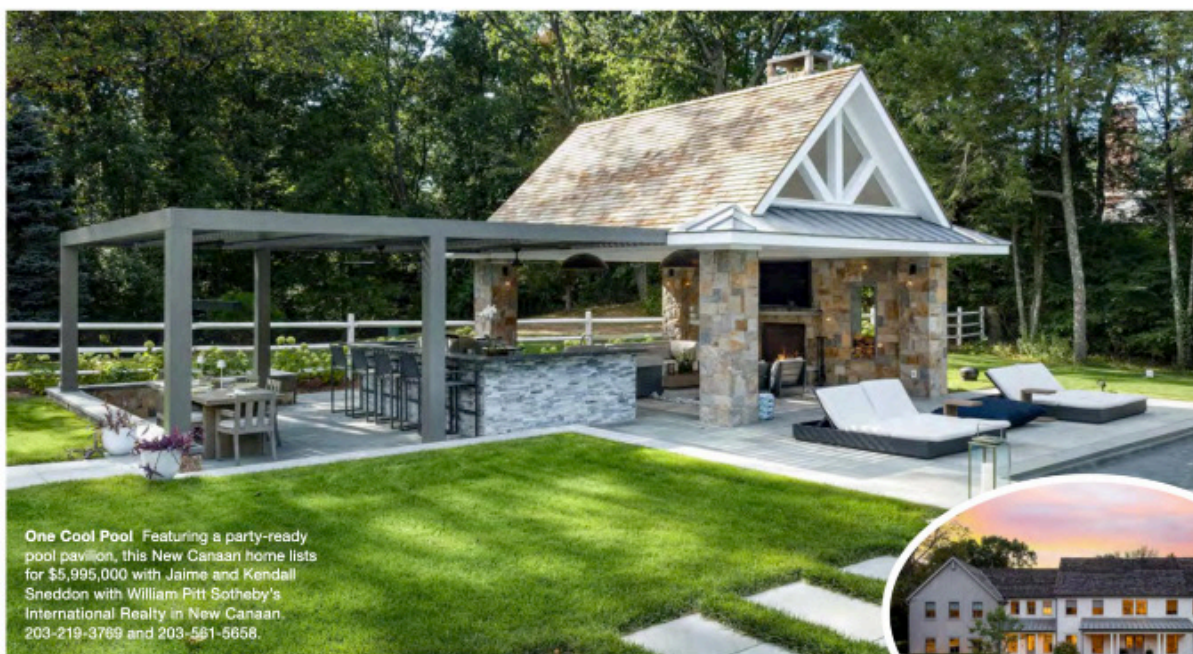


DEEDS & DON'TS

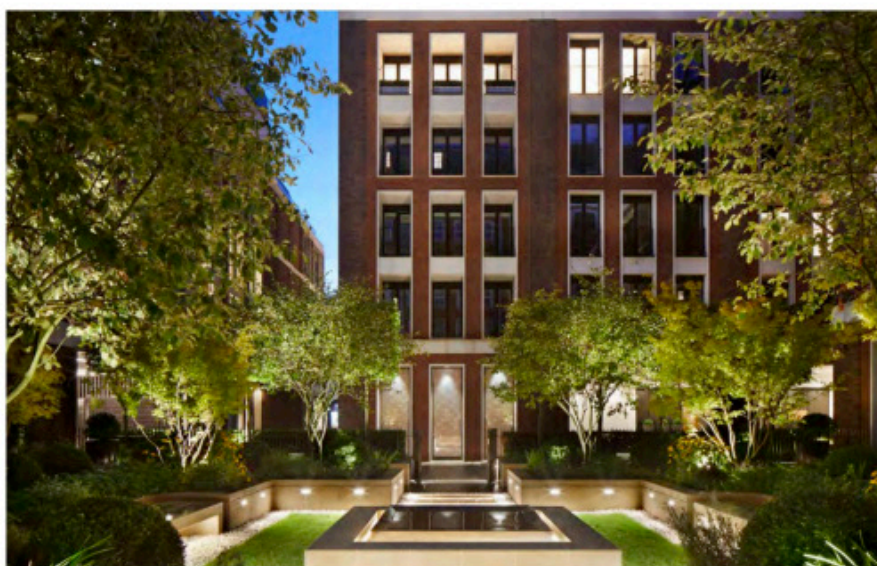


One Cool Pool Featuring a party-ready pool pavilion, this New Canaan home lists for \$5,995,000 with Jaime and Kendall Sneddon with William Pitt Sotheby's International Realty in New Canaan. 203-219-3789 and 203-561-5658.

living room with a fireplace, a wood-paneled library with another fireplace and eight bedrooms, including a primary suite with a sitting room and two bathrooms. Joseph Barbieri of Sotheby's International Realty has the listing.

A gorgeous New Canaan property has one of the coolest pool complexes on the market. The pool house is a modern, pavilion-style structure with a full kitchen and a lounge space with a fireplace and dining area. The pool itself is also dreamy—saltwater and equipped with a spa and a modern terrace. The

modern theme continues inside the 9,505-square-foot home, designed by Neil Hauck. There's an open-plan kitchen, dining and living spaces with access to the outdoor space. There's also a handsome home office and six bedrooms, including a primary suite with a spa-like bath and slipper tub. It lists for \$5,995,000 with Jaime and Kendall Sneddon with William Pitt Sotheby's International Realty.



FIT FOR A KING

A new development called Lancer Square in London's Kensington Palace Conservation area now offers 36 residences—just in time for King Charles III's coronation on May 6 at nearby Westminster Abbey. For smaller (but luxe!) pied-a-terres, there are one-bedroom units, while real royals will want to ascend to the two-story, rooftop penthouse. Whatever the size, the interiors feature top-quality fixtures and materials, including book-matched marble, walnut flooring and emperador stone. And residents have access to a beautiful pool and spa, a gym and impressive lounge spaces. Prices of available units start at £12,180,000; visit lancersquare.co.uk for more information.

TOP: DAN MUISTEN

DEEDS & DON'TS



A Sound Investment
This \$7.5 million Tokeneke home just hit the market, listed with Bruce Baker of William Pitt Sotheby's International Realty in Darien. 203-912-7061.

SOUND VIEWS

CALLED STONE HARBOR, A JUST-LISTED TOKENEKE PROPERTY comprises a private peninsula cited directly along Long Island Sound. The circa-1901 manse has been fully renovated—now starring a spectacular kitchen designed by Peter Deane that offers access to an outdoor dining terrace and, beyond that, a saltwater pool.

The 1.55-acre grounds also feature a fabulous lounge space with a modern firepit and pretty landscaping along the water's edge. It lists for \$7.5 million with Bruce Baker of William Pitt Sotheby's International Realty.

great room with a 40-foot-high fireplace and glass doors that open onto a terrace with an outdoor fireplace, a dramatic rock ledge and a beautiful pool. And the pool has impressive stats of its own, measuring 40 feet long and 20 feet wide. Back inside, the primary bedroom suite offers access to the terrace, along with two dressing rooms and a spa-like bathroom. It lists for \$7.5 million with Roger Saucy of Elyse Harney Real Estate. —*Diane di Costanzo*

LOTS OF LAND

ON A HIGH PERCH IN NEW PRESTON, A 22-acre spread offers stunning views over Lake Waramaug and the Litchfield Hills. The home itself is a 9,000-square-foot study in modern, open-plan interiors with plenty of glass to take in the views. That's especially true in the 36-foot-long



The Long View This New Preston home, on 22 acres with breathtaking vistas, lists for \$7.5 million with Roger Saucy of Elyse Harney Real Estate in Salisbury. 203-788-7032.

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TOP: DANIEL MULSTEIN FOR WILLIAM PITT SOTHEBY'S INTERNATIONAL REALTY; BOTTOM: ANNE D'AV