

# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



## EPIC ESTATES

**N**OW THAT GROUNDS ARE GREENING AND GARDENS ARE IN bloom, homes with exceptional outdoor spaces can finally put their goods on full display. In our state, the “great outdoors” can mean many things—from private islands to a 37-acre country compound and so much more. Featured here this month are six spectacular estates, just in time for the warm weather ahead.

### ISLANDS & INLETS

NEW TO THE SPRING MARKET ARE NOT ONE BUT TWO ISLAND LISTINGS off the coast of Darien, both of them historic estates. The first one—on Contentment Island—was once part of the summertime property frequented by artist John Frederick Kensett of the Hudson River School, who painted the island’s rugged and rocky coastline. The circa-1912 main house has been thoroughly—and beautifully—renovated. Its 6,586-square-foot interiors now



**Island Time** On Contentment Island off the coast of Darien, this circa-1912 Colonial and its two-acre grounds list for \$6,495,000 with Patricia Schram of William Pitt Sotheby's International Realty in Darien. 203-219-2084.

MARCOTT STUDIOS



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**Hay Day** Hay Island is a private, 18-acre property in Darien, listed for \$35 million with Leslie McElwreath of Sotheby's International Realty in Greenwich. 917-539-3654.

offer six bedrooms, including a primary suite with a fireplace, a sitting room and a private balcony. On the main floor, standout spaces include the formal dining room with a beamed ceiling and another fireplace (there are seven in all), the adjoining open-plan kitchen, and a wood-paneled library. There's more to love across the two-acre grounds, which feature a one-bedroom, one-bath guest house and a dock and moorings. The property is listed for \$6,495,000 with Patricia Schram of William Pitt Sotheby's International Realty.

Next up is Hay Island—technically, a peninsula—a property that's a mix of old and new. The private, 18-acre island has been owned for more than a century by the same family—the Zieglers, who made their mint manufacturing baking soda. But its classic Colonial main house was built in 2010, designed by architect Mac Patterson of Austin Patterson Disston to take in Long Island Sound views from virtually every window. The main floor of the 8,684-square-foot home has spectacular, open-plan spaces, starting with the front-to-back foyer, which leads to a waterfront veranda spanning the back of the house. There's a wood-paneled library, also with veranda access, featuring custom bookshelves, window seats, a wet bar and a fireplace. And the handsome kitchen and breakfast space connect to a terrace equipped with an outdoor fireplace and built-in barbecue. Additional amenities across the island include two sandy beaches, a dock, an infinity-edge pool, a pool house and a two-bedroom guest house. Hay Island lists for \$35 million with Leslie McElwreath of Sotheby's International Realty.

Tucked away along the Fairfield waterfront is Pine Creek, a tidal inlet that's much more peaceful than neighboring Fairfield Beach. Many of the creek-side homes have private docks for vessels to carry them the few minutes' ride to Long Island Sound waters, providing quick access with none of the crowds. And number 320 Pine Creek Avenue is no exception, featuring a dock and a

waterfront terrace, perfect for taking in sunsets. The immaculately renovated main house is also appealing, with its classic Colonial styling and wraparound patio. At nearly 4,000 square feet, it offers four bedrooms, including a spa-like primary suite with a gas fireplace and a wall of glass with floor-to-ceiling views over the water. There's also a two-bedroom, one-bathroom guest cottage with a full kitchen, currently a rental property. Deirdre Andreoli of Compass lists the property for \$3,649,000.



**Creekside Sanctuary** This Fairfield waterfront Colonial is listed for \$3,649,000 with Deirdre Andreoli of Compass in Fairfield. 203-856-7479.

TOP, LEFT AND RIGHT: MODERN MEDIA, LLC; BOTTOM: REALTY PLANS



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### GROUNDS & GARDENS

IN WESTPORT, THE HUNT CLUB NEIGHBORHOOD offers both a peaceful, green setting as well as the ultimate in convenience—it's close to town, shopping, schools and the Greens' Farm Metro-North train station. Brand new to the market is a renovated Hunt Club Colonial, listed for \$4.3 million with the Leslie Clarke Team at Compass CT. The tidy, one-plus-acre grounds offer some lovely amenities, including a pool with a spa and sunny deck, an outdoor dining terrace and a wide, flat gated lawn. The nearly 8,800-square-foot interiors are similarly amenity-packed, starting with a heart-of-the-home kitchen that flows to a butler's pantry, breakfast area, family room, formal dining room and the outdoor terrace. The walk-out lower level offers a media room, rec room and gym, as well as a bedroom with a full bathroom. There are six bedrooms



**Join The Club** In the Hunt Club neighborhood in Westport, this renovated Colonial is listed for \$4.3 million with the Leslie Clarke Team with Compass CT in Westport. 203-984-1856.



**Modern Life** This circa-1960 modern in Washington is offered for \$1,995,000 by Stacey and Pels Matthews of William Raveis Lifestyle Realty in Washington. 203-671-9067.

(and eight bathrooms) in all, including a primary suite with a private terrace and three walk-in closets.

Finally, a chic, countryside contemporary has hit the Washington market, listed for \$1,995,000. The main-floor, glass-walled spaces were designed with the airy efficiency typical of the era: There's an open-plan great room with a rustic stone hearth and access to a slate terrace with an outdoor fireplace. That outdoor space wraps around to the expansive deck off the kitchen, which uses the same rugged stones on one wall and features beamed ceilings and an easy flow to dining and living spaces. There are three bedrooms in all, including a main-floor primary suite with more glass walls and exposed beams. Stacey and Pels Matthews of William Raveis Lifestyle Realty have the listing. —*Diane di Costanzo*

While Connecticut's real estate market has experienced some wild weather of late, the demand for rentals remains relatively solid—and there's an unusually rich array of properties on offer as buyers and sellers wait out the turbulence. One especially luxe "port in the storm" is a spread in the Greenfield Hill section of Fairfield. The nearly 37-acre property was once owned by the composer Richard Rodgers (of Rodgers and Hammerstein fame) and his wife Dorothy, who was an entrepreneur and inventor in her own right—before marrying song-man Rodgers, she invented a toilet-bowl brush she called the Jonny Mop. The couple, who were lavish hosts, built the now-9,000-square-foot modern in 1965, a process that was chronicled by Dorothy in the book *The House in My Head*. Some of its pleasures and treasures include a hidden theater, a Moroccan-themed lounge space with a bar, an expansive gym and a separate building housing an office. On the stone-walled acreage, find a pool and terrace, a barn-style pool house, a heated platform-tennis court and an apple orchard. It's offered for \$39,000 per month by Leslie Razook and Cyd Hamer of William Pitt Sotheby's International in Greenwich and Westport, respectively. 203-918-4452 and 917-744-5089.

## A WELL-COMPOSED HOME



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GREENFIELD HILL: ALAN BARRY