



Grand In Greenwich This gorgeous Greenwich estate, designed by Allan Greenberg, lists for \$2.99 million with Martha Z. Jeffrey of Sotheby's International Realty in Greenwich. 203-964-7800.

perfect and petite one-bedroom cottage built in 2008 by Michael Greenberg & Associates. Listed for \$7.2 million, the property offers 125 feet of private sandy beach—as well as sweeping views across Long Island Sound. While the older of the two dwellings is seasonal, the Greenberg-designed cottage can be lived in year-round and was built—directly on the water—with an expansive deck and charming cupola. It's offered by Leslie Clarke of Leslie Clarke Homes, affiliated with William Raveis Real Estate.

In Greenwich, and just a short ride into town, is a classic Connecticut Colonial, built in 1942 and renovated by architect Allan Greenberg. A pleasing mix of old and new, the estate has retained its double-height, colonnaded entrance porch and, inside, offers elegant moldings and doorways, coffered ceilings, raised-paneled accent walls and extensive wainscoting. There is also a modern kitchen, which features white marble and a dining area with French doors onto formal gardens. And there are a total of four bedrooms, including a primary suite with a fireplace, sitting area and spa-like marble bath. It lists for \$2.99 million with Martha Z. Jeffrey of Sotheby's International Realty.

IN THE COUNTRY

TINY WASHINGTON IS HOME TO SOME OF LITCHFIELD COUNTY'S grandest estates. But the bucolic countryside is also dotted with midcentury moderns, one of which has popped on the market for \$2,250,000. Built by architect Thomas Babbitt in 1970, the home's most striking feature is its geometric roofline, thrusting— aerodynamically, like a plane—up and over a wraparound, second-story deck. Inside, the living room is informed by that geometry and features a wall of sliding glass doors, a soaring fieldstone hearth and a wet bar. The primary bedroom suite is on this level—also built with lofty ceilings and a skylight—and there are an additional three bedrooms on the lower level. The grounds are expansive at 56 acres, offering plenty of wooded land for privacy, as well as a pool and a secondary structure housing a squash court. It's offered by Mark Madonna and Jeffrey Phillips of William Pitt Sotheby's International Realty.



On Deck This modern Washington home boasts a spectacular wraparound deck. It lists for \$2,250,000 with Mark Madonna and Jeffrey Phillips of William Pitt Sotheby's International Realty in Washington Depot. 917-284-8697 and 917-284-8276.



FEELIN' GROOVY

This waterfront A-frame embraces '60s style inside and out. Built in 1961 by architect Richard L. Baringer, the home is on a peninsula called Sachem's Head, part of the town of Guilford. It's sited directly on a cove, with a deck offering front-row seats to the marshes, bird life and amazing sunsets. Inside, a great room features a soaring ceiling—the "A" of the A-frame—a fireplace, a bar and an open flow to kitchen and dining areas. There are just two bedrooms, one on each level, as well as two bathrooms. The home is part of the Sachem's Head Association, which confers access to the beach, tennis court, paddle tennis court and launch site. It lists for \$1.6 million with Laurie Trulock of Page Taft Compass in Guilford. 860-575-0372.

DEEDS & DON'TS

Villa Catarina is a sprawling estate, spanning 550 acres in Cornwall with the villa—a Palladian-style mansion—at its center. (And, please note, the listing promises that “additional acreage” is available for purchase, should you need it.) Built by architect Thomas Beeby in 1997, the 12,000-square-foot, limestone and stucco home opens onto a grand entry hall with dramatic, double staircases rising to a rounded, upper-level gallery. There’s a restaurant-quality kitchen with exposed, rustic beams, formal living and dining spaces with impressive fireplaces, and five bedrooms in all, with the primary suite offering double-height ceilings and a balcony. The grounds, practically a county unto themselves, offer formal gardens, a Har-Tru tennis court and equestrian facilities. It lists for \$10 million with Joseph Barbieri of Sotheby’s International Realty.



Spread Out This 550-acre Cornwall estate offers plenty of room to roam. It’s offered for \$10 million by Joseph Barbieri of Sotheby’s International Realty of Greenwich. 203-940-2025.

A second Cornwall listing, designed by architect Henry Olko, resembles a refined version of a complex of New England barns, clad in rustic barn siding but rendered light and bright with walls of windows and



a glass entryway with a glass ceiling. Originally constructed in 1920, the home’s nearly 5,000-square-foot interiors feature an inspired mix of rough-hewn Travertine stone and wide-plank flooring, contrasting with modern amenities, including a sleek kitchen with Sub-

Zero and Wolf appliances. The home’s great room is especially appealing, with its massive, fieldstone fireplace and four French doors leading to the bluestone patio outside. The first floor features a well-appointed bedroom suite, with an additional three ensuite bedrooms upstairs. And on the 18 acres are flower gardens, specimen trees and a spring-fed aerated pond. It’s offered for \$2.2 million by Patti Guarantano of William Pitt Sotheby’s International Realty. — *Diane di Costanzo*

Litchfield Living In Litchfield County, this Cornwall compound on 18 acres is offered for \$2.2 million by Patti Guarantano of William Pitt Sotheby’s International Realty in Litchfield. 203-231-9288.



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TOP RIGHT: ROGER CASTONGUAY AND MICHAEL BOWMAN FOR SOTHEBY'S INTERNATIONAL REALTY