



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

## *Something Old, Something New*



**Look Here** Called the Lookout House, this Wilton modern lists for \$7.5 million with Deborah Burnaman and Regi van der Heyden of William Raveis Luxury Properties in New Canaan. 203-803-0483 and 203-644-5025.



**C**ONNECTICUT IS A HOTBED FOR HOUSING FROM TWO VERY different eras: There's our impressive range of antiques, some of them dating back to pre-Revolutionary-War days, and there's also a wealth of midcentury moderns, a style that still informs homes built today. Whatever your pleasure, it's no exaggeration to say that the listings featured here represent the very best of both aesthetics. Happy shopping!

### FOR MODERN LOVERS

THE LOOKOUT HOUSE, A COOL CONTEMPORARY IN WILTON, SITS on nearly five elevated acres with 50-mile views to Long Island Sound. Built in 1979 of wood, glass and local fieldstone, its design was inspired by the style of Frank Lloyd Wright. The ruggedly handsome materials and the open sky afforded by its hilltop setting lend an air

of the American West to the property—unusual for quaint and cozy Connecticut. That sensibility pervades its lofty, 9,500-square-foot interiors as well, which feature exposed-beam ceilings, walls of windows opening onto multiple terraces and an entire wing housing an indoor pool and spa. There's another pool and terrace outdoors, along with a red clay tennis court. Deborah Burnaman and Regi van der Heyden of William Raveis Luxury Properties list the property for \$7.5 million.

**Trophy House** This Darien modern won a 2007 IDA award for architecture. It lists for \$5,499,000 with Charlett Stevenson and Sara Franzese of Houlihan Lawrence in Darien. 203-644-6547 and 203-803-7003.



In Darien, there's a for-sale modern that's as smart as it is beautiful. Built in 2006 in the style of Philip Johnson's midcentury masterpieces, the 7,500-square-foot home offers eco-friendly features such as solar panels, a high-efficiency heating system that burns biofuel, and an underground cistern for recycling rainwater. That's the brainy part. As for its beauty, the structure is composed of a series of mahogany-clad boxes that cantilever over the 2.4-acre property, positioned on one of Darien's highest points to take in dramatic vistas over Long Island Sound. Water views are abundant inside as well—through nine-foot-high glass walls—and are especially fine from the master suite, which also features a private balcony, a fireplace and a sexy and spacious bathroom. It lists for \$5,499,000 with Charlett Stevenson and Sara Franzese of Houlihan Lawrence.

Another modern home is listed in Kent, asking \$4,950,000. Socked away on 17 private acres, the barn-style dwelling was designed to accommodate every comfort and convenience. On the outside there's a lap pool and terrace, a two-bedroom guesthouse with a stone fireplace, and a four-bay barn with automated car lifts, now housing an antique auto collection. Inside, there's a two-story great room featuring a floor-to-ceiling fieldstone fireplace, a first-floor master suite with French doors and a sauna, an office with vaulted ceilings and a gym with a separate massage room. Peter Klemm of Klemm Real Estate in Washington Depot has the listing.



**Spa Life** This barn-style Kent home on 17 acres offers ample opportunities for rest and relaxation. Peter Klemm of Klemm Real Estate in Washington Depot has the \$4,950,000 listing. 917-864-4940.



## LOVE, LOVE

Just in time for the U.S. Open—now kicking off in Queens—is a New Canaan listing that's perfect for tennis enthusiasts. The property's synthetic-grass court is in a garden setting flanked by a stone patio that flows to an expansive lap pool. The two-acre spread also features a lovely 4,366-square-foot Colonial, offering six bedrooms and six bathrooms. Susan Blabey and Becky Walsh of William Pitt Sotheby's International Realty in New Canaan have the \$2,195,000 listing. 203-979-7774 and 203-858-5909.



**On Deck** In the 1950s, the Deck House Company offered modern homes like this Ridgefield beauty, now listed for \$795,000 with Mary Phelps of William Pitt Sotheby's International Realty in Ridgefield. 203-546-0315.



In the 1950s, the Deck House Company sought to bring a more modern approach to home building in Ridgefield, a town that tended toward stately Colonials and traditional farmhouse-style dwellings. Ridgefield's first Deck House, renovated and expanded over the years, is now for sale, asking \$789,900. The 1.8-acre property offers a whole lot of style for the price. The front door opens onto a glass-walled atrium that flows into an open-plan, double-height living space with tongue-and-groove wood-beamed ceilings and more glass walls. Indeed at night, the 3,167-square-foot dwelling dwelling resembles a lantern, flanked all around by terraces and decks. Mary Phelps of William Pitt Sotheby's International Realty has the listing.

### FOR ANTIQUE ENTHUSIASTS

DISTINGUISHED BY ITS MANY-COLUMNED FAÇADE and rooftop widow's walk overlooking the Connecticut River, a Greek Revival manse in Essex is the picture of 19th-century grandeur. Antique features have been restored throughout the 11-room home. There's a cherry-wood-paneled library with a fireplace, a master suite with two fireplaces and a sleeping porch, and a kitchen with its original refrigerator and icebox, both of which have been refurbished. Below these main-floor formal rooms, however, the lower level is ready to party. There's



**Picture Perfect** This circa-1880s Greek Revival home on Essex's charming Main Street lists for \$2.1 million with Colette Harron of William Pitt Sotheby's International Realty in Essex. 860-304-2391.

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**Best On West**  
Ridgefield's West Lane is famed for its grand antiques. Karla Murtaugh of Neumann Real Estate in Ridgefield has the \$2,950,000 listing. 203-856-5534.

a screening room with surround-sound acoustics, a massive screen and comfy theater-style seats. There's also a pub room with a coffered ceiling, a fireplace and a pool table. Colette Harron of William Pitt Sotheby's International Realty lists the property for \$2.1 million.



A circa-1910 Ridgefield manse called Fairhaven was once owned by early-20th-century beauty and opera singer Geraldine Farrar. Its 8,500-square-foot interiors have been beautifully updated with a gorgeous new kitchen that flows into a casual dining space and adjoins the formal dining room and living rooms. The master suite is also well appointed with a luxe master bathroom; there are an additional five bedrooms and six bathrooms, as well. And on the 2.11-acre property: a pool and pool terrace and expansive gardens. It lists for \$2,950,000 with Karla Murtaugh of Neumann Real Estate.

And in historic Southport Village directly on the Southport Harbor with views over Long Island Sound, a circa-1871 Colonial is listed for \$2,295,000. In a village almost entirely comprised of antique homes, this one is a classic beauty, with its white clapboard and shingled-roof styling. The 3,167-square-foot interiors also appeal from their wide-plank floorboards to their beamed ceilings—with plenty of beadboard wainscoting and other



**Harbor Home**  
This circa-1871 home is located along Harbor Road in Southport Village. It lists for \$2,295,000 with Matthew Lahey of William Raveis. 203-767-4190.

custom woodwork in between. But there's also a modern feel to the renovated rooms, especially in the fabulous new kitchen that flows into a family room with a fireplace. The property also features an antique red barn, outfitted with a recreation room, kitchen and full bathroom. Matthew Lahey of William Raveis has the listing.

—Diane di Costanzo

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