



# Fairfield, New Haven and Litchfield Counties

*The three Connecticut counties closest to the city offer some of the nation's finest properties and estates, with abundant land and privacy, all at a time when homes at a comfortable and safe distance from more densely populated urban areas are more popular than ever.*

A new contemporary home sitting on a granite promontory with views over wildlife-rich salt marshes, the Thimble Islands in Long Island Sound and the shores of Long Island, 26 miles in the distance, is on sale for the first time in Connecticut's New Haven County. The recently completed 4,800-square-foot home at 694 Leetes Island Road in Branford, designed by AIA-Award-winning architect Peter Kurt Woerner, features a dramatic cantilevered deck and curved ceilings to help maximize the views, and includes a separate 746-square-foot studio/guest house overlooking the surrounding meadows with a double-height great room with fireplace, kitchenette and sliding glass doors leading to a deck.

Listing for \$2.8 million, the five-bedroom, six-bathroom home is on 1.7 acres along a scenic road in Branford, a coastal town with 20 miles of coastline, marinas, hiking trails and two beaches eight miles northeast of New Haven. "Branford is a beautiful coastal town, with a town green and a yacht club with a pool, boating, golf and tennis and an endlessly varied terrain — and this home is designed with the osprey, geese, ducks, seagulls, hawks and falcons in mind," said Barbara Goetsch, sales agent with William Pitt Sotheby's International Realty. "Off the primary bedroom is a small study with a winding staircase bringing you up to a Zen-like space with a gently curved ceiling, 80 feet above the marsh, with views of it all."

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Old Quarry is an enclave of 26 properties along the waterfront just to the east in Guilford. The New England shingle-style colonial at 83 Old Quarry Road, a 4,732-square-foot four bedroom on the market for \$5,397,000, sits on a 3.68-acre lot, and includes 450 linear feet of Long Island Sound frontage, with a deep-water dock and dramatic views of the Thimble Islands. The home includes a first-floor primary bedroom, coffered ceilings, two offices (one a wood-paneled library with a fireplace), a three-car garage and an exercise room/yoga studio, with the granite pier extending 100-feet into the water, with two docks and a mooring. The homeowner's association offers a tennis court and a boat ramp, with a sandy beach and a mooring harbor designed to protect yachts from storms.

The commute by train to Grand Central Terminal is about 90 minutes, and about the same time by car. "It is very rare to find almost four acres of waterfront anywhere, and even more unusual with 450 feet of frontage — in this case with beautiful vistas across to Long Island, with rolling green lawns stretching to the Sound," said Joe Piscitelli, associate broker with Coldwell Banker Global Luxury. "It is already a great house, but there is potential to add on if you wanted to."

Located on 31.36 acres overlooking Lake Waramaug in Litchfield County, 46 June Road in Washington offers 100 linear feet of frontage with a pebble beach, boat dock and a picnic area located directly on the second largest natural lake in the state. Listing for \$5,995,000, the 11,000-square-foot, five-bedroom home was built in 2010 with the environment in mind, with sustainably sourced



**OPPOSITE:** 694 Leetes Island Road, Branford, New Haven County

**TOP:** 83 Old Quarry Road, Guilford, New Haven County

**ABOVE:** 46 June Road, Washington, Litchfield County

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**ABOVE:** 291 Greenley Road, New Canaan, Fairfield County

**OPPOSITE, ABOVE:** 9 Pier Way Landing, Westport, Fairfield County

**OPPOSITE, BELOW:** 125 Cat Rock Road, Greenwich, Fairfield County

mahogany woodwork and a geothermal heating-and-cooling system. The lower-level features limestone floors with radiant heat, home theater, full-swing golf simulator room, lounge with fireplace, billiard room with wet bar, gym and a 1,000-bottle wine cellar. There is also a four-bay stone barn with an open finished space that could serve as a studio or a caretaker's cottage. The excavation work for a pool has already been done.

The property abuts the Steep Rock Association land trust, a 700-acre mixed forest and meadow preserve that is ideal for hiking. "The family that lives there really appreciates that the house had everything they wanted — including taking their boat out on the lake during the pandemic," said Ira Goldspiel, sales agent with William Pitt Sotheby's International Realty. "The house is built mostly in stone, with a slate-like material on the roof that is meant to last a long time, with little maintenance. There are custom windows that open in unique ways — very cool — and there is a full-house generator, which is a big plus. It has a very modern design, and a very livable kitchen and lounge with a fireplace, with a proper living room and dining area also with a fireplace, with a great circular flow in and out. They spent between \$12 and \$15 million building this house, so it is a strong value in one of the most coveted towns in Litchfield, which

has the highest average sale price in the county."

In New Canaan, in Fairfield County, the country estate with a pool, tennis court, gazebo and a separate warming hut/private office at 291 Greenley Road is on the market for the first time in 51 years. Listing for \$6,998,000, the six-bedroom/six-bath-room brick home, built in 1927 on 10.13 acres at the end of a long gated front driveway, is set next to a protected land trust of woodlands and hiking trails. There are four woodburning fireplaces, and a three-season glassed-in porch overlooking the pool and the brick pool deck.

"The massive stone columns when you drive off Greenley Road immediately set the tone for entering a great estate as you drive over the long sweeping quarter-mile-long driveway through a meadow — and then you drive through a second pair of remote controlled gated columns to finally see this classic brick Georgian emerge with a slate roof, pool, tennis court, a classic gazebo and a mid-century modern structure once used as a warming hut for parties," said John Engel, sales agent with Brown Harris Stevens. "The hut could easily serve as an artist or musician studio, or a private office, with windows out to the property, with bench sofas, a woodburning fireplace and decks. This is for someone looking for a home that is authentic, gracious and generational, a place to put down roots. The oak trees that surround this property give it a real gravity and privacy, an anchor to raise a family and host grandchildren. And unlike other homes of this era, this home is not a project in any way — the wiring and air-conditioning is all done, with no deferred maintenance."

In the Cos Cob section of Greenwich, 125 Cat Rock Road is a 10,006-square-foot, five-bedroom home on two acres built in 2012. The capacious interior space is the most striking selling point,



with smart-home features throughout, along with a vaulted ceiling great room, four fireplaces, two laundry rooms, two offices, two butlers' pantries, home theater, wine cellar, billiards space, exercise room and a dog-washing station. The primary suite is set apart on one side upstairs, with two-bedroom suites on the other side for privacy. The great room is next to the formal dining room and two outdoor entertaining areas, and an open-concept kitchen that spills out to the deck, overlooking a nature preserve. There is also a first-floor suite that is also set off to the side — so everyone can have their own privacy even while entertaining. A large gym on the lower level has its own private outdoor space.

The asking price is \$3,795,000, with annual property taxes of \$28,083. "Just over 10,000 square feet is enough space for everyone to have their own privacy, which is so important these days," said Jennifer Leahy, sales agent with Douglas Elliman Real Estate. "It was lightly used by the sellers, with a very relevant design. You get a lot of space here for the dollar — you would be hard pressed to find a similar value for a home of this size in mid-country Greenwich for under \$4 million."

The waterfront and yachting compound built behind a gated stone entrance on 2.34 acres at 9 Pier Way Landing in Westport has its own private tennis court, pool, dock and 136-linear-feet of frontage on the Long Island Sound. Most noteworthy is the 270-foot-long deep-water dock, very unusual along the Westport shoreline, which is long enough to reach the dredged part of the channel, and deep enough to accommodate a 60-foot-long boat that draws six feet of water. The contemporary home, built in 1986, is located less than a mile from the Westport train station, with floor-to-ceiling windows and a stylish double-front door.



The 6,654-square-foot home, which includes a free-form pool with a large terrace and cabana, is on the market for \$8,750,000. "Waterfront properties with this much frontage and space are not easy to find, especially one on 2.34 acres that is hidden behind a gated stone entrance like his one, with pool, tennis, deep-water dock and a home gym — and of course great water views," noted Doug Milne, sales agent with Houlihan Lawrence. "The first-floor primary bedroom has a patio that goes out to the hot tub and the pool, and the large entry with grand double front doors leads to a sunken living room — you could easily have 40 or 50 people in there for a cocktail party, and then add another 50 on the terrace. It has all been very well maintained, and completely updated. There is little that is '1986' about it anymore — it feels brand new." ■

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