts of light stream in. The five-bedroom home includes a walled and heated saltwater pool with outdoor kitchen, hot tub and a fire pit in the back, with distinctive arched doorways in the living and dining rooms, and new taller French doors that were added to the terrace as part of the renovation. The kitchen area features painted shutters and a wrought-iron window grill from Morocco brought in by the prior owners, who were art dealers. The current owners added an extensive wine cellar, and transformed the garage into a man cave, with audio and recessed lighting.

The asking price is \$2,549,000. "Tokeneke has 268 homes in the association, which runs along the shore, and is still a tight-knit community that started as a summer colony for New York City residents in the early 1900s — there are people moving up from the city who will only look in Tokeneke," said Janine Tienken, sales agent with Houlihan Lawrence. "The market in Darien has been quite strong, and the inventory is low heading into the spring market. This is not a typical home, and has unique features that a special buyer will fall in love with, as the current owners did."

Buyers in search of private, open space are rediscovering backcountry Greenwich, which has seen a resurgence of sales during the pandemic. Set on 4.5 landscaped acres with a heated pool, putting green and sport court, 11 Mohawk Lane, on the market for \$3,150,000, was built in 1989 in an angular contemporary style, with 8,559 square feet comprising five bedrooms and six bathrooms, with a massive primary suite with a home office, dressing room, marble bath with spa shower, jetted tub and sauna, walk-in closet, fireplace and a secret deck. The lower level has a media room, gym, greenhouse and a large cedar closet of more than 200 square feet.

"Greenwich is known for its more traditional styles,