

# REAL ESTATE

## LUXURY LIVING

# New options for convenience, manageability and perks

By Gretchen A. Peck

When visitors check out Greenwich or prospective home buyers come to Greenwich in search of a place to settle, they are sometimes surprised by the variety of home styles and price points Greenwich has to offer.

While the mansions and rolling acreage of backcountry is most renowned and recognized, closer to town, condos and co-ops become compelling options, especially in the more modest price ranges. This week, Greenwich Time takes a look at some of the most recent condo and co-op listings.

Ed Villeda of William Pitt Sotheby's International Realty has listed a condominium at Victoria Garden for \$989,900. The three-bedroom, four-and-a-half-bath residence at 284 Bruce Park Ave., #4 is built in the style of a townhome — complete with an attached garage, a private patio and a finished lower level.

The home is compelling, with hardwood flooring, an open floor plan, a brick-surround fireplace, built-in closet organization and a convenient second-level laundry room. Villeda also noted the property's ideal location for commuters, just minutes to the Greenwich train station.

With all the perks of condominium life and a floor plan that lives like a single-family residence, buyers searching in this price range may also want to take a closer look at 50 Church St., Apartment 4, listed by Berkshire Hathaway HomeServices' Sandi Klein for \$998,500.

Klein said that the property stands out because of the nature of the complex, comprising just 10 units. "It has over 1,800 square feet of living space, with a lively patio and a romantic balcony off the master bedroom," she said. The kitchen and master bath were recently updated, the Realtor also noted. Some surprisingly welcome spaces are a third-floor library loft and a breakfast nook off the kitchen.

The three-bedroom, two-and-a-half-bath unit is located in town,



Berkshire Hathaway HomeServices

**Above: Listed at \$998,500, this three-bedroom, two-and-a-half-bath condominium at 50 Church St., Apartment 4, is located in town and within walking distance to shops, restaurants, schools and places of worship. Below: The 2017-renovated co-op apartment at 5 Putnam Hill (#2H) offers single-floor living, three bedrooms and two full baths. The property is listed for \$985,000.**

making it possible to walk to local stores, schools, places of worship, to the cinema and library. It's important to note that this is a non-smoking development.

### Co-operative living

For Greenwich home buyers interested in the pros of co-op living, there are a couple of new-to-market co-op properties in the under \$1 million price point.

Take for example the recently listed one-bedroom unit at 630 Steamboat Road, Apartment 4E — a front-facing top-floor residence. It has been listed for \$450,000 by Eileen Zawatski of William Raveis Real Estate.

"This unit in Indian Harbor House Co-ops is a standout, with its location on the top floor of a waterfront building and its beautiful view of Smith Cove. At this

price point, it is hard to beat," Zawatski said.

Not only is the location compelling — close to shops, restaurants, a park and the train station — this co-op unit offers a balcony and indoor assigned parking for one vehicle.

Patricia Brecher of Coldwell Banker Residential Brokerage in Greenwich has listed 5 Putnam Hill, Unit 2H, for \$985,000. The property was completely renovated in 2017, with all new baths, a new kitchen, new windows and a new sliding glass door that leads out to the home's terrace.

This co-op property has plenty of perks, according to Brecher, who noted the one-floor living opportunity, with three bedrooms and two full baths, and its proximity to local restaurants, shopping and train station.



Coldwell Banker Residential Brokerage