



Photo: Randy Osborne

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# Fairfield, New Haven and Litchfield Counties

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*Just as the frenetic housing market cools off, three Connecticut counties northeast of the city offer compelling properties at a wide variety of price points.*

**S**ituated on 106 acres less than 10 minutes to the center of Washington in Litchfield County, 46C Senff Road is a remarkable five-bedroom wood, stone and glass contemporary with 50-mile views that lives like a resort. With hiking trails and streams, a five-acre swimmable spring-fed pond, an indoor pool that can open into an outdoor pool in the summer, a lighted tennis court with a grass-roofed tennis house and a three-bedroom guest house, the home, built in 2002 and listing for \$8.2 million, is an ideal year-round destination for friends and family. A greenhouse sits next to the guest house,

with a Greek amphitheater that seats 50 people.

The 18,811-square-foot interior includes a pool, movie theater, gym, squash court with a viewing room and a huge family room. "This is one of the most spectacular properties I have ever seen," said Kathryn Clair, sales agent with William Pitt Sotheby's International Realty. "Properties with lots of outdoor space for hiking, swimming and cross-country skiing are popular because they can be enjoyed in all seasons. Even the tennis house has bunks for four with a kitchen — and you can use that all year as an additional guest house."

Greenwich, in Fairfield County, has more than its



Photo: Daniel Michels Photography

share of spectacular properties on the market this fall. Custom built in 2012 on a peninsula in the 24-hour guarded Belle Haven neighborhood, 11 Island Lane features 280-degree water views and 732 linear feet of private water frontage. The six-bedroom, nine-bathroom, 12,972-square-foot colonial includes a large oval pool and spa, sauna, pier and a dock with a boathouse, two private beaches for swimming and kayaking, and a full complement of mature trees and gardens, and an automatic snow melt driveway for easy winter access.

The asking price of \$41,500,000 includes geothermal heating, whole house generator, professional pizza oven and a solarium with radiant heat and three walls of glass oriented toward the Long Island Sound. Every room on the first floor opens to the outside. "You drive up a beautiful driveway, and you have water all around you, with magnificent landscaping," said BK Bates, sales agent with Houlihan Lawrence. "The owners spent three years building this, changing everything, including the contour of the land, to make it perfect. The architect even designed each piece of hardware himself."

In mid-country (south of the Merritt Parkway) Greenwich, 97 Pecksland Road is a 19-acre property custom built in 2009 as a classically proportioned grand estate, with 10 bedrooms, 15 bathrooms and seven woodburning fireplaces. Besides the three-car garage and three-car porte cochere, the massive lower level can accommo-



Photo: Brown Harris Steves

**OPPOSITE:** Wm Pitt Sr: 46C Seriff Road, Washington

**TOP:** 11 Island Lane, Greenwich

**ABOVE:** 97 Pecksland Road, Greenwich



Photo: Douglas Elman Realty

**ABOVE:** 688 N Wilton Road, New Canaan

**BELOW:** 34 Hotchkiss Lane, Madison

**OPPOSITE:** Wm Pitt SR: 20 Fairground Road, Woodbridge

date a collection of 30 cars, along with a wine cellar and a golf simulator room. Other highlights include six guest suites, a finished third floor and a two-bedroom guest house over the pool house for the main pool. There is also a smaller children's pool.

The list price is \$33,800,000. "You could drive by this house and not know it existed behind the gates — an important feature that is attractive to buyers who value privacy," said Rob Johnson, sales agent with Brown Harris Stevens. "The grand driveway and the house itself are very balanced and classically designed, with a slight incline up to the house that makes an impression as it sits perfectly on the lot. There is also a third structure on the property, that is used for staff housing — which is practically a requirement for most buyers at this price point. And of course, the garaging makes this a unique offering even for this area. With the garage, the total interior square footage is around 23,000 square feet."

In New Canaan, 688 North Wilton Road is a waterfront six-bedroom home built on a 6.1-acre lot with a western view overlooking John D. Milne Lake, a boat-free nine-square-mile reservoir. Listing for \$7.6 million, the shingle-style manor house was custom built in 1995 with gabled towers, eyebrow windows and a turret for the staircase. The property includes a two-story entrance hall, a two-story family room, pool and terrace with water views, solarium, mahogany office and a finished lower level with a temperature-controlled wine room. The 11,757-square-foot home was oriented to face west for the sunset views with tall windows, tall doors and transoms allowing light to stream through the entire back side of the house.



Photo: Rise Media



Photo: Eric J. H. Media

"The design is timeless, with an exceptional water view that is unique to New Canaan," said Melissa Engel, sales agent with Douglas Elliman Real Estate. "This is the only estate with this amount of property and a view this grand. It's also the only house on the side of the largest body of water in New Canaan that is high enough to look down on and have access to the reservoir."

In New Haven County, 34 Hotchkiss Lane on the shoreline in Madison, now on the market for \$2 million, is a 3,661-square-foot five-bedroom colonial just off the Long Island Sound with deeded rights to a deep sandy beach that is less than a block away. Set on just under one (0.94) acre, the property includes two indoor fireplaces, an enormous two-story post and beam barn, and a shed with two outdoor entertainment areas with stone-work patios, all near the Shoreline Greenway Trail connecting the towns to Hammonasset Beach State Park, a mile and half to the Madison village and town green.

"The market has not slowed down here from the height of the Covid mania," said Patty Gallagher, brokerage manager at the Madison office of Coldwell Banker. "Deeded beach rights and proximity to town are what everyone is looking for and because this home is not directly on the beach and just outside the flood zone, the owners do not have to carry flood insurance. The two-story barn is very high end — the current owner stores his collector cars there — and it would make a great studio or office."

The stone country estate at 20 Fairground Road in Woodbridge, also in New Haven County and approximately 90 minutes to New York City or Boston, comprises six bedrooms and seven bath-

rooms with a pool and a tennis court on a 2.88-acre lot. Built in 1927, the 7,726-square-foot home was recently expanded to include a 900-square-foot family room with radiant floors, gas fireplace and a bar and pool table area with French doors to the patios. The kitchen has a full size Sub-Zero refrigerator with a separate full size Sub-Zero freezer, along with two dishwashers, six-burner stove, walk-in pantry, two islands and a breakfast bar that seats seven. The dining room is large enough to seat 25 by the fireplace. There are four fireplaces in all — two woodburning and two gas.

The asking price of \$1.3 million includes a first-floor home office with a private entrance and full bathroom that could serve as an office or an in-law suite. "There is seamless entertaining from inside to the outdoors to swim, play tennis or play basketball on the half court. There is also a separate building that can serve as a gym or a yoga studio or home office," said Susan Santoro, sales agent with William Pitt Sotheby's International Realty. "Some markets are seeing a downturn in sales, but not here in New Haven County. The property serves well as a meeting place for family and friends, who can get together on weekends. This is an amazing price for a well-maintained and fully updated lifestyle." ■