



DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Raising The Bar Called Sandbar, this \$7 million Westport home sits directly on the water's edge along Compo Mill Cove. Evangela Brock of Douglas Elliman in Greenwich has the listing. 203-253-2356.

Here Comes the Sun

REALTORS REJOICE WHEN THEY CAN FINALLY MARKET *ALL* OF their listings' amenities—both inside and out. As lawns green, water warms and gardens bloom, it is the homes set on lush properties that shine. In keeping with the theme of this issue, we bring you five properties with extraordinary exteriors, offering everything from a private sandy beach to a serpentine maze. Happy hunting!

FOR DOCKS & DECKS

A NEW WESTPORT LISTING IS BLESSED WITH AMENITIES OF THE beachiest variety—namely, a private stretch of sand located just feet from the back terrace. The shingle-style home is located on a half-acre along

the much-coveted Compo Mill Cove, a historic neighborhood jutting out into Long Island Sound, with vistas over the open water, Compo Beach and beyond. Architect Brooke Girty designed the 5,600-square-foot interiors to take advantage of the home's wall-to-wall, sea-and-sky vistas—sitting on the living room couch, for instance, is like perching on the prow of a ship. The primary bedroom suite offers more opportunities to gawk at the water: from the private balcony, the attached sitting room and the capacious spa bathroom and its slipper tub. In all, the circa-2008 home offers four bedrooms, five bathrooms and a gorgeous kitchen equipped with a custom Lacanche oven and an oversized, marble-topped island. It lists for \$7 million with Evangela Brock of Douglas Elliman.



Decked Out Expansive, two-story decks line the back of this Greenwich home, which also has private decks attached to the two primary bedrooms. Nora Giovati of Coldwell Banker in Greenwich has the \$10 million listing. 203-940-3123.

TOP: CHRIS MEECH; BOTTOM: REALTY PLANS FOR SOTHEBY'S INTERNATIONAL REALTY

A Greenwich property, just listed for \$10 million, is located on Thrushwood Lake, which itself is along Long Island Sound. The nearly 10,000-square-foot home opens onto a dramatic entry hall with a double staircase and a wide passageway to open-plan living and dining spaces, all with views over the water. There's a two-story deck across the entire water side of the house, along with private decks for two of the larger bedroom suites (there are five bedrooms altogether). There's also an accessory apartment and, on the 1.5-acre grounds, a private lakeside dock, perfect for

launching paddleboards, kayaks and other small vessels. It lists with Nora Giovati of Coldwell Banker.

FOR GORGEOUS GARDENS & GROUNDS

ANOTHER GREENWICH ESTATE, ON 5.75 LANDSCAPED ACRES, HAS more outdoor amenities than we have space to list. The experience starts at the property's gate, which leads down a long, tree-lined private drive to a courtyard. To the right of the front door is a serpentine maze, along with a pretty path that accesses the stunning pool terrace, flanked by a leafy pergola and sculpted hedges. There are also gardened terraces and decks, along with a charming, two-story cottage. Oh, and wander inside the circa-1925 main house and you'll find four large bedrooms, two smaller ones, a fantastic family room with a vaulted ceiling and impressive fireplace, and so much more. It lists for \$4,750,000 with Steve Archino and Heather Platt of Sotheby's International Realty.

Finally, in Old Lyme, a hilltop estate known as Quarry House is listed for the first time in more than 50 years. The



Dive In This beautifully landscaped Greenwich home lists for \$4,750,000 with Steve Archino and Heather Platt of Sotheby's International Realty in Greenwich. 203-618-3144 and 203-983-3802.



Picture Perfect Called Quarry House, this Old Lyme antique lists for \$8.2 million with Colette Harron and Beth Côté of William Pitt Sotheby's International Realty in Essex and Old Lyme, respectively. 860-304-2391 and 860-460-6901.

property was owned by Nancy Kriebel, a prominent supporter of the artistic community that has long flourished around the area's Florence Griswold Museum and Lyme Academy of Fine Arts. The circa-1930s Colonial is your picture-perfect New England home, with its white-clapboard exteriors and interior fixtures and features including custom millwork, arched-top doors and hardwood floors. And it sits on 48 acres, which offer a swimming pool and terrace, a fishing pond, hiking trails and a dock along the Connecticut River. It lists for \$8.2 million with Colette Harron and Beth Cote, both of William Pitt Sotheby's International Realty. —*Diane di Costanzo*



THAT'S FUNNY

The studio that once belonged to artist Mort Walker—creator of the classic cartoon strip Beetle Bailey—has hit the Stamford market, listed for \$1,775,000. Before Walker, sculptor Gutzon Borglum—best known for creating Mount Rushmore—owned the circa-1918, stone-and-timber home, whose great room served as the studio. With its exposed-beam cathedral ceiling and massive stone fireplace, the room is easily converted into a living space, and the 6,000-square-foot home also offers three bedrooms, four bathrooms and a large kitchen. The 1.6-acre grounds feature pretty gardens, mature specimen trees and a matching, Tudor-style two-bedroom cottage. It's offered by Sharon Kinney of Sotheby's International Realty in Greenwich. 203-536-2014.