



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

**Get The Point** A \$25.5-million-dollar palace-like estate on a prestigious point in Greenwich lists with Leslie McElwreath of Sotheby's International Realty in Greenwich. 917-539-3654.



## FALL IN LOVE

A waterfall's on tap at a handsome Old Lyme home transformed by an antiques dealer from a circa-1840 mill. Fully operational until the 1950s, the mill was constructed to take advantage of the rushing waters of a tributary to the Connecticut River. Over the years, it served as a forge, a grist mill, a lumber mill, and a textile mill making fabric for soldiers' uniforms. Today, the rustic granite structure offers more than 5,000 square feet of living space, including four bedrooms, five bathrooms and a wraparound balcony. It lists for \$1,550,000 with Allyson Cotton and Liz Squillacote of William Pitt Sotheby's International Realty in Old Lyme. 860-227-6016 and 860-922-7017.

## LIQUID ASSETS

**W**ITH 332 MILES OF LONG ISLAND SOUND shoreline, our state always has waterfront homes on the market. But Connecticut offers loads of other ways to get wet from deep-water lakes with sandy beaches to historic rivers once plied by whaling ships—and some pretty spectacular swimming pools, as well. Here are five homes with some of area's most lovely "liquid assets," from Greenwich to Lyme.

### GREENWICH POINT PALACE

THERE'S A PROPER PALACE FOR SALE ON A MUCH-COVETED peninsula in the Riverside section of Greenwich, just listed

for \$25.5 million. Designed by VanderHorn Architects, the Normandy-style estate makes a strong first impression with its landscaped front courtyard and, inside, marble-clad reception hall, which gives way to an oak-paneled living room. The nearly 10,000-square-foot interiors also offer a posh main bedroom suite with water views, a marble fireplace, and two opulent bathrooms—one with a gas fireplace and freestanding tub. There are five additional bedrooms, plus the property's original circa-1928 cottage, with two more bedrooms and an artist's studio. As for get-wet options, the grounds feature a pool and spa, plus access to boating and beaches along nearby Long Island Sound. Leslie McElwreath of Sotheby's International Realty has the listing.

LEFT: REALTY PLANS FOR SOTHEBY'S INTERNATIONAL REALTY; RIGHT: DENNIS CARRO

**Easy, Breezy** This lofty barn-style home offers both a pretty pool and direct access to a cove along the Connecticut River. It lists for \$4,250,000 with Jamie Childs of William Pitt Sotheby's International Realty in Essex. 860-501-2110.

COVE-SIDE COMPOUND

A CIRCA-1850S BARN FROM A Massachusetts farm was disassembled and relocated to take pride of place on nine private acres along Hamburg Cove on the Connecticut River in Lyme. H.P. Broom Housewright oversaw the process, which resulted in lovely, lofty interiors, measuring nearly 4,500 square feet. The double-height main living area is especially pleasing, with its exposed beams, twin hearths, and walls of glass doors, which give access to a beautifully landscaped deck and manicured lawns. Just beyond is a pretty pool ringed all around with decorative hedges. All of this awesomeness is sure to attract house guests, and that's where the stylish, three-story guest house comes in handy. It features a full gym, a sauna, a wood-paneled office with a gas fireplace, and sleeping quarters for five. The property lists for \$4,250,000 with Jamie Childs of William Pitt Sotheby's International Realty.



Island Sound, a dressing room with gas fireplace, and a marble bathroom with a steam shower and gas fireplace. It lists for \$12,950,000 with Joseph Barbieri of Sotheby's International Realty.

Finally, in Wilton, there's a stately home for sale, built to resemble the Governor's Palace in Williamsburg, VA. While the 7,000-square-foot interiors are formal and fancy, the three-acre grounds are loads of fun, especially around the pool terrace, offering a pool house with a fitness room, a spa, a firepit and a pool-length bar and outdoor kitchen with a pizza oven, keg tap and oversized grill. The resort-like lawns feature tennis and basketball courts and, back inside the main house, there's a billiards room and a lower-level media room with theater-style seats. It lists for \$3,995,000 with Laurie Mortensen of the Rob & Laurie Team, affiliated with William Pitt Sotheby's International Realty. —*Diane di Costanzo*

RESORT-QUALITY POOLS & SPAS

THE LIST OF nominees for the market's most inviting pool terrace starts in Greenwich, on the grounds of a circa 1926 fieldstone manor. Newly constructed by its current owners, the fieldstone pool

house features a stone fireplace, wet bar and bathroom, built alongside the pool and spa, which are flanked by outdoor spaces offering a fireplace, kitchen and dining areas. Inside the nearly 9,000-square-foot main house there are additional spaces for entertaining, including a formal living room with an adjacent billiards room, a formal dining room with a fireplace, and a 300-bottle wine cellar. The main bedroom (one of seven) offers a balcony overlooking Long

**Outdoor Oasis** This Greenwich estate offers amazing outdoor amenities, including a pool and spa, a handsome pool house with a wet bar, and a dining terrace. It lists for \$12,950,000 with Joseph Barbieri of Sotheby's International Realty in Greenwich. 203-940-2025.



**Southern Style** This Wilton estate, built to resemble the Governor's Palace in Virginia, is listed for \$3,995,000 with Laurie Mortensen of the Rob & Laurie Team in Ridgefield, affiliated with William Pitt Sotheby's International Realty. 203-803-3974.

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TOP RIGHT: FRANK DINARDI; BOTTOM LEFT: DAN MILSTEIN FOR SOTHEBY'S INTERNATIONAL REALTY; BOTTOM RIGHT: DENNIS CARBO