

wealthy Manhattan couple. It sits on a high perch to take advantage of views across Long Island Sound, best enjoyed from the sprawling back veranda, which features a fireplace and runs the width of the house. Its 8,673-square-foot interiors are modern in sensibility, recently renovated by Lisa Hilderbrand of Hilderbrand Interiors. The capacious kitchen is at the heart of the home, clad in white marble and offering access to the breakfast and family rooms and walk-in pantry. Original to the home is the dramatic entry, extending from the porte-cochere through the front hall to the back veranda. And in all, there are seven bedrooms and nine bathrooms, including a pretty primary suite with a sitting room. It lists for \$4,750,000 with John and Melissa Engel of Douglas Elliman.

Despite its Old-World moniker, the style known as Greek Revival looks at home nearly anywhere—and certainly in New Canaan's town center. Proving that point is the many-columned Greek Revival on Park Street, just



Fit For A King This classic Tudor-style estate in New Canaan lists for \$4,750,000 with John and Melissa Engel of Douglas Elliman in New Canaan. 203-247-4700 and 203-858-0266.

a short walk to the New Canaan train station. The circa-1836 property has a literary backstory: It was once home to Maxwell Perkins, the editor for Ernest Hemingway, F. Scott Fitzgerald and Thomas Wolfe and, before that, housed the New Canaan Country School. Despite its storied history, the home fell into disrepair, but, happily, it was saved—and beautifully renovated—in the 1970s by architects (and then-owners) Richard and Sandra Bergmann. Today, the 5,700-square-foot interiors are a graceful blend of old and new, offering three bedrooms, four bathrooms and a generously sized office space, with a permit to operate a business within it. And on the .33-acre grounds are formal gardens that are included in the Smithsonian's Archives for American Gardens. Inger Stringfellow of William Pitt Sotheby's International Realty offers the home for \$3,495,000.

BROKEN RECORDS

Connecticut's real estate market has been posting some positive—even record-breaking—sales figures. Some of the sizzling stats include:

“We’re #1”

Across the nation, the number-one residential housing market for 2023 will be the suburbs west of Hartford. Those much-admired school districts will see an 8.5 percent increase in sales prices, according to *realtor.com*.

\$647,000

That was the median closing price for a Fairfield County home at the end of 2022, a record, despite housing market hiccups during the second half of the year. The figure represents a 6 percent increase over 2021 and a 44 percent increase over 2020 median sales price.

\$7,000,000

< This sales price set a record for a waterfront condo—a Rowayton home owned by architect Louise Brooks and her husband. Even better news: The townhouse sold in three days, at 13 percent over ask.

\$103,000,000

A land-sale record in Darien will be set when Great Island is sold to that town, scheduled to close in April.



Storied Home This New Canaan Greek Revival, once home to famed book editor Maxwell Perkins, is listed for \$3,495,000 with Inger Stringfellow of William Pitt Sotheby's International Realty in New Canaan. 203-321-9361.



BOTTOM RIGHT: CARLOS MARQUES

DEEDS & DON'TS

South By Southport A classic, circa-1836 Southport Colonial lists for \$3,625,000 with the On the Harbor team at AFA/William Raveis in Southport. 203-258-1595.



ARCHITECTURE WITH AN AMERICAN ACCENT

GIVEN THAT OUR STATE WAS AT THE HEART OF COLONIAL AMERICA, we feel duty-bound to feature a classic Colonial—a style that's also one of our state's most popular. Originally built in 1874, and located along gracious Pequot Avenue in Southport, the Captain Thorp House is one of the town's finest Colonials. It was renovated in the early 1900s by famed local architect Cameron Clark, who restored the interior's extensive molding and millwork,



wide-board flooring and numerous fireplaces. In all, the 4,419-square-foot home offers six bedrooms, five bathrooms and, on the landscaped grounds, a pool and pool terrace. It lists for \$3,625,000 with the On the Harbor team at AFA/William Raveis.

Finally, in Guilford, along the coastline north of New Haven, a Shingle-Style home sited directly on Long Island Sound is listed for \$5,450,000. The natural setting is the star of this show, enhanced by a bluestone terrace with an Infinity pool and spa, all with water views—sunup and sundown. There's also a private dock with a swim ladder leading to secluded cove. The 6,267-square-foot interiors are designed with massive expanses of glass and an open-plan flow. There's a wine room, a screened dining porch and a home gym. And there are four bedrooms in all, including a luxe primary suite with a fireplace, lounge area and two full bathrooms. Doug Werner and Rick Weiner of William Pitt Sotheby's International Realty share the listing. —*Diane di Costanzo*

On The Waterfront This Shingle-Style home in Guilford lists for \$5,450,000 with Doug Werner and Rick Weiner of William Pitt Sotheby's International Realty in Darien and Essex, respectively. 203-962-2601 and 860-227-3191.



Visit cottagesgardens.com/news to start receiving our dailyDeeds newsletter

BOTTOM LEFT: DENNIS CARRO