



Coastal Connecticut

Coastal properties from Fairfield and New Haven Counties rival some of the best in all of the northeast.

At 60-acres, 19 Great Island off the coast of Darien is the largest private island currently offered for sale in the Northeast. Listing for \$100 million, the island, accessible via causeway, has been in the same family for generations, and contains a 13,000-square-foot Italianate villa as the main house, with a separate guest house, two cottages and a 19th century farmhouse. The 18-stall equestrian facility, with indoor and outdoor riding rings, designed by architect Rafael Guastavino, known for his work on New York's Grand Central Station and the Cathedral of St. John the Divine, serves the polo field. The island offers a total of over a mile of shoreline, with a deep-water dock that can handle a 110-foot-long sailing yacht, and with views across the Long Island Sound.

"Basically untouched for acres and surrounded by water, with unobstructed sunrises and sunsets, you are living on your own private nature preserve with your own equestrian facility and your own marina," said Jennifer Leahy, sales agent with Douglas Elliman

Real Estate. "To have it all in one place is exceptional — it feels like living in another place and time."

Another private island in the Sound, this one at 140 Wallacks Drive in Stamford, on the market for \$7,995,000, offers 3.5 acres of land accessible through a staffed and gated causeway and a 13-bedroom English Manor house, built in 1909, with 12 bathrooms, eight fireplaces and 200-foot-long pier with a dock. Key features include a heated saltwater lap pool, sandy beaches and a koi pond, stone walkways and footpaths, an authentic Lord & Burnham greenhouse, a three-bedroom stone guest cottage and a carriage house with two apartments and five garage bays. There are eight garage bays in all. The sunken living room in the main house once served as a ballroom with a high arched ceiling, with French doors out to a terrace. The elevated portion is where the orchestra played, and the current owner refers to it not as the living room but as "the ballroom."

"It is a multigenerational home — so it could be a family compound, or it would serve well for any-



OPPOSITE: 19 Great Island, Darien
ABOVE LEFT: 140 Wallacks Drive, Stamford
ABOVE RIGHT: 151 Indian Head Road, Riverside (Greenwich)
RIGHT: 21 Sylvan Lane, Old Greenwich



one who wants to entertain on the grand scale,” said Nancy Dauk, associate broker with Brown Harris Stevens. “There are panoramic views from almost every room. It offers privacy on a manageable scale, with gardens for indoor/outdoor living — there is something for everyone.”

In the Riverside section of Greenwich, 151 Indian Head Road, listing for \$4,795,000, is a six-bedroom, eight-bathroom, 5,982-square-foot stone and stucco home located near the Riverside Yacht Club. Originally a three-bedroom bungalow, the home was expanded and redesigned by architect Austin Patterson Disston, adding some California-style modern elements, including a glass stairway to enter the house. The great room now has 12-foot ceilings, with coffered ceilings and quarter-sawn oak floors from 1913, with a dining room that seats 12 highlighted by a bowed window that faces west for sunsets. The property is surrounded by a Hamptons-style privet, with archways cut out that lead to a path to the Long Island Sound.

“There is also a sunroom for entertaining, with French doors to a terrace that faces west — the entire house is perched high above your neighbors, so you get incredible privacy and lots of sky views,” said Ellen Mosher, luxury property agent with Houlihan

Lawrence. “There is also a garden-level rec room, game room, bar, gym and a wine cellar that opens to the lawn. The elevation keeps you well out of the flood zone — which is a key selling point here for many buyers.”

Homeowners have long been attracted to Old Greenwich, a beach community with plenty of sidewalks and bike riders, and home to Tod’s Point, a 133-acre waterfront park with a town beach and nature preserve. 21 Sylvan Lane is a classic six-bedroom, white clapboard colonial, built in 1927 on a 0.61-acre lot. The 4,564-square-foot home features a three-exposure living room, three fireplaces, a Dutch door on a side porch and a brick verandah with a wisteria-covered pergola. The authentic front door still has its original bottle glass windows. Highlights



ABOVE: 21 Grove Point Road, Westport

BELOW: 320 Cosey Beach Ave., East Haven



include a formal dining room and butler's bar; large breakfast room and a home office; and a primary suite with fireplace, sitting room and a marble Waterworks bathroom.

The home is listing for \$3,995,000. "The finished lower level has a large space for play/exercise and wine storage, with plenty of natural light, which is unusual this close to the water," said Mosher, who is also representing this property. "Old Greenwich is a very Norman Rockwell-style village, where you have mom-and-pop shops and all the necessities within walking distance — preserving the Old World New England charm that a lot of communities close to New York City have lost. It is a slower pace of life here."

Built on an inlet in Westport's popular Compo Beach neighborhood, 21 Grove Point Road offers Sherwood Mill Pond views and overlooks the Aspetuck Land Trust. Built in 1925, the five-bedroom, five-bathroom home, listing for \$2.6 million, underwent a major renovation and expansion in 2012 that brought a modern open concept kitchen and a reconfigured living room off the kitchen. The renovation added geothermal heating and cooling, triple pane, hurricane-proof windows and a rain garden water containment system.

"After the renovation, the house is now flooded with light so that even on a gray day you don't need to turn on the lights — it is more of a lifestyle home now," said Mersene Norbom, sales agent William Pitt Sotheby's International Realty. "The renovation doubled the home's size, and successfully created a modern open floor plan in an ideal private location seven minutes from downtown and the train station."

In New Haven County, 320 Cosey Beach Avenue in East Haven, listing for \$3,750,000, is situated directly on the beach, with a 58-foot-wide living room/dining room area with sliders to a 1,700-square-foot deck overlooking the Sound. Features include an elevator, nine-foot ceilings, home office, eight-inch-wide oak plank floors, an upper-level primary bedroom suite with a gas fireplace (there are two fireplaces in all), a heated garage for six cars and a whole-house generator.

The seller owns a successful restaurant in New Haven. "Built in 2016 with 5,500 square feet, 10 rooms, true chef's kitchen and four bedrooms on the beach, the site is built high above the flood zone," said Joe Piscitelli, sales agent with Coldwell Banker. "The location, with one of the largest private sandy beaches on the shoreline in East Haven, is about a 10-minute drive to Yale University, and 14 miles to the Hamptons across the Long Island Sound. The beachfront location is much closer to New York City — and that makes living along the Connecticut waterfront that much more desirable." 🏡

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