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Photo: Houlihan Lawrence

Coastal Connecticut

From Connecticut's famed Gold Coast in Fairfield County to the classic New England seaside towns stretching eastward to Lyme in New London County, affluent buyers have always been drawn to life along the Long Island Sound.

Located on a point in Darien with sunrise views of Hay Island, the Fish Islands and Green's Ledge Lighthouse along Long Island Sound, 155 Long Neck Point Road is classic Connecticut Gold Coast. Built as a farmhouse in 1850 and then expanded and fully renovated in the 1990s, the 10,762-square-foot home on 2.98 acres features eight fireplaces, a two-story wood paneled library, three bedrooms with sleeping porches and a wraparound covered verandah with a pizza oven. Two of the sleeping porches are now heated and air conditioned. There are eight fireplaces and eight bedrooms, with two more bedrooms in a detached guest cottage — also heated and air conditioned.

The home, which is listing for \$8.2 million, includes a private dock equipped with water and electricity. "This is one of the few older, traditional-style homes that I call a forever house: It is a place to raise a family, and then welcome the next generation to come back to raise theirs," said Merrill Till, sales agent with Houlihan Lawrence. "The house has such a remarkable presence — with high ceilings, gracious-size

rooms, a classic library with hand-carved eagles, and many stylistic elements that newer houses just don't have. The owners put so much detail into the house, which was already very solidly built, with amazing views on a remarkably large parcel for a waterfront property. It was money well spent."

The five-bedroom new-construction home at 344 Shore Road on the Belle Haven peninsula in Greenwich features direct waterfront views with a rare deep-water private dock in Greenwich Harbor. The 9,100-square-foot home contains all the latest technology, including a Savant full-house automation system and a series of outdoor terraces lined with glass railings overlooking the saltwater pool and spa, which is also surrounded by a glass railing. There are four wood-burning fireplaces, along with a home gym, wine room and a home theater.

The asking price for the home, which is within walking distance of the train and Greenwich Avenue, is \$7,675,000. "New construction with a deep-water dock is almost impossible to find anywhere near Belle Haven," said Christopher Finlay, sales agent



Photo: Christopher Mesch

with Brown Harris Stevens. "It is a 100 percent turn-key house with smart device-controlled lighting, security cameras, music, heating and cooling, and the glass railings at different levels around the house preserve the great views. If you want a new house on the waterfront in Belle Haven, you have to buy the land and build it yourself — or buy this one."

On the other side of Greenwich Harbor, at 680 Steamboat Road, is an eight-residence co-op with a four-bedroom penthouse on sale for \$5,750,000. The top-floor penthouse is the waterfront building's premier residence, with windows on three sides, nine-foot ceilings and a wraparound porch, and sunset views of Great Captain Island and Island Beach.

The building has a live-in super and 24/7 on-site property management. "Maintenance-free living downtown in co-ops and condos has been gaining momentum, and this has the best views of any of them," said Blake Delany, sales agent with Houlihan Lawrence. "Unique to this residence is a separate entrance to a private bedroom — ideal for extended family or guests. The building is commercial-grade construction, with poured concrete and masonry, and is very quiet. It is an ideal lifestyle building in a prime Greenwich location, and one of the few I know of in the area that offers concierge service."

Completed in 2016, 52 Compo Mill Cove offers the ultimate in privacy: a private sandy beach at the tip of Sherwood Island, five minutes from the heart of Westport. The 3,967-square-foot open-concept home, on the market for \$5,950,000, was built with reclaimed rough-hewn beams and custom-milled wide-plank flooring, and is heated by geothermal energy, with a cook's kitchen with a Wolf cooktop, Viking double ovens, two stone fireplaces and an outdoor pizza oven near the 72-square-foot hot tub.

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Photo: Brown Harris Stevens

OPPOSITE: 155 Long Neck Point Road, Darien

ABOVE LEFT: 8PH-S, 680 Steamboat Road, Greenwich

ABOVE RIGHT: 344 Shore Road, Greenwich

BELOW: 52 Compo Mill Cove, Westport



Photo: John Viebler

Nearby Mill Pond is an operating oyster farm with an oyster house, and with Long Island Sound beyond.

"Sherwood Island State Park is over 200 acres, and this is located on a small cove on that island," said Betsy Phillips, sales agent with Coldwell Banker. "There are so few homes directly on the beach in Westport with a private sandy beach, and this one is in a gated

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Photo: William Pitt Sotheby's International Realty



Photo: Douglas Elliman

ABOVE LEFT: 249 Old Black Point Road, East Lyme

ABOVE RIGHT: The Point, 66 Seldon Road, Lyme

area. Then on the other side is Westport Longshore Club Park, which is near the popular Compo Beach. But the beauty is, when you live on the cove, you can get away and have your privacy when you want it."

In New London County, 249 Old Black Point Road in the village of Niantic in the town of East Lyme is a new-construction, 7,090-square-foot smart home on 1.07 acres in the Black Point Beach Club homeowners association, with a sandy beach, clubhouse, croquet fields and a tennis program. The kitchen is a highlight, with refrigerator drawers in the island, commercial appliances, two dishwashers, Nanz hardware, slab marble and arched pocket doors leading to the dining room. Each of the bedrooms has a balcony and ensuite bath with heated floors. The home has five soapstone fireplaces, both gas and wood-burning, with a sixth (gas) fireplace outside the sunroom.

The list price is \$6,750,000, and includes a pool, an irrigation-cooled bluestone patio and a 110-foot private dock. "There was another home on this site with wonderful unobstructed Sound views, but my clients were looking for smart technology and a super-efficient geothermal heating system in a new home that still had the charm of classic New England, so they razed it and built new," said Maris LeBlanc, associate broker with William Pitt Sotheby's International

Realty. "Someone who wants turnkey and super high end could never duplicate this house for this price."

Known simply as "The Point," 66 Seldon Road in Lyme is located on its own private 18.75-acre peninsula with a sandy beach, boathouse and 100-foot dock. The 29-room, five-bedroom, eight-bathroom main house was completely rebuilt in 2012, with the latest technology and LED lighting design, geothermal heating, an indoor plunge pool and an outdoor pool, six fireplaces and a state-of-the-art built-in aquarium. On the market for \$22 million, the property includes a large post-and-beam 1700s Vermont barn, transported and reassembled piece by piece; a one-bedroom carriage house with a three-car garage, fireplace and a Juliet balcony; a boathouse by the completely rebuilt and powered ipe-wood dock; a 40-foot-long second-floor balcony facing the Connecticut River; and football-field size rolling lawns to the water's edge.

A well supplies filtered drinking water to the main house, carriage house, boathouse/dock and extensive irrigation system. The entire estate is connected to a centralized security system. "The Point is a fully private peninsula," said Scott Elwell, sales agent with Douglas Elliman Real Estate. "On the eastern side, the water is the river, while the western side is an inlet that connects to the Long Island Sound. The indoor plunge pool has a beautiful gas fireplace above it, with a gas firepit just outside, and the outdoor pool is off the verandah overlooking the river, a large lawn and a private beach. It is a true direct waterfront getaway with the ultimate in privacy — totally redone with the latest technologies, and unique for a coastal property of this magnitude." ■

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New Sunnyside

On a premium lot, this wonderful home boasts 3 floors of family spaces. The heart of the home is the kitchen, with granite counter tops & breakfast room. The finished lower level has multiple recreation spaces, opening to a patio. 4 bedrooms, 3.5 baths. \$675,000



Station House Hills

Set on over 9 acres in Palisades school district, this one of a kind 5 bedroom home was inspired by the Dwight House in Massachusetts, with 6,820 square feet of living space across four floors. Grounds include a nearly 1 acre pond and 3-car detached garage. \$975,000



Carriage Bridge Estate

Built in 1807 and perched on nearly 2 acres, original touches remain throughout this converted barn. Features include a wall of windows in the living room, finished walkout basement, in-ground pool, and multiple outbuildings. 4 bedrooms. \$1,550,000



Premium Building Lots in Newport Ridge

Meadows & forest embraced by rolling green hills, within minutes of the Saucon Valley Country Club & the vibrant Allentown & Bethlehem downtowns. Lots are designed to accommodate homes over 4,500 sq.ft., 2 to 6 acre lots available starting at \$300,000



Country Colonial

Classic design and a timeless floor plan are the hallmarks of this stone and vinyl colonial in Haycock Township. Set on 4 acres with over 3,700 sq.ft. of living space, the location is near essential commuter routes. 4 bedrooms, 3.5 baths. \$679,999



Longmeadow Lot

This 89 acre parcel offers rarely available acreage with a conservancy easement in place to preserve nature's splendor with a building envelope sheltered from view. Tucked in the Bucks County countryside, minutes to I-78, easy commute to NYC. \$1,100,000