



DEEDS & DON'TS

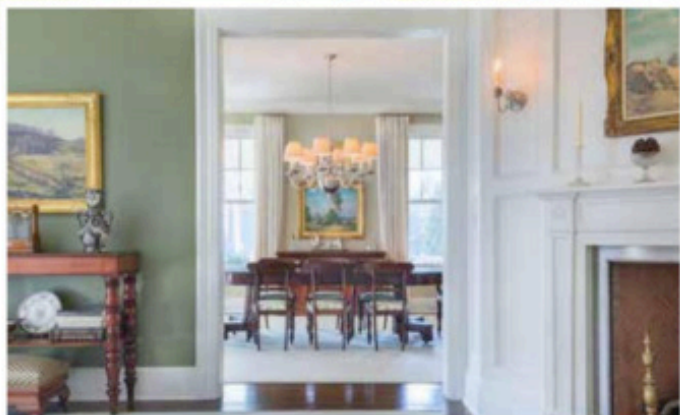
INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Luxe Life



IT'S BEEN QUITE A YEAR FOR BOTH BUYERS AND SELLERS. AFTER A period of unprecedented housing scarcity—and spikes in both prices and interest rates—the market moved yet again, this time impacting luxury homes. A Redfin report reveals that sales of high-end homes across the U.S. slid dramatically, dropping 28.1 percent during the three months ending August 31, as compared to summer 2021. Economic uncertainty, along with rates for the 30-year fixed mortgage topping 6 percent for the first time since 2008 are factors, the report says. Still, Connecticut is faring better than luxury markets in California and New York. And despite this “new weird”—Redfin’s characterization of times we live in—there some spectacular luxury listings across our state. Here are five of our favorites, all of them well-appointed for holiday parties and homecomings.

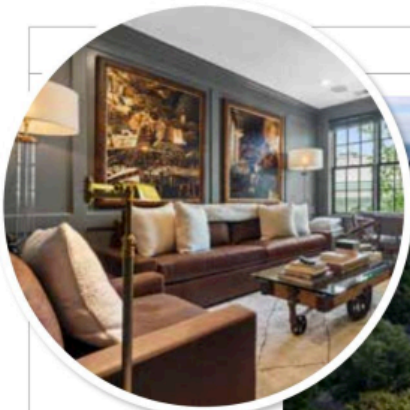
In Greenwich, one of the most well-appointed homes on the luxury market is a circa-1894 Federal Revival estate called Bonnie Breeze.



Holiday House In Belle Haven in Greenwich, this gracious, circa-1894 estate is listed for \$15,995,000 with Matt Bernard of Sotheby's International Realty in Greenwich. 203-273-2883.

DAN MULSTEN FOR SOTHEBY'S INTERNATIONAL REALTY

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Factory Setting This Guilford home is part of a project that converted a munitions factory into luxury condos. It lists for \$3.5 million with Barbara Goetsch of William Pitt Sotheby's International Realty in Guilford. 203-927-7146.



Situated in lovely Belle Haven with western views over Byram Harbor and Long Island Sound, the 8,500-square-foot main house was thoughtfully renovated in 2019. The home's grand interiors appear purpose-built for entertaining, starting in the kitchen, with its pretty breakfast table and upholstered banquette, set against a wall of windows with water views. Behind the scenes there is, effectively, a second kitchen with more cabinetry, sinks and a wine fridge, which opens onto the dining room. The main floor also has a massive—at 2,000 square feet—veranda, which offers access to the property's pool, pagoda-style pool house and tennis court. And the primary bedroom suite is especially sweet, with a separate sitting room and marble bathroom with a slipper tub. In all, Bonnie Breeze has six bedrooms and eight bathrooms and is listed for \$15,995,000 with Matt Bernard of Sotheby's International Realty.

Smaller in scale—but no less luxe—is a condominium in downtown Guilford, part of the Residences at 66 High Street. The complex was fashioned from a historic mill, once a wheel factory and, during World War II, a munitions factory that employed women to produce ball bearings. On the market for \$3.5 million is number 17, a spacious three-bedroom unit with loads of high-end amenities. In the open-plan kitchen, for instance, is an expansive island with two-inch-thick marble, black walnut cabinets, a 48-inch Wolf stove and an easy flow to the living and dining spaces, which offer access to the covered stone terrace. The three-bedroom home also offers a golf simulator and a floor-to-ceiling wine fridge, and, in the complex, shared amenities include a pool, fitness center, firepit sitting area, kayak launch and community garden. It lists with Barbara Goetsch of William Pitt Sotheby's International Realty.

GET LOST

On Lost Acre Farm in Warren, getting a little lost is definitely a possibility. The 231-acre spread is an all-terrain kind of deal, featuring forest trails and open fields, along with a pond, streams and natural springs. The property also offers a circa-1820 main house, a second house, a guest cottage, stables and paddocks, all with spectacular views over Lake Waramaug. With its \$16 million price tag, Lost Acre represents the highest-price listing ever in Litchfield County—offered by Pat Kennedy Lahoud of William Pitt Sotheby's International Realty in Washington Depot. 860-866-7756.

