



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

**Gracious In Greenwich** This gorgeous Georgian is offered for \$14,950,000 by Deborah Ference-Gray of Sotheby's International Realty of Greenwich. 917-584-4903.



## SWING INTO FALL

The Stamford home once owned by the King of Swing, Benny Goodman, has hit the market, listed for \$1,295,000. The musician lived in the circa-1832 Colonial for more than 30 years, until his death in 1986, and is said to have composed his music in a one-bedroom guest cottage on the property. The grounds also feature a brook with a bridge, a lily pond, and a pool and patio. Robert Blosio of William Pitt Sotheby's International Realty in Stamford has the listing. 203-249-7164.



# FALL FORECAST

**T**HE FALL REAL ESTATE MARKET IS MUCH LIKE the season itself, characterized by a short but invigorating blaze of activity that shifts into a slower gear as the holidays approach. Experts expect that this will be an especially apt description this year considering the other market impacts in play: stabilizing home prices and interest rates, notably. Still, inventory levels remain low, so we encourage all of you fall shoppers to act

fast on the five listings featured here, which represent a range of architectural styles, from classic to contemporary.

### THE CLASSICS

ONE OF OUR STATE'S MOST SOUGHT-AFTER HOME STYLES is the Georgian manor. And in Greenwich, an ivy-covered, stone-and-clapboard estate represents that style at its finest.



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**So Pleasant** This circa-1810 Washington cottage was renovated by owner and interior designer Rod Pleasants. It lists for \$2,750,000 with Carolyn Klemm of Klemm Real Estate. 860-868-7313.

Listed for \$14,950,000, the circa-1947 property sits at the end of a quiet lane on three private—and beautifully landscaped—acres. Recently renovated, the interiors feature the hallmarks of the era. The first floor opens onto a grand entry hall, flanked by a living room with a marble fireplace and Palladian-style glass doors looking over a pretty terrace. The hall also offers access to a grand dining room and an ornately paneled den with its own cozy hearth. Among the six bedrooms, the primary suite impresses with its marble bathroom and well-appointed dressing and sitting areas. And on the grounds, there's a 40-foot-long salt-water pool with a spa. The listing is offered by Deborah Ference-Gray of Sotheby's International Realty.

If a classic country cottage is more to your liking, then hurry on up to Litchfield County where a circa-1810 white clapboard Colonial is listed for \$2,750,000. Owned and renovated by interior designer Rod Pleasants of McIver Morgan, the Washington home offers a turnkey way to get yourself into a leaf-peeping property while the hillsides are still ablaze. The interiors feature loads of antique details, including rustic exposed beams, antique fireplaces, and charmingly dormered ceilings. Indeed, the whole place has been custom designed to charm, from its welcoming front foyer with a fireplace and powder room to the chic, all-white kitchen with a butler's pantry. And the grounds offer a splash pool and a barn, as well

as just a short walk to the Washington green. It's listed with Carolyn Klemm of Klemm Real Estate.

THE CONTEMPORARIES

BEACHSIDE AVENUE IS CONSIDERED ONE OF WESTPORT'S BEST addresses for good reason—the grand and gracious road, which traces the curving shoreline from Greens Farms to Southport, is lined on both sides with stunning homes. Just off the avenue with sweeping views over Long Island Sound is a sprawling, seven-acre compound, listed for \$12,750,000. The main house, designed by architect Jack Franzen, spans more than 13,000 square feet, and is topped by a 900-square-foot roof deck. As is required these days, there are workspaces—indeed, two formal offices—but also plenty of places to play, including a resort-like pool, a ProLinks Par 3 golf hole, and a three-acre private pond that's suitable for ice skating and has a private dock for kayaks and cocktails. Cyd Hamer of William Pitt Sotheby's International Realty has the listing.

A waterfront estate called Lakeview has just hit the New Canaan market, designed by architect Mark Finlay. The Shingle-Style main house features the handsome hallmarks of the style, including fieldstone construction, eyebrow windows and impressive towers. It also features a two-story entry hall with a dramatic staircase, a two-story family room, a solarium, a mahogany-paneled office and five ensuite bedrooms. On the six acres is an infinity-edge pool with, true to the estate's name, gorgeous views over John D. Milne Lake. It lists for \$6,695,000 with John and Melissa Engel, both of Douglas Elliman. —*Diane di Costanzo*



**Just Beachy** Overlooking Beachside Avenue and Long Island Sound, this \$12,750,000 listing is offered by Cyd Hamer of William Pitt Sotheby's International Realty. 917-744-5089.



**Lake Life** This New Canaan lake house lists for \$6,695,000 with John and Melissa Engel, both of Douglas Elliman in New Canaan. 203-247-4700 and 203-858-0266.

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TOP RIGHT: DAN MUELEN; BOTTOM: DOUGLAS ELLIMAN