



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

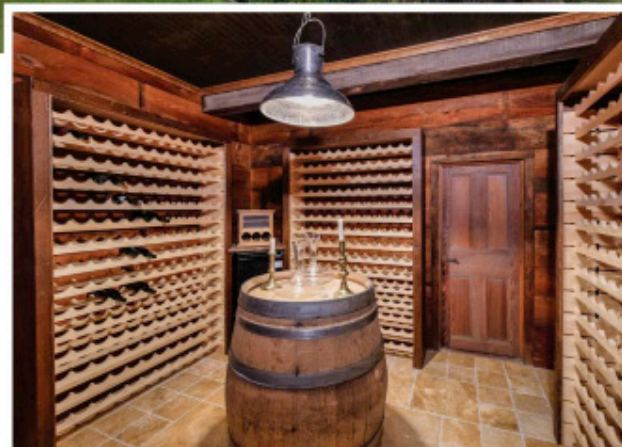


## Merry & Bright

**A**FTER 10 MONTHS OF MARKET VOLATILITY, 2022 APPEARS TO be ending on a merrier note, with some big-deal listings and impressive sales. On the sales side of the ledger, nothing tops the drama staged by Shonda Rimes—and we're not talking rumors about Shondaland's third season of *Bridgerton*. The prolific producer (*Grey's Anatomy*, *Scandal*) paid \$15,170,000 for a Westport estate equipped with a basketball court, tennis court, bowling alleys, arcade, home theater, playroom, and billiards room. And it's fitting that this 75-acre-compound came with all the toys, as it was sold by the owners of the toy company, Melissa & Doug. Still listed are a handful of big-deal homes, from an impressive Greenwich castle to a stylish New Canaan modern. Happy holidays!

### MEET THE ANTIQUES

A HISTORIC WATERFRONT ESTATE JUST HIT THE MARKET IN LYME, listed for \$15 million. It was built in 1917 by architect Alfred Hopkins,



**High Times** Called Highover, this 30-acre Lyme estate is listed for \$15 million with MJ DeRisio and Roger Parkman of William Pitt Sotheby's International Realty in Old Lyme and Essex, respectively. 860-304-8020 and 203-676-1061.

NICK LAPROCHE

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who designed homes for the likes of Louis Comfort Tiffany and Frederick Vanderbilt. Called Highover, the stone main house features a massive great room with 20-foot-high ceilings, two fireplaces and 10 sets of French doors, some of which open onto a spectacular stone porch, with steps down to the swimming pool and pavilion. Its list of luxe amenities starts on the 30-acre grounds, which offer a private beach, dock, orchard and gardens. Inside, find an 800-bottle wine cellar, a home theater and a library with a fireplace. Highover is listed with MJ DeRisio and Roger Parkman of William Pitt Sotheby's International Realty.

In Greenwich, an equally imposing castle-like estate is listed for \$6,250,000. Set in a landscaped courtyard, the turreted, Tudor-style façade opens onto a grand foyer with easy access to an oversized living

room with a stone fireplace and high, exposed-beam ceilings. The nearly 4,600-square-foot interiors also offer a wood-paneled library with wet bar, a primary suite with a vaulted ceiling, fireplace and sitting room, and five additional bedrooms. Part of the Mead Point Association along Indian Harbor and Long Island Sound, the circa-1936, 2.5-acre property has gardens, terraces and a free-form stone pool set amid specimen trees. Mary Jones of Sotheby's International Realty has the listing.

**Pretty Proper** This proper English manor home in Greenwich lists for \$6,250,000 with Mary Jones of Sotheby's International Realty in Greenwich. 203-249-2950.



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**Well Mannered** This red-brick New Canaan manse lists for \$3,850,000 with Toni-Ann Vittoria of William Pitt Sotheby's International Realty. 203-984-1507.



Hudson Creative LLC



### THE NEW CLASSICS

IF THIS NEWLY LISTED NEW CANAAN MANSION LOOKS FAMILIAR, that's because it once graced the cover of this magazine. Architect David Dumas gets credit for the top-to-bottom refresh of the red brick main house, which is set on nearly 4.5 acres, at the end of a gracious allée of London Plane trees. The update put a polish on the circa-1986 home, which now features interior embellishments, including arched doorways, handcrafted hearths, custom French doors and more. But the 8,286-square-foot interiors are also modern in spirit, with amenities such as a lower-level gym, au pair suite and mirrored dance studio; three

offices, including one designed for kids; a glamorous primary suite with two dressing rooms; and six additional bedrooms. And the landscaped grounds feature a pool, athletic field, gardens and barn. The property lists for \$3,850,000 with Toni-Ann Vittoria of William Pitt Sotheby's International Realty.