

LUXURY LIVING

Pumping iron in posh surroundings

Greenwich home gyms provide full-body workout **R2**



The European-style estate at 1 Indian Chase in Greenwich features a home gym with various equipment. The home sits on 1.8 acres of waterfront property. The seven-bedroom home also has a sauna and steam room and is listed for \$15.85 million.

Douglas Elliman Real Estate

THE LIST

Highest-priced listings of the week

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Berkshire Hathaway HomeServices
New England Properties

HOT PROPERTY

New colonial has craftsmanship of historic home

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Heavy week for condos with 11 sales

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WELCOME ELLIMAN



JEFFREY & MAUREEN CRUMBINE

It's time for a change!

Douglas Elliman is thrilled to welcome Jeffrey and Maureen to our Greenwich office.

JEFFREY CRUMBINE
Sales Associate
88 Field Point Rd., Greenwich, CT 06830
O: 203.661.9200 C: 203.832.2263
jeffrey.crumbine@elliman.com

MAUREEN CRUMBINE
Sales Associate
88 Field Point Rd., Greenwich, CT 06830
O: 203.661.9200 C: 203.912.9107
maureen.crumbine@elliman.com



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REAL ESTATE

LUXURY LIVING

Gym aficionados create ideal workout spaces to sweat

By Gretchen A. Peck

Adam Colberg is a former U.S. Marine, and one of the most sought-after fitness and boxing coaches in the country. His clients include professional athletes and television personalities — many who call Greenwich home. Part of his service includes helping clients design the perfect home-based gym.

One of the greatest mistakes that people make in creating a home gym is to purchase a stable of expensive equipment that they may not need. Colberg recommends consulting with a personal trainer earlier rather than later. As the trainer works with the client on developing a plan and goals, the design of the gym will become more evident.

A great piece of cardio equipment is essential, Colberg suggested. Beyond that, the workout goals will dictate the other investments. Popular choices include a rack of dumbbells, a Bosu ball and competition-grade kettle bells, which he noted are formed differently and more kind to forearms than mass-market kettle bells. A pull-up bar is also a must.

Colberg's workouts are custom designed for the client, but comprise five basic concepts: Push, pull, squat, lunge and stabilization. The exercises and equipment are all based on these common kinetic movements.

"More than half of my clients like to box," Colberg said. "But some don't have the space to put in a full-sized boxing ring. Still, I can design a gym that gives a client the feel of being in a real boxing gym with all the strength and conditioning components."

Latest and greatest

Carlos Lopez is the store manager for Greenwich's GymSource, a retailer of fitness equipment.

"We can help with the customization of in-home gyms, designing the space from the ground up," Lopez said.

If a homeowner is going to invest in equipment, it's wise to buy the best because with gym equipment, you get what you pay for.



Gym Source

Above: Cybex, which is the equipment featured in this gym, is one of the most popular brands for clients of Greenwich's Gym Source. Below: The home gym at 42 Mooreland Road in Greenwich has abundant mirrors for ensuring proper kinesiology and expanding the visual dimensions of the space. Created by New York architect Boris Baranovich, the home is listed for \$21.5 million.

"We pick and choose which manufacturers we'll align with — only the best-rated and most-innovative lines. We deliver and install everything ourselves, and we service and support that equipment for the life of your ownership," Lopez explained.

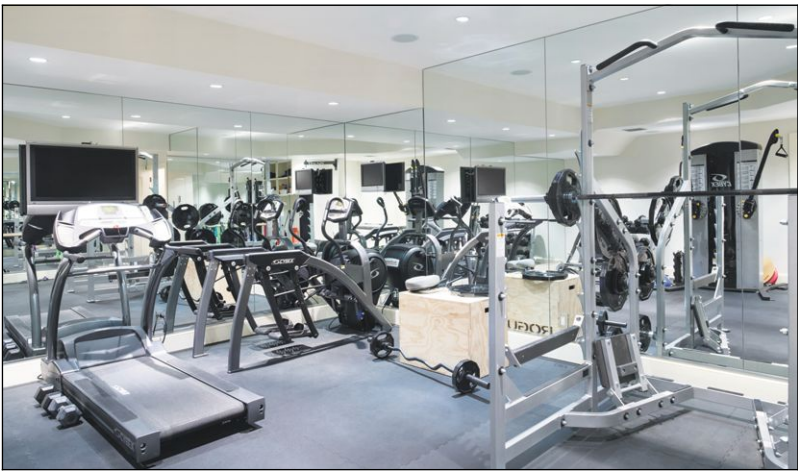
The two most popular pieces of equipment going into Greenwich homes lately are the Cybex Arc trainer and Octane Fitness's Zero Runner, according to Lopez.

"The Arc Trainer is like an elliptical but much more. It's a cross-trainer with five machines in one," he explained.

The Zero Runner is also one of the best pieces of equipment available right now, Lopez said.

"It's a hybrid between a treadmill and an elliptical. ... A lot of people who do a lot of outdoor running find their bodies take an absolute beating," he said. "So for someone who maybe wants to train for a marathon or triathlon, for example, he or she can run on this without the impact and get better results."

Rob Johnson is a Realtor with Halstead Property in Greenwich,



Douglas Elliman Real Estate

and he concurs with Lopez's advice to invest in only high-end equipment for the home-based space.

"Buy the best equipment you can afford," he said. "Mediocre machines get very little use and end up being a false economy."

Finding your workout zen

When it comes to creating a home gym, Colberg says, "Less is better!" To be conducive to working out, the space should be free of

for example — virgin rubber, imported from Europe, or more feng shui materials, like wood often found in a Pilates or yoga studio, according to Lopez.

Otherwise, the aesthetics and color palette are more a reflection of personal preferences, Colberg noted, and technology placement, like big screen TVs, should directly relate to where the cardio equipment resides. TVs can be used for instructional DVDs, and make long stationary bike rides and runs more entertaining.

Also, plenty of light, windows and glass-paned doors are ideal, and the space should have at least one mirror, if not two on opposing walls, Lopez said.

"Glass walls separating the gym space and the rest of the lower level have become popular in high-end new construction," Johnson said.

The space has to be inviting, a place where the homeowners want to spend time.

"If someone isn't motivated, they're not going to work out. That's why the space is so essential," Colberg concluded.

AGENT PROFILE Roberta Jurik

Specializing in relocation

Many Realtors tout themselves as "relocation specialists," but it's a term that's particularly meaningful to Roberta Jurik, one of Berkshire Hathaway HomeService's top selling agents in its Greenwich office.

She's helped countless individuals and families relocate to Greenwich, including high-level executives from corporations, such as J.P. Morgan Chase, Bank of America, Pfizer, IBM, Ernst & Young and more.

Jurik began her real-estate career in the '80s. A single mother at the time, she wanted to bring up her daughter in Greenwich, where they could leverage the exceptional school system. She made both a home and a successful business here, developing a network of clients-turned-friends.

Early on, she learned some important lessons, which have served her and her clients well through the years. First, a good agent does more listening than speaking.

"My father was a psychotherapist, and my mother was a social worker. They taught me a lot about the importance of listening and really absorbing what people say," she said.

The second thing she learned long ago, which has contributed to her success in helping people relocate, is cultural distinction. Whether helping clients move from Asia, Europe or South America, she prides herself on empathizing with cultural nuances and how small considerations like square footage make a difference to her clients.

Through the years, Jurik has developed a keen awareness of other great service providers in Greenwich — whether it's the best



Business: Berkshire Hathaway HomeServices New England
Lives: Greenwich
Works: Greenwich
Expertise: Relocation specialist, especially helping transplants from foreign countries
Contact: (203) 869-0500, office, (203) 561-6602, cell, robertajurik@gmail.com

doctors, repair companies or salons.

"Sometimes, even years after I've helped a client buy a home, they will call me and want to know if I know of a good doctor or hairdresser," she said.

To occasionally unplug, she enjoys walks on the beach, visits with her family, exercise and yoga, and catching Broadway shows.

"My brain knows when I need to take a break and rejuvenate, and I afford myself that little bit of time off, because if you don't have that kind of life-work balance, you will not do well in this business," she advised.

THE GREENWICH LIST Highest for sale

Address	Price
25 Lower Cross Road	\$65 million
110 Clapboard Ridge	\$35 million
124 Old Mill Road	\$31.5 million
107 Indian Head Road	\$28 million
200 Guards Road	\$22.25 million
42 Mooreland Road	\$21.5 million
1 Harbor Drive	\$20 million
30 Round Hill Club Road	\$20 million
17 Cowdray Park Drive	\$19.9 million
7 Cobb Island Drive	\$18.75 million

Source: Town listings

AGENT PROFILE Trish Bauer and Nancy Cole

Twins team up for efficiency

Trish Bauer and Nancy Cole (formerly Nancy Pastore) are identical twins who grew up in New York City and have since traveled the world. They attended college in Boston — Trish at Boston University, and Nancy at Boston College — and both majored in psychology and communications, degrees that have proven invaluable to their real-estate professions.

Though life and career have led them to far-away places, like Chicago, Italy, Tokyo, and Hong Kong, it's been Greenwich they've called home for more than two decades.

"We brought our children up here, and we have experience with the private schools and the public school system. We know the neighborhoods very well," Cole said.

Living in the area where you help clients buy and sell real estate is critical to success, they agreed. As President's Circle earners for Coldwell Banker Residential Brokerage, 95 percent of their business is derived from Greenwich. Ten years ago, they also became licensed naturopaths, and launched a local radio show called "The Health Secret." More recently, they founded an organization of the same name, The Health Secret Foundation.

They've picked up some important knowledge along the way that clients have come to value. They're well-versed in feng shui, and they have a broad network of contacts in Greenwich. Clients often ask about local companies and contractors, places to visit and activities to do around the region.

One of their greatest assets and distinctions is that there are literally two of them. That allows them to offer seamless service.

"If one of us is engaged with another client, for example, the other can be responsive. Our clients never feel like they're being handed off



Business: The Greenwich Twin Team, Coldwell Banker Residential Brokerage
Live: Greenwich
Work: Greenwich
Expertise: Feng shui, recommending local services
Contact: (203) 622-1100, thegreenwichtwinteam.com

to an assistant or a second-in-command," Cole said.

Like many twins, they have that twin sixth sense. They quip about "having the same brain," but that doesn't mean that they always agree. "Our clients often benefit from our differing opinions and ideas," Bauer said.

The sisters are especially adept at listening to what their clients want and need.

"You need to listen and hone in on what's really important to them, and what will work for them. Sometimes real-estate can be like finding the needle in the haystack, but when you match what a client wants with a home they love — and you help them efficiently negotiate — it's exciting," Bauer said.



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and Brokers

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REAL ESTATE

REAL TALK *Ken Edwards*

November starts with heavy week for condo sales

Last week saw eight single-family homes and eleven condominiums sell for an aggregate of \$24.5 million. That's about even with the previous week's dollar volume but it was an unusually heavy week for



KEN EDWARDS

Also in the mix was an English Manor-styled home on Byfield Lane that was built on speculation as a tear-down replacement at the height of our real estate market in 2007. Not surprisingly, the \$12 million 9,556 square foot replacement of the 1955 contemporary ran into steep resistance after its listing in August of 2009. By then the market collapse had created too strong of a headwind to let this property sail to the finish line. More on that later in my buy of the week section,

The average selling price came in at \$1.3 million with a median sale at an affordable (for here) \$950 thousand mark. That's a lot lower than what the median has been recently due mostly to the heavy condominium influence.

Buy of the week

The English manor house built at 12 Byfield Lane was ultimately sold last week in a distressed property bank sale at 37 percent of its original asking price, set over six years ago. It's always difficult to sell a property at more than twice the previous high for a given street. The high

water mark on the street was reached eleven and a half years ago at \$5.5 million

It also doesn't help when three of the properties on the street are currently active with listing prices in the \$2.3 to \$2.5 million range and you're at \$6 million, even though you started at \$12 million. With a tax-appraised value of \$8,868,500, this six bedroom, seven and three-half bath cut stone English Manor-style home definitely fits anyone's concept of a mansion.

If the butterfly staircase in the two-story foyer didn't have you putting your cell phone into camera mode, the ballroom right behind it definitely would. Blue recessed cove lighting behind the crown moldings accents both the foyer and ballroom barrel ceilings. The kitchen? How about two large islands, each with its own farm sink?

With an almost \$70,000 annual tax bill, you might think twice about buying this home, assuming you couldn't be successful in appealing the town's valuation. Then there's the utility bills, insurance and cost to furnish a magnificent residence such as this. You'd most likely be selling or giving away your current furniture which would most likely not go in this home. At least you don't have to put too much furniture into the ballroom since it would definitely get in the way of the waltzing couples.

With the deeply discounted price this estate was a real deal for one very patient buyer.

Sale of the week

My "sale of the week" at 31 Georgetowne North happened in only 14 days and fetched \$101,000 over its \$1.25 million asking price. This is probably my favorite condo complex in town and has been on the upswing in recent months with several properties commanding top dollar. This unit sold for \$480,000 twenty

years ago. A unit in this association might even be a good investment if one of the older units still needing renovation comes on the market now that the high water mark has been reset.

Some of the attractions for this unit included its location as an end unit, a finished upper level with skylights and a large patio overlooking the pond and near the swimming pool. The home has been recently renovated and is definitely in move-in condition. Georgetowne North is in a very quiet area of town yet it is close to Putnam Avenue and the very upscale Citarella food market.

Home staging tip No. 17

Don't be afraid to move furniture from room to room. That extra chair in the living or dining room may look great in the master bedroom. Home stagers typically remove all the furniture to a common space and then re-furnish the house from there, "shopping" for chairs, tables and accent pieces from the "store" that was created.

Occasionally a romantic ensemble consisting of two chairs and a small round table with floor-length table cloth will be placed in a master bedroom or on a balcony with a French coffee press and two demi-tasse cups and napkins to create a scene. This is staging after all.

This Week's Success Quote

"Patience is key, timing is everything ... Your time will come, be patient." — Anonymous

Ken Edwards is the principal Broker for Edwards & Associates and has lived in town since 1974. All opinions expressed in this column are entirely his own and not those of this publisher. Comments, questions and suggestions may be sent to K.W.Edwards@Yahoo.com or call or text at (203) 918-4444.



Courtesy of Ken Edwards

The six-bedroom English manor at 12 Byfield Lane is the "Buy of the Week," selling for 37 percent of the original asking price.

The Score Sheet

Closings reported Oct. 24-30

Address	Sold for	Days on market	Percent of original asking price
124 Birch Lane	2,950,000	265	80%
12 Byfield Lane	4,475,000	2,262	37%
35 Center Drive	850,000	554	71%
20 Church St., #B24	950,000	35	97%
60 Cos Cob Ave.	800,000	212	94%
40 W. Elm St., #1D	1,100,000	152	88%
140 Field Point Road, #9	575,000	152	96%
Georgetowne North, #31	1,351,000	14	108%
Greenwich Hills Drive,#120	815,000	106	93%
18 Lake Drive	1,675,000	46	86%
26 Lancer Road	1,451,000	42	104%
121 Lockwood Road	1,550,000	39	94%
E. Lyon Farm Drive, #33	1,125,000	21	94%
351 Pemberwick Road, #506	640,000	0*	100%*
351 Pemberwick Road, #816	490,000	161	95%
Silo Circle, #98	575,000	81	100%
1 Sound View Court	780,000	98	95%
33 Talbot Lane, #19	530,000	35	97%
340 Valley Road, #8	1,845,000	306	81%
Total	24,527,000		
Average	1,290,895	255	89%
Median	950,000	102	94%

*GMLS unlisted sale for reporting purposes only

Sotheby's INTERNATIONAL REALTY



WATER VIEWS IN RIVERSIDE | \$2,995,000 | WEB: 0066731
Deeded water access. Spacious sun-filled rooms with hardwood floors. Family room leading to large new terrace. Luxurious master suite with balcony overlooking water. Close to town, beach, train and park.
Kim Ferraro | 203.618.3142



CLASSIC MODERN | \$1,695,000 | WEB: 0067513
Set on an idyllic 2.81 acres is the 4,500 plus sq. ft. four-bedroom, three-bath modern contemporary with soaring ceilings and grand floor-to-ceiling windows. www.7steeplechase.com
Edward Mortimer | 203.618.3160



MID-CENTURY MODERN | \$2,495,000 | WEB: 0067619
Visit a true Mid-Century Modern home reborn & expanded in the classic spirit of the 1950's. The hillside setting of terraces and rock gardens overlook the Mianus River, creating stunning year round views.
Barbara O'Shea | 203.618.3134



PUTNAM PARK | \$495,000 | WEB: 0067677
Bright three bedroom & two bath end unit has three exposures. Central Greenwich living perks include minutes to metro north train, movie theater, shops and many restaurants.
Peter K. Joyce 203.912.8109 | Ann Anderson 203.983.3821

GREENWICH BROKERAGE | 203.869.4343
One Pickwick Plaza | Greenwich, CT 06830

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TRANSACTIONS

RECENT AREA HOME SALES

Stamford

25 Adams Ave. #111
Date: 10/01/15
Price: \$375,000
Buyer/seller: JF2 Properties to George Anderson
Bed/sq. ft: 2 bdrms, 1151 sf
Built: 2007

2539 Bedford St. #34B
Date: 10/02/15
Price: \$410,000
Buyer/seller: Henryk & Hanna Sztabinski to Mary Golden
Bed/sq. ft: 1 bdrm, 1653 sf
Built: 1984

184 Bouton St. #W
Date: 10/01/15
Price: \$709,000
Buyer/seller: Antonio & Maria Gencarelli to Savvas & Ioanna Dimitroglou
Bed/sq. ft: 5 bdrms, 2240 sf
Built: 1949

47 Center St.
Date: 10/09/15
Price: \$410,000
Buyer/seller: M. Boccuzzi to E. Stephens
Bed/sq. ft: 2 bdrms, 1198 sf
Built: 1930

22 Country Club Road
Date: 10/05/15
Price: \$910,000
Buyer/seller: M. & M. Cardillo to J. & M. Rampino
Bed/sq. ft: 4 bdrms, 3348 sf
Built: 1998

126 Culloden Road
Date: 10/06/15
Price: \$380,000
Buyer/seller: Federal National Mortgage to G. & M. Augustine
Bed/sq. ft: 3 bdrms, 1757 sf
Built: 1929

39 Dorset Lane
Date: 10/05/15
Price: \$435,000
Buyer/seller: N. Palmer to M. & S. Decker
Bed/sq. ft: 3 bdrms, 1366 sf
Built: 1961

74 Dundee Road
Date: 10/09/15
Price: \$648,800
Buyer/seller: L. Nadel to B. Stapleton
Bed/sq. ft: 3 bdrms, 2451 sf
Built: 1958

850 East Main St. #406
Date: 10/05/15
Price: \$380,000
Buyer/seller: H. Vijayasekar to A. Garg
Bed/sq. ft: 2 bdrms, 1080 sf
Built: 2008

58 Elaine Drive
Date: 10/07/15
Price: \$642,500
Buyer/seller: C. Bober to L. & J. Hoffman
Bed/sq. ft: 4 bdrms, 2160 sf
Built: 1967

280 Erskine Road
Date: 10/05/15
Price: \$655,000
Buyer/seller: K. Barcello to S. Gardner
Bed/sq. ft: 4 bdrms, 2631 sf
Built: 1924

25 Forest St. #12J
Date: 10/09/15
Price: \$280,000
Buyer/seller: GHP Classic to D. Xu

260 Glenbrook Road #A
Date: 10/01/15
Price: \$185,000
Buyer/seller: Linda McDonough to Rachel Topper
Bed/sq. ft: 1 bdrm, 885 sf
Built: 1958

14 Grandview Ave.
Date: 10/06/15
Price: \$492,500
Buyer/seller: Grandview Ave. Limited to T. Parker

Bed/sq. ft: 3 bdrms, 1760 sf
Built: 1929

60 Greenfield Road
Date: 10/07/15
Price: \$520,000
Buyer/seller: R. Vanmiddelaar to J. Dorvilier
Bed/sq. ft: 5 bdrms, 3127 sf
Built: 1955

105 Harbor Drive #103
Date: 10/08/15
Price: \$475,000
Buyer/seller: M. Coll-Barth to D. Strauss
Bed/sq. ft: 3 bdrms, 1665 sf
Built: 1981

77 Havemeyer Lane #218
Date: 10/09/15
Price: \$712,000
Buyer/seller: A. Lourie to Gari Trust
Bed/sq. ft: 3 bdrms, 1400 sf
Built: 2008

121 Haviland Road
Date: 10/09/15
Price: \$750,000
Buyer/seller: H. & C. Pizzutello to D. & G. Cortell
Bed/sq. ft: 4 bdrms, 5207 sf
Built: 1992

38 Hedge Brook Lane
Date: 10/08/15
Price: \$619,000
Buyer/seller: J. Shelter to S. Grimmitt
Bed/sq. ft: 3 bdrms, 2794 sf
Built: 1978

111 Hubbard Ave.
Date: 10/05/15
Price: \$817,500
Buyer/seller: B. Karakis to D. Kosvitch
Bed/sq. ft: 4 bdrms, 3276 sf
Built: 1915

5 Hundley Court #1C
Date: 10/06/15
Price: \$256,000
Buyer/seller: J. Coddett to B. & J. Vivar

Bed/sq. ft: 2 bdrms, 1132 sf
Built: 1880

127 Lockwood Ave. #1
Date: 10/08/15
Price: \$211,000
Buyer/seller: L. Castillo to M. Fearon
Bed/sq. ft: 2 bdrms, 1018 sf
Built: 1988

127 Lockwood Ave. #2
Date: 10/05/15
Price: \$210,000
Buyer/seller: L. Castillo to C. McKoy
Bed/sq. ft: 2 bdrms, 1110 sf
Built: 1988

24 Lolly Lane
Date: 10/05/15
Price: \$600,000
Buyer/seller: American International Relocation to A. Perez-Arrarte
Bed/sq. ft: 3 bdrms, 2089 sf
Built: 1958

1704 Newfield Ave.
Date: 10/06/15
Price: \$610,000
Buyer/seller: HRB Mortgage Holdings to D. Rosenberg
Bed/sq. ft: 5 bdrms, 3473 sf
Built: 1770

26 Nurney St.
Date: 10/09/15
Price: \$375,000
Buyer/seller: J. Scappatura to Nurney St. Limited
Bed/sq. ft: 4 bdrms, 1716 sf
Built: 1925

421 Ocean Drive #W
Date: 10/02/15
Price: \$1,575,000
Buyer/seller: Charles & Denise Mangano to Susan Gardner
Bed/sq. ft: 3 bdrms, 3373 sf
Built: 1910

115 Ocean Drive #W
Date: 10/01/15
Price: \$2,300,000
Buyer/seller: Donald

Axleroad to Paul Zummo
Bed/sq. ft: 4 bdrms, 3747 sf
Built: 1925

3 Old Wagon Road
Date: 10/01/15
Price: \$582,000
Buyer/seller: Elizabeth Wojewoda to Nick & Kristina Bakes
Bed/sq. ft: 4 bdrms, 2890 sf
Built: 1968

13 Paragon Lane
Date: 10/07/15
Price: \$380,000
Buyer/seller: Paragon Associates Realty to W. Guilford
Bed/sq. ft: 3 bdrms, 1243 sf
Built: 1925

60 Pinnacle Rock Road
Date: 10/06/15
Price: \$703,000
Buyer/seller: R. & M. Kuppersmith to R. Allen
Bed/sq. ft: 4 bdrms, 3200 sf
Built: 1962

56 Revonah Circle
Date: 10/01/15
Price: \$1,000,000
Buyer/seller: Joseph Casale to Donald Axleroad
Bed/sq. ft: 3 bdrms, 3282 sf
Built: 1981

71 Strawberry Hill Ave. #119
Date: 10/02/15
Price: \$204,000
Buyer/seller: Ajit & Alka Chauhan to Marianne Dolan
Bed/sq. ft: 2 bdrms, 875 sf
Built: 1959

60 Studio Road
Date: 10/01/15
Price: \$640,000
Buyer/seller: Policastro Trust to Robert & Meredith Oram
Bed/sq. ft: 4 bdrms, 2504 sf
Built: 1960

Contact Us

This real estate sales data is derived from deeds of local governments in Fairfield and New Haven counties gathered weekly for publication. For questions or comments about this data, please e-mail ctrealestatedata@aol.com.

140 Summer St. #2C
Date: 10/02/15
Price: \$230,000
Buyer/seller: Amar Keshani to Haitao Han
Bed/sq. ft: 2 bdrms, 872 sf
Built: 1939

700 Summer St. #3L
Date: 10/02/15
Price: \$285,000
Buyer/seller: Sathish Duraiswamy to Jose Negron
Bed/sq. ft: 2 bdrms, 1069 sf
Built: 1961

45 Theresa Court
Date: 10/08/15
Price: \$880,000
Buyer/seller: A. Liguori to P. Winston
Bed/sq. ft: 4 bdrms, 3347 sf
Built: 1963

180 Turn of River Road #7A
Date: 10/01/15
Price: \$510,000
Buyer/seller: Nancy Rondano to Nancy Lionetti
Bed/sq. ft: 2 bdrms, 1945 sf
Built: 1997

1611 Washington Boulevard #17
Date: 10/02/15
Price: \$375,000
Buyer/seller: Victor Ozeri to Scott Conn
Bed/sq. ft: 2 bdrms, 1476 sf
Built: 1981

184 West North St.
Date: 10/07/15
Price: \$611,250
Buyer/seller: M. Anderson to T. Murray
Bed/sq. ft: 4 bdrms,

2240 sf
Built: 1999

Westport

5 Big Pines Road
Date: 10/06/15
Price: \$950,000
Buyer/seller: R. & K. Freeman to N. Motiani
Bed/sq. ft: 4 bdrms, 2729 sf
Built: 1969

2 Bonnie Brook Road
Date: 10/08/15
Price: \$1,300,000
Buyer/seller: D. & E. Brown to L. Saw
Bed/sq. ft: 3 bdrms, 2205 sf
Built: 1960

104 Compo Road
Date: 10/01/15
Price: \$1,495,000
Buyer/seller: Pierre & Christina Neury to Jennifer Balin

7 Elliot Lane
Date: 10/02/15
Price: \$1,399,000
Buyer/seller: Jeffrey & Elizabeth Boak to Christian & Shannon McArthur
Bed/sq. ft: 4 bdrms, 3898 sf
Built: 1995

89 Morningside Drive
Date: 10/05/15
Price: \$2,525,500
Buyer/seller: R. Smilow to L. Hersch
Bed/sq. ft: 4 bdrms, 5769 sf
Built: 1998

24 Morningside Drive #N
Date: 10/01/15
Price: \$825,000
Buyer/seller: Travis Wilson to Adam & Sarah True
Bed/sq. ft: 3 bdrms, 2034 sf
Built: 1934

2 Rogers Way
Date: 10/06/15
Price: \$4,300,000
Buyer/seller: Rodgers Way Limited to L. Machado-Lira

37 Spriteview Ave.
Date: 10/09/15
Price: \$800,000
Buyer/seller: Benson & Company to T. Risch
Bed/sq. ft: 3 bdrms, 2073 sf
Built: 1964

21 Turkey Hill Road #N
Date: 10/01/15
Price: \$961,000
Buyer/seller: Juan Lebrija to Charles & Patricia Duecy
Bed/sq. ft: 3 bdrms, 2783 sf
Built: 1936

6 Willow Walk
Date: 10/05/15
Price: \$1,270,000
Buyer/seller: J. & J. Moritz to D. Lipner
Bed/sq. ft: 4 bdrms, 2988 sf
Built: 1975

37 Woods Grove Road
Date: 10/01/15
Price: \$860,000
Buyer/seller: Robert & Sally Galan to Leslie Greene
Bed/sq. ft: 3 bdrms, 1951 sf
Built: 1957

57 Woodside Ave.
Date: 10/05/15
Price: \$665,000
Buyer/seller: J. Trautmann to T. & C. Zandirard
Bed/sq. ft: 4 bdrms, 1909 sf
Built: 1950

MARKET WATCH

City	Total sales	Lowest sale	Highest sale	Median sale	Average sale	Beginning date	Ending date
Fairfield	205	130,000	2,300,000	522,500	619,756	4-23-15	9-21-15
Greenwich	92	330,000	8,650,000	1,300,000	1,674,398	5-1-15	9-4-15
New Canaan	128	120,000	11,725,000	1,380,000	1,680,379	5-1-15	9-4-15
Norwalk	223	95,000	3,200,100	410,000	499,428	5-1-15	9-4-15
Stamford	638	105,000	3,750,000	460,000	531,792	5-1-15	10-9-15
Westport	204	315,000	4,935,000	1,200,000	1,383,183	5-1-15	10-9-15

Source: MLS

REAL ESTATE

HOT PROPERTY

Best of both worlds with new colonial in center of town

By Gretchen A. Peck

There's a saying in real estate: "There are new-house people and old-house people." Rarely do those two preferences collide.

New-house hunters typically enjoy the convenience of a maintenance free, move-in ready domicile with white walls to make their own, while older-home shoppers value history, craftsmanship and architectural detail. The in-town property at 34 Lenox Drive is special in that it has the unique appeal of both.

The location is particularly desirable, according to Julianne C. Ward, the listing agent with Berkshire Hathaway HomeServices New England Properties.

"This is a single-family home located in the center of town that's conveniently located to everything," she said, "such as Greenwich Avenue shops, restaurants, and public transportation — all within walking distance."

Designed by renowned architect Carolina Aivars of London's Aivars Architects and built by developer Bonnie Copp, the 5,420-square-foot open-plan colonial was newly constructed in 2015, but comprises rich design details sure to pique the interest of even the most discerning historic-home fan.

Aivars and Copp first met in the late 1980s, when they partnered to refurbish Copp's modernist home in Hampstead, London.

"A very good working relationship developed between us, where I act as consulting designer for the interior of her houses, and she would deal with the construction by working with local architects and engineers," Aivars said. "As consulting designer ... I rearrange the existing buildings in order to create stylish but practical spaces where simple, minimal details are an essential component of the design."

Clapboard siding, wood-shingle roof, a Craftsman-style garage door and vintage mahogany double front door instantly grab attention.

"The front door was reclaimed from a home that was more than

Details

Address: 34 Lenox Drive, Greenwich.
Price: \$3.495 million
Number of Rooms: 12
Features: Blending the ease of new construction with the craftsmanship of an historic home, this colonial resides on a flat, professionally landscaped plot, just a short walk from Greenwich Avenue shops, restaurants, and public transportation. The six-bedroom, five-and-a-half bath home has an expansive open floor plan featuring designer touches, like custom fireplaces, reclaimed wood beams, a vintage stained glass window and stainless appliances.
Schools: Julian Curtiss and Central Middle School districts

100 years old," according to Ward. Mahogany is carried through to the home's rear deck, ideal for entertaining, which overlooks the creatively landscaped park-like backyard.

The interior of the home is expansive, designed to accommodate large or growing families with six bedrooms and five-and-a-half bathrooms with winter-weather remedies like radiant heat and heated towel bars.

The master suite has soaring vaulted ceilings with exposed beams reclaimed from a late-1800s barn. It also features a fireplace that offers warmth and ambience and two walk-in closets. The master bath includes a soaking tub with a separate steam shower and side-by-side sinks.

Wainscoting in the third-floor full bath and an antique pedestal sink hint at a vintage aesthetic, while the other baths throughout the home sparkle with crisp, modern porcelain fixtures and tile.

The home's gourmet, eat-in kitchen is vast, featuring a center island, brushed stainless appliances — including a Thermador refrigerator and freezer — and a built-in Miele coffee station. A walk-in pantry provides for storage and



Photos by Berkshire Hathaway HomeServices New England Properties

Above: Heated towel racks and radiant-heat floors in this bathroom provide added comfort even on cold-weather days. **The home at of 34 Lenox Drive is listed for \$3.495 million. Below:** A blue stone front patio and stairs lead to a mahogany front porch, accented by a reclaimed antique double front door.

organization that even the most finicky chefs will covet.

The living spaces have been thoughtfully planned, too, blending old with new. There are three custom fireplaces in all. A skylight illuminates a four-level red-oak floating staircase. Soft-hued wood floors, 9.5-foot ceilings on the first and second floors, and interior tempered glass walls allow natural light to flow through the space.

There's a fully finished basement, as well as finished third floor with a bedroom, closet and full bath. This flexible space may also be used for a home office, home gym, or playroom.

It isn't only the design of the home that's been meticulously planned. The attention to detail on how the home is heated and cooled is noteworthy. There are three gas-powered furnaces that have been efficiently zoned and produce forced-air heat, and three separate air-conditioning compressors — all controlled by smartphone-enabled



thermostats.

"The European influence in Bonnie's houses is not only evident in the design of the bathrooms and kitchens," Aivars said, "but also in the layout and hierarchy of the spaces. Combined with local vernacular details of the exterior, this creates a unique house that seats

well in its surroundings, but surprises you with the unusual interiors."

Listing agent: Julianne C. Ward, Berkshire Hathaway HomeServices New England Properties, (203) 869-0500 office, (203) 231-1064 cell, www.julianneward.com

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Price Upon Request

Betty Stroll, Listing Agent
203-856-6577 (cell)



OPEN HOUSE SUNDAY 1-3 PM

COS COB, Sited in a multi-million dollar neighborhood on two acres toward the end of a cul-de-sac lane. 4 Bedrooms, 2.5 Baths, features an updated kitchen, fireplace, gas heat and central air. North Street/Central schools. Dir: 15 Stone Brook Lane. **\$1,195,000**



OPEN HOUSE SUNDAY 2-4PM

GREENWICH, 2 bedrooms and 2 full baths. Hardwood floors throughout, new baths, and appliances. Close to restaurants, shops, RR Station & I-95 for commuting. DIR: 50 Lafayette Pl. #1 *Listing Agent:* Marjorie Marianacci 203-550-2933 (cell) **\$2,600/mo**



OPEN HOUSE SUNDAY 1-3PM

COS COB, Beautiful renovated colonial with 6 BRs and 5.1 BAs, Living Room w/cathedral, ceiling, HW floors, large family room, kitchen & breakfast rooms open to deck, stone terrace & pool, lovely property. Dir: 311 Cognvaugh Rd. *Listing Agent:* Ana Vilaseca 347-739-1125 (cell) **\$2,175,000**



OPEN HOUSE SUNDAY 2-5PM

IRVINGTON NY, 2 bedroom co-op with gleaming hardwood flrs. 1st floor unit, sizeable closets, a/c, storage, 9 min walk to Metro North, plenty of parking. DIR: Main St, left on South Buckhout to #243 on left *Listing Agent:* Dennis Chiulli 914-557-5881 (cell). **\$259,000**



Greenwich Office
68 Arch Street • 203-661-5400



REAL ESTATE

WHAT YOU CAN BUY

Greenwich Time and SM Services, a content provider, search the area to find what buyers can get for their money. This week, What You Can Buy features homes in the \$750,000 to \$799,000 range.

Waterfront Tudor/\$750,000

38 Strickland Road, Greenwich
Beds: 4 Baths: 2 1/2 Square footage: 1,954

Located in Cos Cob's scenic historic district, this waterfront Tudor has four bedrooms and two-and-a-half baths. There are hardwood floors throughout. The first floor features a living room with wood-burning fireplace, a formal dining room and a great room addition created in 1997. Like the great room, the master bedroom suite on the second level offers panoramic views of Mill Pond. The lower level has ample storage space, in addition to a workshop and a one-car garage. This charming property is conveniently located minutes from the village, marina, public transportation and the new nine-acre Cos Cob Park.

Listing agent: Vicky Harris, William Raveis Real Estate, (203) 541-0581, Victoria.harris@raveis.com



William Raveis Real Estate

'Little White House'/\$799,000

1364 King St., Greenwich
Beds: 4 Baths: 2 Square footage: 2,628

Affectionately named the "Little White House," this charming four-bedroom New England colonial has the look and feel of a country-home getaway. Built in 1926, the home has been newly renovated. High ceilings allow natural sunlight to illuminate the cozy space, including the large eat-in kitchen. The first floor has the living and dining rooms, in addition to a bedroom and full bath, which could double as a home office. The lower level includes a family room/playroom, and separate laundry. Upstairs, there are three bedrooms, including the master, which overlook the level lot and a backyard deck. A new two-car garage also offers plenty of second-level storage. This is an ideal home for growing families, or those that may want to downsize from a larger home.

Listing agent: Barbara Wells, Houlihan Lawrence, (203) 912-5644, bwells@HoulihanLawrence.com



Houlihan Lawrence

SOUND OFF Joy Kim Metalios

How has technology revolutionized the real estate market?

Technology drives so much of our lives today. To be wired conjures both good and bad connotations, but in the business of buying and selling homes, technology affords great opportunities for Realtors and brokers, as well as our clients.

When I began my career in real estate, the Internet was still in its infancy. E-mail and cell phones were brand-new concepts. Realtors were heavily reliant on fax machines as a means to receive Multiple Listing Service data about properties and share it with clients.

Oh how times have changed, and for the better. Today, the



Internet and social-media sites provide us with instantaneous information about properties, neighborhoods, and real-estate

partners. Communication is far more expedient, thanks to mobile phones, e-mail, texting and chat apps. Documents are shared and signed digitally, no longer reliant on those antiquated fax machines or snail mail.

Video is playing an increasingly important role in how we do business and provide service to our clients, as well. Video conferencing, for example, is so sophisticated and accessible that Realtors can even leverage the technology to virtually introduce clients to properties. Potential buyers can walk through properties even from long distances away.

Video has also become important from a marketing perspective. Agents and brokerages are able to introduce themselves to prospective clients with short videos, but more importantly, video can beautifully present a home to a much broader audience than the one we could once reach through showing appointments and open houses.

Recently, I produced a video for a home located at 14 Red Coat Lane in Greenwich. Rather than just a simple virtual tour of the home, viewers got to see the property through the eyes of children playing a game of hide-and-seek. It was so well received,

the video went viral and was shown at real-estate conferences around the world as an example of what's possible when we embrace digital media and think creatively.

The business of real estate is not unlike other industries that have been revolutionized by digital technologies. It's the agents and brokers who have embraced these tools that are excelling in the market today — effectively communicating with and advocating for our clients.

Joy Kim Metalios,
William Raveis Real Estate,
(917) 620-9121,
joygreenwichbroker@gmail.com

Buyer able to purchase a foreclosure on tight deadline

Mortgage lender: James Forte.
Property type: Single-family residence in Ridgefield.
Purchase price: \$346,000.
Borrowing amount: \$276,000.
Loan type: 30-year fixed.
Rate: 4.00 percent.



JUST APPROVED

The client's Realtor immediately suggested that if anyone could pull off this mission impossible, it was Forte. Forte accepted the challenge, and he immediately initiated the loan application, disclosures and paperwork with the client. He rush ordered the appraisal right away on the same day as the initial application. This file had some hurdles other than the short turnaround time. For example, since the property was winterized, the

appraiser needed to verify all utilities were functional. In addition, the borrower had multiple gifts from more than one family member, which required a complete paper trail. Forte was able to arrange a rush appraisal to be done and turned it around in two days, while the borrower had lined up a plumber to dewinterize the property for the appraiser. Forte was able to get the file rushed through every step of the way from processing to underwriting to appraisal review and closing. The borrowers were able to close on time and get that dream come true foreclosure value. The point here is that you don't have to have cash to get those amazing deals out there — you just need the right lender. James Forte, Norcom Mortgage, (203) 942-6860, jfforte@norcom-usa.com



Berkshire Hathaway HomeServices New England Properties

From left to right: Regional Vice President Ken DeVecchio, President and CEO Candace Adams, Lis Reed, Melanie Smith, and office leader Walter Hibbs are part of the Fairfield and Southport offices of Berkshire Hathaway merging into one.

REAL ESTATE NEWS

Berkshire Hathaway combines Southport and Fairfield offices

Candace Adams, president and CEO of Berkshire Hathaway HomeServices New England Properties, announced recently that the Southport and Fairfield offices have combined in order to provide more coverage and resources to the residents of Southport, Fairfield and surrounding towns. Realtors Melanie Smith, Lis Reed, Karin Keith and Chris Kehoe of the Southport office moved into the company's newly renovated state-of-the-art facility, centrally located at 1583 Post Road in Fairfield, which provides the latest technology and a staff of experts. Of the move, Realtor Melanie Smith said, "I am committed to providing my private clients with the most advanced technology, marketing and expertise the industry has to offer. Joining this office allows me to have access to those services."

Realtor Lis Reed added,

"I am thrilled to combine our offices and gain more support staff to better serve my clients in Southport, Fairfield, Easton and Westport." "I am excited to grow both our office and the Luxury Collection division here in Fairfield and Southport," said office leader Walter Hibbs. "The combined office, along with the deep resources of Berkshire Hathaway HomeServices allow us to position our Realtors with the most competitive advantages available in business today." Learn more about the Southport/Fairfield office sales associates: Melanie Smith, top producer and Luxury Collection Specialist in Fairfield County for more than 35 years, has ranked in the top 10 in the state and the top 100 in North America of Berkshire Hathaway HomeServices New England Properties sales executives. She has been a resident of Southport and a community

leader for 50 years. Lis Reed, Luxury Collection Specialist in the top 10 percent of Berkshire Hathaway HomeServices agents nationwide for more than 13 years, is a consummate professional with a conscientious attitude and strong work ethic. A lifelong resident of Southport, Lis leverages her knowledge of the area to benefit her customers. Karin Keith is the 3rd generation of her family to call Fairfield home. Karin's expertise come to her for her expertise in the Connecticut marketplace. Her in-depth comprehension of the current market and shifting trends is the knowledge she passes along to every client. Chris Kehoe has been a licensed real estate agent for more than 30 years and a resident of Fairfield for more than 40 years. Her years of experience have given Chris the knowledge and background to assist buyers and sellers in any transaction.

REAL ESTATE NEWS

Coldwell Banker agents organize Thanksgiving food drive

The annual Thanksgiving food drive by Coldwell Banker agents in Westport and Weston begins today. The drive provides families in need with a Thanksgiving dinner through contributions to the Weston Food Pantry and the Homes for Hope in Westport. The drive is organized by agents at the Coldwell Banker offices at 472 Riverside Ave. and 148 Main St. in Westport. Each year, there are local families that rely upon the

services of these organizations for their Thanksgiving meals. The success of the drive, and others like it, depend upon the generosity of community members and neighbors throughout Weston and Westport. In the past, grocery bags were filled and delivered, but due to dietary and other special needs, grocery store gift cards were determined to be more beneficial, according to Coldwell Banker. The Coldwell Banker offices are open to receive

donations from the public between 9 a.m. and 5 p.m. Monday through Sunday. Drop off your donations by Nov. 18, and the gift cards will be delivered the following day. "We can all make a difference, one by one," Coldwell Banker. For more information and questions, contact Gail Lilley Zawacki at (203) 856-9949 or at Gail@SouthernCT.com or Nancy Hatfield at (203) 895-2994 or at Nancy.Hatfield@CBHomes.com.

Greenwich Time

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APARTMENTS / CONDOS UNFURNISHED GREENWICH

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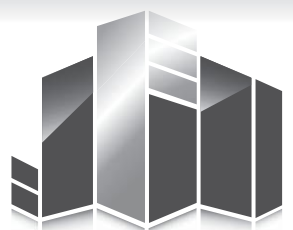
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\$13,750,000

Jason Kinard – 203-979-0920

OPEN HOUSE SUN. • 1-3 PM



7 Alec Templeton Lane • Greenwich

Get inspired! Beautiful property on a special river/lake setting... yours to enjoy year round! Situated on a quiet cul-de-sac with mature plantings and located in a special corner of Greenwich... convenient to churches, schools, shopping and airport! This home offers generous sized rooms with a great layout! Perfect for entertaining! Natural stone fireplaces, gorgeous walnut floors! 4/5 bedrooms, new roof, full house generator!

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Missy Freccia – 203-561-5089 • Marilynn Loglisci – 203-249-0271

OPEN HOUSE SUN. • 1-3 PM



488 Haviland Road • N. Stamford

Every now and then something truly unique and special comes to market- and this is it! Gracious 1940's mini-estate. Elegant yet feels incredibly comfortable and inviting. Main house consists of 4 BRs and 3.5 baths with 4 fireplaces and has been fully updated. This estate has interesting stone terraces, intimate garden spots and comes complete with in-ground pool, a delightful 2 bedroom guest house as well as a separate studio structure that is just charming! All this at a price that will make you cheer!

\$1,225,000

Jordan Dolger - 203-240-8318

STERLING LAKE • OPEN HOUSE SUN. 1-3 PM



VISIT: 6STERLINGLAKE.COM

181 Turn of River Road #6 • Stamford

Elegant, light filled 5BR, 5Bath in a private, gated enclave, overlooking Sterling Lake. Perfectly located for shopping & commuting. Exceptional open flow for entertaining. Large Living Room w/fpl. Vaulted ceilings. Ensuite MBR w/fpl; Office/den. Dining Room opens to spacious deck overlooking garden & lake. 3 Large BRs & separate full BA on upper level. Fully finished LLvl w/BR & Bath. Huge Fam Rm & separate exercise room.

\$1,095,000

John Henderson - 203-561-4902

STUNNING - NOT TO BE MISSED!



136 East Ave., Penthouse 1 • Norwalk

Award Winning NY style. Exceptional 2BR, 2.5Bath Penthouse w/fabulous water views. Feels like a single family home. Watch the sunset from your deck or relax by the fireplace. Visit the virtual tour <http://tours.ctplans.com/377495>

\$785,000

Meera Banta - 203-536-4117

OPEN HOUSE SUN. 1-3



10 Lolly Lane – N. Stamford

Amazing acre of precious flat land with room for pool/tennis court. Totally redone 3 BR, 2 Bath home; Living Rm w/fireplace and sliders to huge deck and private, open backyard. Hardwood flrs. Just move-in!

\$689,000

Maria Kyle – 203-818-5626

OPEN HOUSE SUN. • 1-3 PM

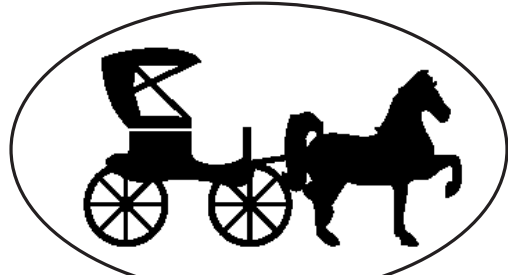


103 Ponus Ave. Norwalk

This 4BR 3Bath home has great bones and includes plenty of space inside and out to boost value. Fully finished windowed walkout Lower level. Includes walk-in closet in bedroom and fireplace in living room. Conveniently located close to I-95, Rte 7 and Connecticut Ave where you could enjoy plenty of restaurants and shops. Wonderful West Norwalk neighborhood!

\$465,000

Dean Papadopoulos – 203-980-2509



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OPEN HOUSE SUN. • 1-3 PM



30 Nichols Ave., Stamford

Mid Ridges - Move right in to this lovely, updated 3BR 3Bath home with beautiful walkout inlaw suite. EIK and Formal Dining Room. Deck overlooks fenced rear yard. Master suite on 1st flr. You won't be disappointed!

\$539,000

Doreen Kelly – 203-856-7183

OPEN HOUSE SUN. • 1-3 PM



105 Willowbrook Ave. • Stamford

Don't miss the opportunity to see this perfect 3 BR home within walking distance to the beach, parks & transportation. New Granite EIK Kitchen & SS appls. Enclosed porch off the kitchen leads to lovely, private backyard with patio. Hardwood floors on main level. Complete with full basement & 1 car garage.

\$449,000

Viktar Shemiako – 203-524-2099

OPEN HOUSE SUN. • 1-3 PM



9 Three Seasons Court • Norwalk

Totally redone to perfection set on quiet cul-de-sac in the Wolfpit area. Featuring 4-5 BRs. Granite Kitchen with dining area with access to new deck. Finished Lower Level Family Room, 1 BR, 1 full bath. Also has indoor access to Garage. Hardwood floors throughout. Gas Heating. Convenient to shopping and Merritt Parkway. Very inviting front entrance with flagstone patio in front plus deck in back.

\$429,900

Shanna Hicks – 845-750-3310

OPEN HOUSE SUN. • 1-3 PM



611 Hope Street • Stamford

Tons of charm! 2 BR, 2.5 BA w/EIK + sep. DR. Master BR features en suite bath & huge walk-in closet. 2 car gar & attic-plenty of room for storage. Cute front porch/yard with white fence & back balcony for al fresco dining. Short walk to Springdale train station. Also available for rent.

\$429,000

Cristina Tudorof - 203- 667-6264

OPEN HOUSE SUN. • 1-3 PM



6 Autumn Ridge Road • Trumbull

Picture perfect 3BR 2Bath ranch set on level acre+ in sought after Tashua area of Trumbull. EIK has a ceiling fan, center island, bay window & nice maple cabinetry. Slider French door from Living Room leads to a 24' x 24" patio. Walk-out lower level family room has a custom fireplace, cabinets & shelves. Newer 30-year roof. New driveway & privacy fence in 2015. Agent related to Owner.

\$419,500

George Antipas - 203-536-0239

BARRON COURT



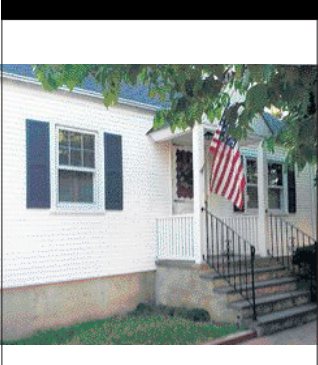
616 Hope Street, Unit F • Stamford

Condo living but feels like a single family home!! Front unit features 4 BRs, 1.5 baths, hardwood flrs and wood burning fireplace! Huge finished Lwr Lvl. w/tiled flr., private yard w/patio. So much potential in a convenient location!

\$379,000

Karen Paolino – 203-667-2701

OPEN HOUSE SUN. • 1-3 PM



61 Clinton Ave. • Norwalk

Great Condo Alternative-Cute 3 bedroom house located near Norwalk Hospital, convenient to US-1 and all shopping areas. Large eat in kitchen. Full unfinished basement.

\$309,900

Elaine Lodato – 203-904-7508

OPEN HOUSE SUN. • 12-2 PM



212 Wardwell Street, Unit A • Stamford

Wonderful front unit townhouse in Shippan that feels like a single family home! 2 large bedrooms, 1.5 baths and full finished lower level! Lovely front yard, close to shopping, restaurants, beach, park! Great location tucked away on a quiet street.

\$289,000

Karen Paolino – 203-667-2701

279 Sound Beach Ave., Old Greenwich, CT
203.637.2900



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27 Strawberry Hill Ave., Stamford, CT
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OPEN HOUSE, SUNDAY 11/8, 1:00 - 3:00 PM
294 Round Hill Road, Greenwich | \$3,495,000 | Exquisitely renovated one floor home with 5,400 sf on prestigious Round Hill Road. Room for all in this 6-bedroom, 4.5-bath home featuring an inviting pool and secluded guesthouse on over 4 acres. Gourmet kitchen, living room and sunroom with fireplaces, sumptuous master suite, all with luxurious finishes. The one-bedroom guesthouse with full bathroom and sitting room provides a peaceful retreat. You must see this home to truly understand the intelligent floor plan, graciously sized rooms and hallways, and lush landscaping that soothes the senses. The open floor plan is the perfect setting for a sophisticated, carefree lifestyle. Easy access to New York City via Merritt Parkway. This elegant estate is perfect to downsize to or as a country retreat. Web# CT94878 *Jennifer Leahy, C: 917.699.2783*



OPEN HOUSE, SATURDAY 11/7, 2:00 - 4:00 PM
119 Spruce Street, Greenwich | \$555,000 | Classic pre-war home featuring original woodwork, hardwood floors, and tiled lower level is located in vibrant neighborhood. Dining room and 2 of 4 bedrooms have built-ins and eat-in kitchen is equipped with small center island. Enclosed front porch with French doors offers a great spot to socialize or relax. Newly painted interior. Deck in landscaped, fenced back yard is ideal for summer BBQ's. Pull-down attic provides extra storage space. Close to schools, library, village, and park/beach. Web# CT94372 *Tuck Keating, C: 203.585.9922*

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ESCAPE TO ELEGANT ROUND HILL COMPOUND

Greenwich | \$3,300,000 | Discover one of the best kept secrets in Greenwich. This elegant compound can never be built again. A rare find, Round Hill Road with stunning remodeled home and piece-de-resistance designer kitchen/family room and darling cottage. Garage with apartment. Best of all, a glorious tranquil pool. Unfindable in today's market. All this and Greenwich, too. Web# CT89710



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PICTURESQUE MID-COUNTRY LOCATION
Greenwich | \$4,950,000 | This classic Brick Georgian presides on 4 acres, an oversized property located on a designated scenic Mid-Country lane. As a passionate response to the natural landscape, Nora Stanton Barney's vision creates a sense of modern sophistication in beautifully scaled rooms opening to enchanting ribbon gardens, a pool and an all-weather tennis court. Web# CT93834 Lyn Stevens, C: 203.912.6720



ON BELLE HAVEN PENINSULA
Greenwich | \$4,950,000 | Charming in every way, this Belle Haven Victorian displays irresistible period details, bay windows and high ceilinged rooms. Fireside conversation begins in a center hall and continues throughout 2 parlors, dining room and library. Sunny family room, marble kitchen, 8 bedrooms, plus finished garden level on .75 acre. Web# CT94159 Lyn Stevens, C: 203.912.6720



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MODERN ELEGANCE IN MID-COUNTRY

11 LAUREL LANE, GREENWICH | \$6,295,000 | Web#99124635 | Rob Johnson 203.979.2360

Spectacular stone and shingle home set on 2 plus acres of prime mid-country Greenwich. Perfectly situated near town and all schools, while enjoying this quiet street off Husted Lane. Immaculate interiors have been updated to an extremely high standard. Stunning entry hall leads to an open plan kitchen/family room, and sophisticated formal living room and study. Superb light-filled lower level includes a home theater, gym, and extra family room leading to a pool, spa and pergola area perfect for entertaining. The second and third floors offer an extremely flexible floorplan for bedrooms, playroom, office and au pair. A perfect combination of home and location.



127 DOLPHIN COVE QUAY
STAMFORD | \$1,595,000 | Web#99044818
Patti Meyer 203.240.1686



28 WOODDALE ROAD
GREENWICH | \$3,850,000 | \$9,500/month
Web#99120905 | Elizabeth Douthit 203.962.3424



16 ROOSEVELT AVENUE
OLD GREENWICH | \$2,395,000 | Web#99103298
Tracey Koorbusch 203.561.8266



58 CONNECTICUT AVENUE
GREENWICH | \$2,750,000 | \$12,000/month
Web# 99118634 | Hosted by Laurie Meyer 609.577.0640

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509 STANWICH RD - Rare opportunity to build your dream home! Gorgeous, serene, level property with mature trees and spectacular views of meadow and pond. 4.64 acres allows for extensive 12,000 + FAR. Surrounded by established homes and located on one of the most beautiful sections of Stanwich Road..

Greenwich | Tracy Grossmann, Listing Agent | \$1,995,000



124 RITCH AVE. - GREENWICH SHORE - Enjoy the comfort & convenience of Greenwich Shore living! This luxury complex is a hidden gem, offering 1BR, 2BR, 3BR & penthouse units featuring: private balcony or terrace, winter water views, hardwood floors, granite/stainless steel kitchens wth cherry cabinets, marble baths, in-unit laundry, multiple closets, fitness center, indoor parking, ample outdoor parking & indoor storage units available for rent. Walk to Byram Shore park. Only 1 mile to Greenwich Ave. & train.

Greenwich | Julianne C. Ward & Spencer Sodokoff, Listing Agents | \$1,825-\$4,800/mo

bhhsNEproperties.com

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136 East Putnam Avenue, Greenwich, CT 06830

OLD GREENWICH 203-637-1713
200 Sound Beach Avenue, Old Greenwich, CT 06870

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New England
Properties



25 THE RIDGEWAY - Classic center hall colonial in lovely “Rock Ridge” association is sited beautifully on 2.88 parklike acres, minutes from downtown Greenwich, schools and train. Grand entry foyer, double size living room with fireplace, formal dining room with fireplace, study with fireplace, gourmet kitchen with large sunny breakfast area and adjacent family room. 8 bedroom, 5.2 bath, 3 car detached garage barn with 2 apartments above complete this lovely family home!

Greenwich | Giselle Gibbs, Listing Agent | **NEW LISTING! \$4,150,000**



37 BYFIELD LANE - Spacious and light filled New England-style Colonial set on over 2 private acres is impeccable and ready for new owners Located on a lovely cul-de-sac, this beautiful 5 BR, 4.1 BA, home has great flow and flexibility. Virtually all rooms have been recently renovated, including the large eat-in kitchen/family room, and a wonderful deck overlooking a large, open backyard. Hardwood floors in most rooms. Living room with fireplace and adjoining formal dining room are perfect for entertaining. Whole-house generator, custom mudroom & a 2-car attached garage.

Greenwich | John Cooke, Listing Agent | **\$2,525,000**

bhhsNEproperties.com

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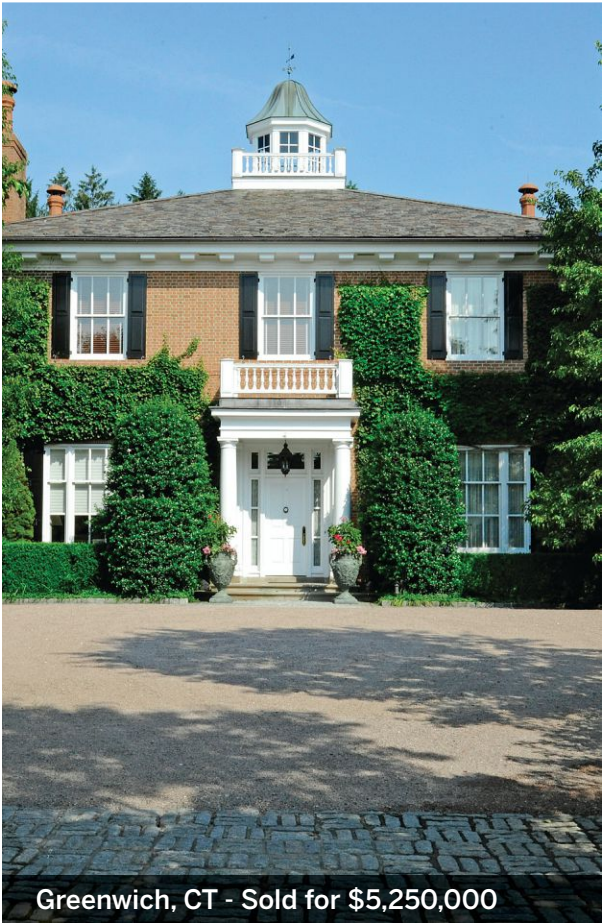
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Sotheby's

INTERNATIONAL REALTY

Steve Archino presents:



558 LAKE AVENUE | \$4,275,000 | Web: 0067839
Stately stone, stucco and slate-capped English country house on 3+/- picturesque acres features a pool, pool house, sweeping velvety lawns and all-weather tennis court. Minutes to town, shops, North Street schools, 3 golf clubs and train. Bank-Owned.
Listing Agent: Steve Archino | Hosted by: Julie Nelson



212 TACONIC ROAD | \$3,595,000 | Web: 0067454
A perfect blend of New England tradition and modern living, this impressive colonial revival sits picturesquely on a knoll overlooking broad lawns to a serene pond on 4.39± acres with old stone walls.
Listing Agent: Steve Archino | Hosted by: Marilynne Stratton



83 SAWMILL LANE | \$3,100,000 | Web: 0067757
This spotless Mid-Country home is just what you have been waiting for. Located just moments from town and offers a classic, traditional Colonial floor plan with high ceilings, transom capped windows and sun-filled interiors.
Listing Agent: Steve Archino | Hosted by: Patte Nusbaum



79 CONNECTICUT AVENUE | \$1,995,000 | Web: 0067800
Contemporary Living in central Greenwich. Especially quiet home accessed by a private drive, dedicated parking and friendly sidewalk-lined street. Renovated to include new kitchen and bathrooms, storage, stereo/media and central vacuum.
Listing Agent: Steve Archino | Hosted by: John Graves

Steve Archino | 203.618.3144

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INTERNATIONAL REALTY



FABULOUS HOME TO BE BUILT IN MID-COUNTRY | \$10,700,000 | Web: 0067824 | Shelly Tretter Lynch | 203.618.3103
Pictures shown above are renderings. Set on approximately four acres in the heart of Mid-Country, Val Florio Architects designed and Hemingway Construction expertise have been enlisted for this to-be-built main residence. A sensational estate in an excellent location. Also available as land for \$4,995,000. Join us for an afternoon outdoors at this exquisite estate parcel, 495 North Street, Greenwich, CT. Tailgating, roasting marshmallows, a petting zoo, pony rides, serving wine & cheese and throwing frisbees. Bring: Tailgate Picnic. Parking on Grounds. RSVP: shelly.tretter@sothebyshomes.com



93 SUMMIT ROAD, RIVERSIDE | \$2,395,000 | Web: 0067829
Set in a sought-after area of Riverside on a pretty .23 acre lot this 4 bedroom, 5 bathroom home is located minutes to train station and schools. With no expense spared, this classic pre-war Colonial was completely restored, expanded and updated. Gourmet Kitchen, den, family room, formal living room, three fireplaces, 2+ car garage. Edward Mortimer | 203.496.4571

IDYLLIC SETTING, EXCEPTIONAL HOME | \$1,725,000 | Web: 0067816
Set in an idyllic setting, this lovingly maintained 4-bedroom, 3.5-bathroom, 4,000 + sq. ft. contemporary home is set down a long tree-lined driveway on 2 acres with lovely 'Zen' and perennial flower gardens and with close proximity to Stanwich Road. Step-down living room with stone fireplace, sun room, dining room, master suite. Edward Mortimer | 203.496.4571

GREENWICH BROKERAGE | 203.869.4343
One Pickwick Plaza | Greenwich, CT 06830

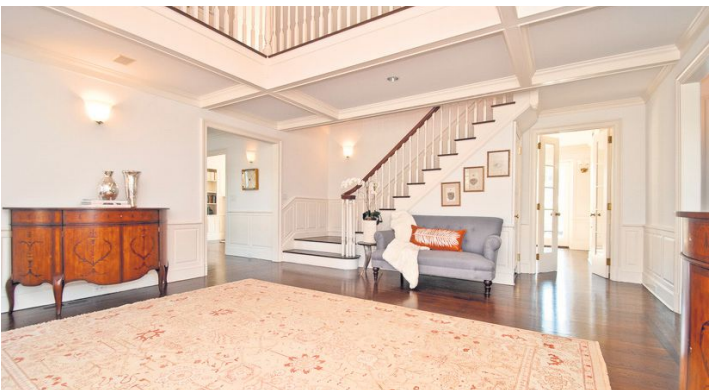
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INTERNATIONAL REALTY



HANDSOME ROUND HILL COLONIAL | \$5,495,000 | Web: 0067841 | Brad Hvolbeck | 203.618.3110
Handsome Round Hill Colonial beautifully situated on 4.7 high acres and marked by vintage New England stone walls, open lawns and mature shade trees is approached by a graceful drive arriving at a large parking court. There are two expansive master suites, four additional bedrooms and six bathrooms. Many special amenities include a lovely freeform pool, tennis court (in need of restoration) and garaging for four cars.



OLD WORLD BEAUTY IN MID-COUNTRY | \$4,275,000 | WEB: 0067839 | Steve Archino | 203.618.3144
Stately stone, stucco and slate-capped English country house on 3+/- picturesque acres features a pool, pool house, sweeping velvety lawns and all-weather tennis court. Remarkably detailed and freshly painted has peaceful vistas of Horseneck Brook from extraordinary leaded glass windows, French doors and stone terraces. Double story great room with staircase to a private, luxury master suite.



MID-COUNTRY PERFECTION | \$3,495,000 | Web: 0067842 | Cheryl Makrinos | 203.618.3147
Virtually new 6,095 SF colonial on an exquisitely manicured acre with iconic stone walls and gated entrance. No interior or exterior detail was overlooked. From the 9'+ ceilings, to the 4 fireplaces, to the custom millwork and high-end finishes, this home exudes quality. Perfect for the modern family with plenty of space for recreation, entertaining or pure relaxation. Optimally located between all private/public schools; minutes to shopping and restaurants.

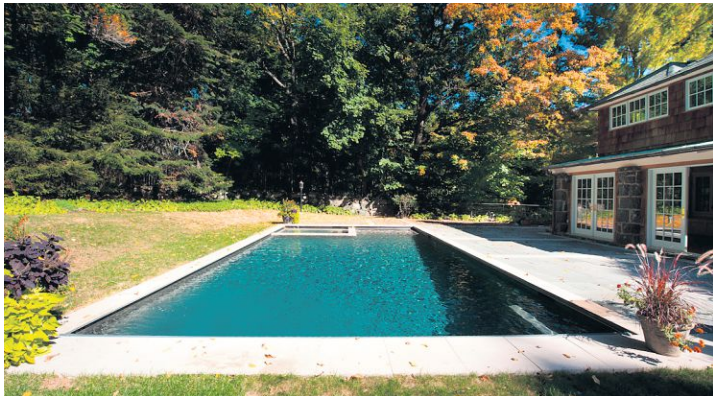
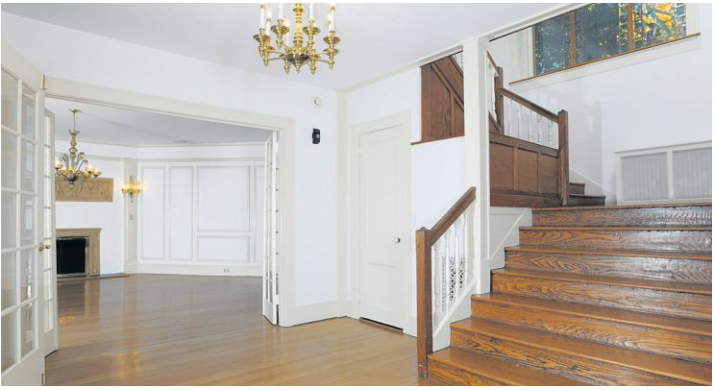


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HUSTED LANE | \$8,575,000 | Web: 0067622 | Leslie McElwreath | 203.618.3165
Architectural details and tasteful refinements define this new 6-bedroom house featuring every modern amenity throughout four floors of living space, plus a three-car garage. The sublime interior is enhanced by intricate millwork, paneled wainscoting, classic marble and tile selections, beautiful flooring, and elegant built-ins. Verdant lawns, stone walls and an inviting rear terrace punctuate the two private, professionally landscaped acres with town approved pool site.



ENCHANTING-ONE-OF-A-KIND | \$3,495,000 or \$11,500 Per Month | Web: 0067847 | Karen Coxé | 203.618.3133
Charming Cotswold on 1.27 secluded acre in a private nook in Central Greenwich. This five bedroom, five bath home has been meticulously restored and renovated over the years. Custom designed deck with a bronze cable system wraps around the entire back of the house, overlooking a lovely brook and waterfall. There is a tastefully designed pool with spa and stone terrace the end of the deck. Many more captivating features abound in this very special family home.



TIMELESSLY APPEALING RIVERSIDE CLASSIC | \$3,180,000 | Web: 0067835 | Steve Archino | 203.618.3144
This wonderfully expanded Colonial extends gracious hospitality on premier Riverside location, minutes to the train and schools. Modern and traditional styles blended in flowing rooms with reclaimed millwork, original doors, 10' ceilings. Definitely not your average "Greenwich Landmark" has all the benefits: private yard, elegant setback from street, custom kitchen, updated baths, 7 heating zones, and 4 A/C zones.

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DOUBLING ROAD | \$14,000,000 | Web: 0067692
This magnificent cut stone English manor was designed in 1916 by Carrere and Hastings and is one of the last remaining Great Estates. Absolute perfection set on 5.2 parklike acres with lovely pool and sunken tennis court.
Heather Platt | 203.983.3802



ROUND HILL ELEGANCE | \$4,750,000 | WEB: 0067787
Sophisticated stone and stucco residence on two stunning, private acres in lower Round Hill. Meticulously renovated, offering high ceilings, custom finishes and a fabulous first floor master suite.
Marijane Bates Hvolbeck | 203.983.3832



A LUSTROUS "WOW" RIVERSIDE HOUSE | \$3,495,000 | Web: 0067785
The traditional exterior of this home belies its sumptuous interior. With a stunning front-to-back reception area, gorgeous new kitchen/family room and 6 en suite bedrooms. Immaculate. 4-level elevator. Pool. On a private lane and fenced property.
Barbara Stephens | 203.912.9040



STANWICH ROAD | \$3,275,000 | Web: 0067837
Privately set off by a long drive, this Traditional Colonial presents a brilliant stage for living on approx. two acres south of the parkway. Sun-filled interior has a sweeping outdoor panorama from transom-capped French doors.
Steve Archino | 203.618.3144



LAKESIDE PERFECTION | \$2,700,000 | Web: 0067759
Enjoy a lakeside setting at in sought-after Riverside neighborhood. This five bedroom beauty includes large master suite, and new eat-in kitchen with adjacent family room opening to private yard.
Heather Platt | 203.983.3802

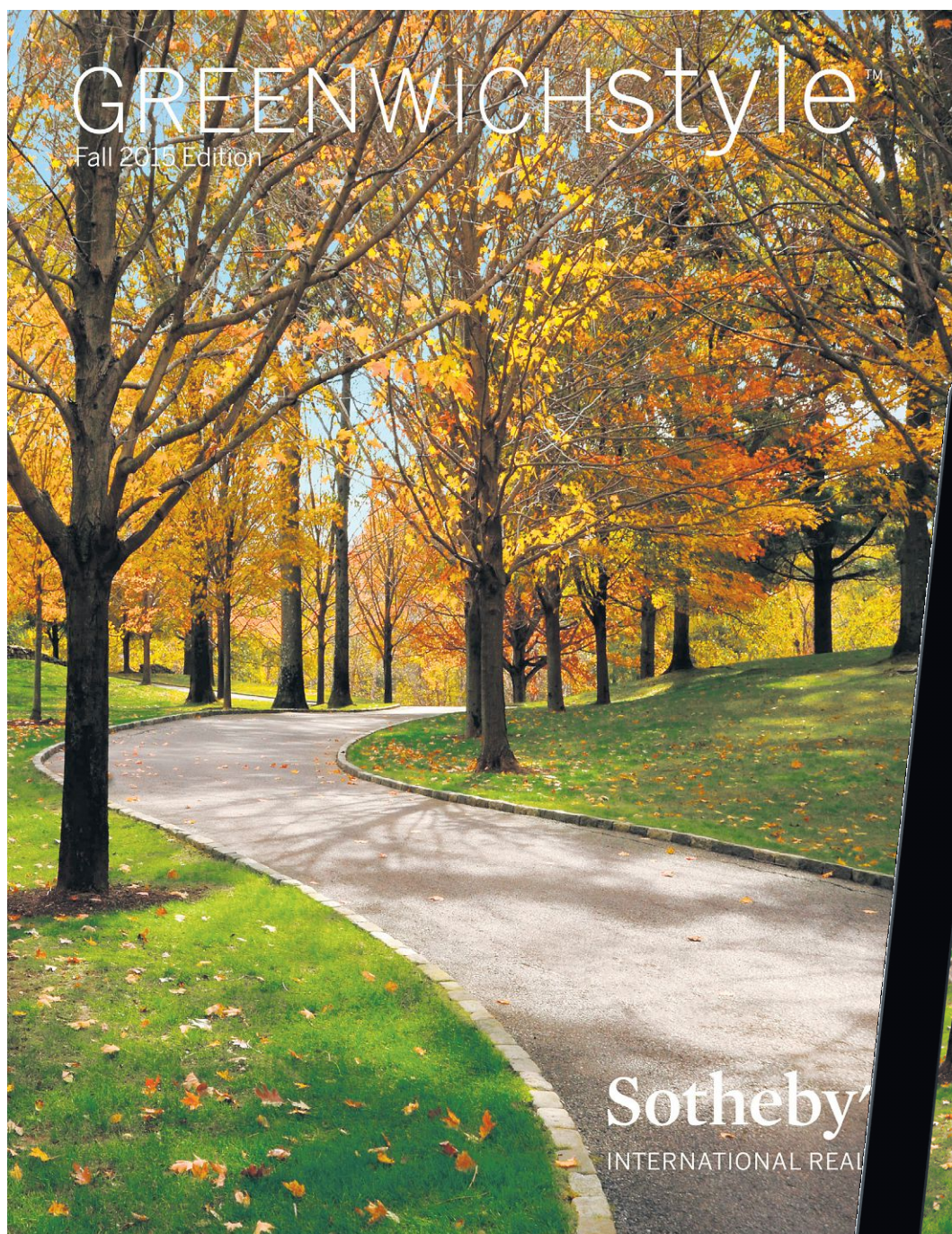


IDEAL BUILDING SITE | \$1,895,000 | Web: 0067612
Ideal 1.12 acre building site at the end of a quiet cul-de-sac off North Street. Sunny, south facing property close to Town and North Street School with town gas and water and no apparent wetlands.
John Graves | 203.618.3129

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\$500,000



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203-629-4519

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Shelly Tretter Lynch of Sotheby's International Realty and Gene DuBrovin of Bespoke Real Estate will be hosting an afternoon outdoors at 495 North Street, Greenwich, CT from 12-2:30PM this Saturday, November 7. This special event will feature tailgating, marshmallow roasting, a petting zoo, pony rides, and wine & cheese sampling. Bring your own Tailgate Picnic! Parking on grounds. RSVP: shelly.tretter@sothebyshomes.com



setting, the home features 8 bedrooms, 9 full and 3 half baths, 5 fireplace, a custom kitchen with state-of-the-art appliances, finished lower level with family room, gym, theatre, and wine cellar with tasting room. Outside, a +/-1,500 sq.ft. Bluestone terrace leads to a custom infinity pool, outdoor kitchen and party barn with guest suite and kitchenette. The property also boasts a horse barn, allowing room for 3 or 4 of your finest fillies. A truly sensational estate in an ideal location, the home to-be-built is offered for \$10,700,000. Also available as land for \$4,995,000.

This event celebrates the kick-off of listing the beautiful land at 495 North Street in Greenwich. Set on approximately four acres in the heart of Mid-Country, Val Florio Architects and Hemingway Construction have been enlisted to create the yet-to-be-built Gentleman's Farm estate.

Designed to allow grand entertaining while maintaining an intimate



IN LIVING COLOR Showcase of Homes

David Ogilvy & Associates
REALTORS

OPEN HOUSE - SUNDAY - NOVEMBER 8, 2-4 PM
48 LOCUST ROAD - GREENWICH, CT



Picturesque Country Retreat

Lovely four bedroom/four bath renovated 1850's farmhouse on 3.57 acres with open, level lawns and a pool. A kitchen with warm painted cabinetry, bamboo wood counters, a granite island, top-of-the-line appliances, extensive lighting and a bay window. A wonderful combination of the updated old and the functional new. \$1,850,000

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

203-869-9866 - davidogilvy.com
75 Arch Street - Greenwich, Connecticut, 06830

David Ogilvy & Associates
REALTORS

OPEN HOUSE - SUNDAY - NOVEMBER 8, 1-3 PM
230 BEDFORD ROAD - GREENWICH, CT



Fascinating House with a Magical Setting

Sparkling views across a pristine lake highlight this four-bedroom stone and clapboard house with a fabulous two-and-one-half story great room with a surrounding balcony and a huge fireplace. Choice of Greenwich or Armonk school system. New Price - \$2,950,000

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75 Arch Street - Greenwich, Connecticut, 06830

David Ogilvy & Associates
REALTORS

OPEN HOUSE - SUNDAY - NOVEMBER 8, 1-3 PM
24 SHORE ROAD - OLD GREENWICH, CT



Old Greenwich Lifestyle

Tod's Point is an easy bicycle ride from this spacious high-ceilinged, 4 bedroom, 3.5 bath renovated shore colonial, south of the charming village of Old Greenwich. Large family room with a fireplace adjoins renovated kitchen with new appliances. Freshly painted inside and out, a new garage, private yard with garden plantings and terrace. New Price - \$1,495,000 - Monthly Rent, \$8,000

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PUBLIC OPEN HOUSE SUN., 1-3PM • 30 Edgewood Road, Darien



Brand new construction on quiet private street, steps to Noroton Heights Train Station & shopping. This premier home sits on .17 acres with 4 bedrooms, 3 full baths and luxury amenities throughout. Light and bright gourmet kitchen with high-end stainless steel appliances including a Wolf Range, marble counters, custom cabinetry, wet bar and separate walk-in pantry. Contemporary open floor plan features beautiful 9-foot coffered ceilings and shiplap paneling, an office/optional au-pair suite, fireplace, second floor laundry and abundant storage throughout. This high end community is just minutes from beautiful beaches like Pear Tree Beach and Weed Beach and includes various Beach Clubs and Country Clubs. 30 Edgewood Road, Darien Price 1.495M.

Douglas Elliman
EST. 1911
REAL ESTATE

Agent:
Alison Malloy
203-722-3171

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OPEN HOUSE
Sunday 1:00 pm - 3:00 pm



Just listed! 4 Bedroom (all 2nd fl), 2.5 Bath home with generous sized rooms, great layout and wonderful light. Kitchen beautifully redone, complete with Viking appliances. 2nd floor laundry room with extra closets. Basement finished as giant play space with TONS of storage. Many updates including new roof, driveway, windows, professional landscaping, stone walls, 2 hot water heaters and fully fenced yard. Close to town and train.

15 CAT ROCK ROAD - \$1,395,000

Valley Rd to Cat Rock, 1st Right after Fox Hollow, #15 on Mailbox
Aysseh Real Estate | Suzanne Aysseh | 203-252-8080

To advertise
in our

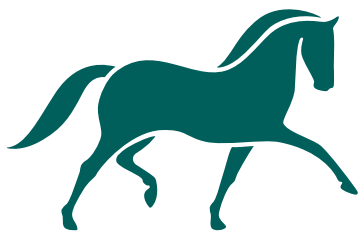
SHOWCASE
OF HOMES

Please contact
Janice Corsello
203-964-2310
janice.corsello@scni.com

or Lisa Clarke
203-964-2439
lisa.clarke@scni.com

THE ADVOCATE
GREENWICH TIME





HOULIHAN LAWRENCE
SINCE 1888



ELEGANT ROUND HILL CLASSIC

Stunning seven-bedroom Georgian Colonial blends traditional elegance with modern sensibility. Richly appointed with superb architectural details including fanlight windows, cove ceilings and four fireplaces. Lower level with home theater. Set on 2.14 exquisite acres with shimmering pool and pool house. Close to town.
GREENWICH | BARBARA WELLS | WEB# GT1145226 | \$6,450,000
GREENWICH BROKERAGE 203.869.0700

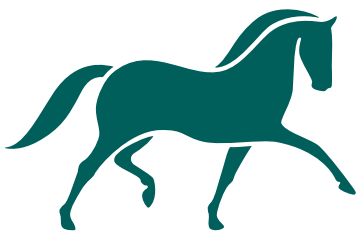


OPEN HOUSE | SUNDAY, NOVEMBER 8TH | 1:00 - 3:00PM

NEW LISTING. Walk to Greenwich Avenue from this luxurious Townhouse in the award-winning gated association, Lily's Path. Custom millwork, high-end finishes, elevator, two family rooms, two patios, enormous finished lower level with space for gym or media room. Perfect for both casual living and entertaining. Two-car garage. Lily's Path gate is on East Elm Street. WEB# GT1181482
215 MILBANK AVE. WEST, GREENWICH | GILA LEWIS | \$3,999,000
GREENWICH BROKERAGE 203.869.0700



THE NUMBER ONE RANKED
REAL ESTATE BROKERAGE
IN GREENWICH



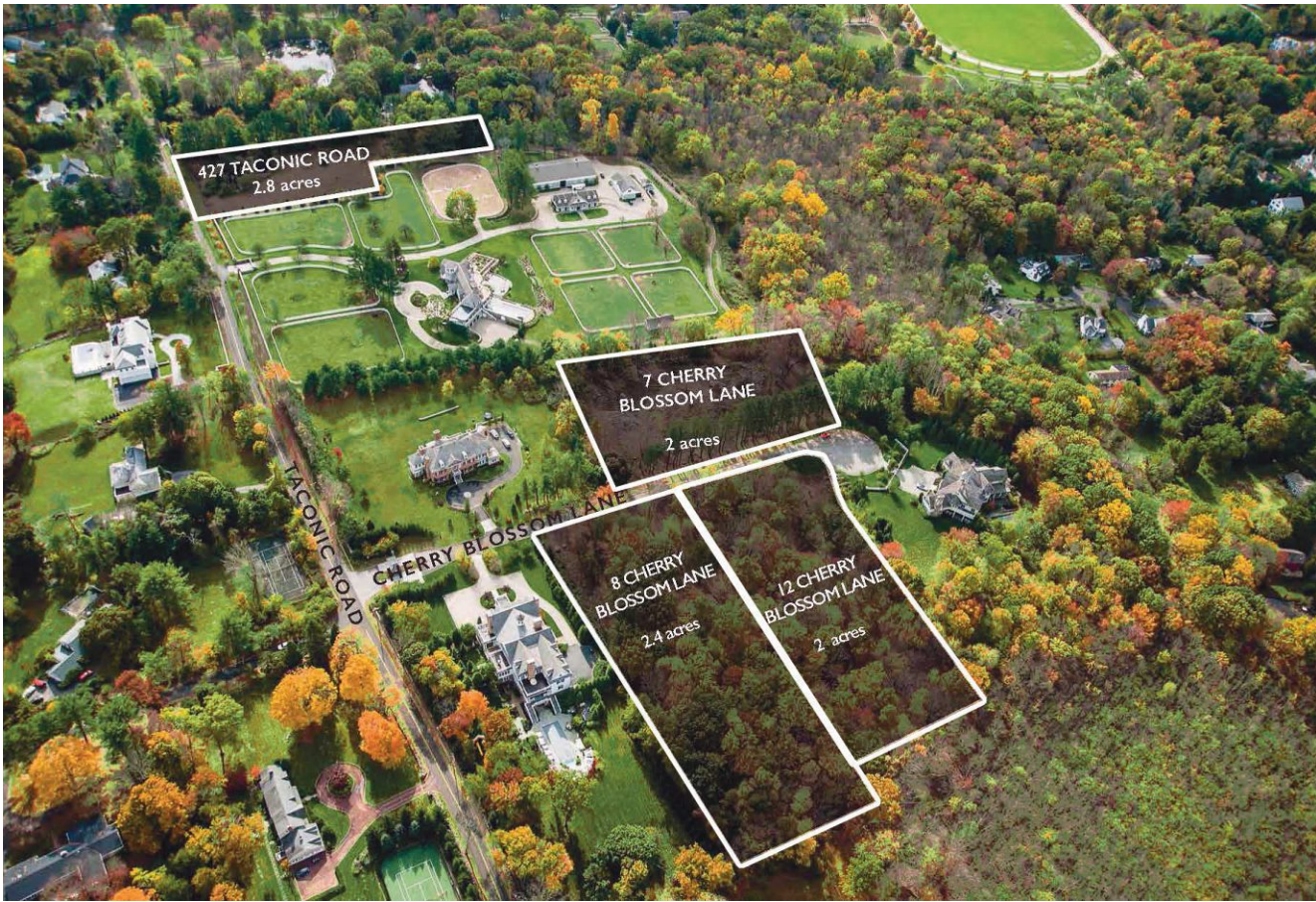
HOULIHAN LAWRENCE
SINCE 1888



DOUBLING ROAD

Stunning, exquisitely detailed 9000+ square foot stone and shingle home just minutes from town. Elegant formal spaces; high ceilings; paneled library. Five en-suite bedrooms; spectacular master with fireplace, deck. Walkout lower level with family/game/exercise rooms plus au-pair quarters. Generator; three-car garage.

GREENWICH | ELLEN MOSHER | WEB# GT1181366 | \$4,495,000
GREENWICH BROKERAGE 203.869.0700



GREENWICH LAND & HOMESITES AVAILABLE

BLAKE DELANY & JOSEPH WILLIAMS, III

CURRENTLY AVAILABLE:

427 TACONIC ROAD | WEB# GT1114946 | \$1,295,000
0 CHERRY BLOSSOM LANE | WEB# GT1114993 | \$3,835,000
7 CHERRY BLOSSOM LANE | WEB# GT1115075 | \$1,395,000
8 CHERRY BLOSSOM LANE | WEB# GT1115047 | \$1,245,000
12 CHERRY BLOSSOM LANE | WEB# GT1115046 | \$1,195,000
GREENWICH BROKERAGE 203.869.0700

This private enclave in Greenwich's Back Country offers homesites on a picturesque cul-de-sac abutting 10 plus serene acres of conservation land. Located just a mile to Banksville's local amenities, six miles to Armonk and 9 miles to Bedford. Fairchild Preserve, LLC offers the unique opportunity to custom build the home you have always desired within an established enclave.

With access to horseback riding, hiking, tennis and golf, these properties are minutes from commuting thoroughfares and only 35 miles to Manhattan.

THIS THANKSGIVING, PLEASE HELP US MAKE A
DIFFERENCE IN THE LIVES OF AT-RISK CHILDREN.

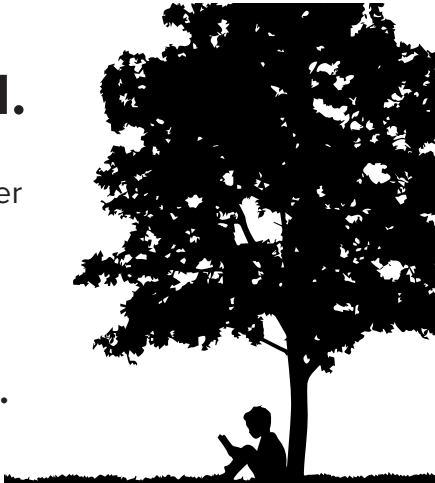
The single most significant factor influencing child's educational success is being read to at home. The only behavior measure that correlates significantly with reading scores is the number of books in the home. Yet, 61% of low-income families have no books for their children.

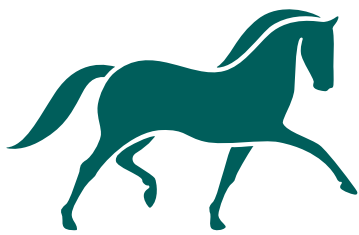
Please help us ensure that every child has the opportunity to bring a book home.

Source: National Commission on reading 1998 & Reading Literacy in the United States 1996.

NEW CHILDREN'S BOOKS WILL BE WELCOMED AT OUR OFFICES
FROM 10AM TO 5PM UNTIL NOVEMBER 25TH - WE THANK YOU FOR CARING.

All books contributed will be donated to HELP USA and distributed to families in need. HELP USA provides housing and job training for victims of domestic abuse and homeless veterans.





HOULIHAN LAWRENCE
SINCE 1888



OPEN HOUSE | SUNDAY, NOVEMBER 8TH | 2:00 – 4:00 PM

New Construction. Beautiful just completed finely detailed 2015 five-bedroom shingle style home radiates sophisticated modern elegance on quiet cul-de-sac close to town. Multiple French doors to covered terraces and private yard. Spectacular Carrara marble center isle kitchen; master with walk-in dressing room, romantic covered porch. WEB# GT1178071
6 LITA DRIVE, GREENWICH | JOANNE MANCUSO | \$3,650,000
GREENWICH BROKERAGE 203.869.0700



HEART OF OLD GREENWICH

NEW PRICE. Renovated classic six-bedroom Old Greenwich beach house. No detail has been overlooked in the restoration and luxury upgrades of this beautiful home. With three levels, the home has a spacious feel with its open plan living areas. In the heart of Old Greenwich; walk to town, school, train station with a short bike ride to the beach.
OLD GREENWICH | SUSAN van der GRIEND | WEB# GT1175042 | \$3,395,000
RIVERSIDE BROKERAGE 203.698.1234



BREATHAKING VIEWS – BUILD YOUR DREAM HOME

Direct tidal waterfront in Riverside overlooking a beautiful winding inlet, perfect for kayaking, rowing and sailing. Elevation is above flood zone and oversize parcel allows for almost 7000 square feet. Easy walk to train, village, and schools.
RIVERSIDE | GIDEON FOUNTAIN | WEB# GT1181634 | \$2,195,000
GREENWICH BROKERAGE 203.869.0700



IN-TOWN COLONIAL

NEW PRICE. Classic Colonial with welcoming front porch in downtown Greenwich. There is an abundance of light throughout, high ceilings, beautiful hardwood floors and central air conditioning. New kitchen with granite counters and bright formal dining room. Three bedrooms and attic space for storage. Lovely yard and back deck. Major expansion possibilities.
GREENWICH | BARBARA WELLS | WEB# GT1175091 | \$1,295,000
GREENWICH BROKERAGE 203.869.0700



MID-COUNTRY CUL-DE-SAC

Lovely, pristine five-bedroom Colonial on Mid-Country cul-de-sac. Heated pool and pool house. Gourmet kitchen with cathedral ceiling opens to sunny family room with fireplace with French doors to terrace and park like property. Spacious master bedroom suite. Finished walkout lower level with office and bath. Garage apartment. Minutes to train.
GREENWICH | BK BATES | WEB# GT1178296 | \$1,995,000
GREENWICH BROKERAGE 203.869.0700



OPEN HOUSE | SUNDAY, NOVEMBER 8TH | 1:00 – 4:00 PM

You will love this renovated and updated Colonial just a few blocks from everything Greenwich Avenue has to offer. Beautiful hardwood floors, period architectural details and A+ curb appeal combine with updated kitchens, expansive baths and fabulous storage including a spacious walk-in master bedroom closet. Welcome home. WEB# GT1169869
9 COTTAGE PLACE, GREENWICH | JARED RANDALL | \$699,900
GREENWICH BROKERAGE 203.869.0700

THE FUTURE OF REAL ESTATE SINCE 1888

COLDWELL BANKER

RESIDENTIAL BROKERAGE

GREENWICH FINE PROPERTIES

PUBLIC OPEN HOUSES SUNDAY



SUNDAY 1:00 - 3:00 PM
15 ANDREWS ROAD, GREENWICH
 New construction, 6 BRs, 7.2 baths w/town sewer/public utilities, close to town & train. Professional grade kitchen, breakfast rm/family rm w/fpl, formal LR adjacent to solarium. En suite master w/sitting rm. Balconies off both MBR & guest wing overlooks salt water pool w/waterfall. \$8,770,000 MLS# 93432
 Katherine Donnelly 203.536.3267



SUNDAY 1:00 - 3:00 PM
303 MILBANK AVENUE, GREENWICH
 Remarkable living in downtown Greenwich. This single family home is elegant, sophisticated and beautifully light filled. Built with the highest level of craftsmanship, two car heated garage and ample off street parking. \$6,400,000 MLS# 89350
 Barbara Zaccagnini 203.249.1454
 Open House Hosted by Jackie Hammock 203.561.0690



SUNDAY 2:00 - 4:00 PM
400 STANWICH ROAD, GREENWICH
 Two private Mid-Country acres bordering Greenwich and Trust. Classic Georgian Colonial, eight thousand square-feet that with delightful self-contained guest house and Glen Gate pool. Fine detailing, exquisite millwork, high ceilings, inlaid-hardwood floors and gourmet kitchen from Kitchens By Deane. DRAMATIC PRICE REDUCTION! \$3,549,000 MLS# 90141
 Debbie McCartney 203.273.3668
 Open House Hosted by Jennifer Ho 203.536.2628



SUNDAY 1:00 - 4:00 PM
56 MILBANK AVENUE #2, GREENWICH
 Luxury townhouse in Greenwich with elegant French Doors and oversized windows that unfold a light downtown airy and spacious floor plan. Tasteful rooms with 11.5 feet ceilings and interior is replete with details. \$3,895,000 MLS# 92620
 Barbara Zaccagnini 203.249.1454



SUNDAY 1:00 - 3:00 PM
27 CHIEFTANS ROAD, GREENWICH
 Original model for Chieftans, the "turnkey" luxurious gated private association in Greenwich. A spectacular 4 bedrooms, 5.2 bath home with great space & flow and superb attention to detailing. This is the standard of great construction. \$3,000,000 MLS# 92484
 Jay Cooke 203.253.2920



BY APPOINTMENT ONLY
COVETED RIVERSIDE
 Beautiful custom five-bedroom center-hall Colonial on a quiet cul-de-sac was completed in 2014. The inviting front porch welcomes you into this high-quality home with select moldings & finishes plus elegant appointments. The sun-drenched gourmet kitchen, casual-dining room & family room overlook the spectacular heated pool & terrace. Now Offered for \$2,395,000
 Mary Ann Clark 203.249.2244
 email: mclarkgreenwich@aol.com



SUNDAY 1:00 - 4:00 PM
20 STEEPLE CHASE, GREENWICH
 Exquisite 5000+/- serf home on 2 acres. Walls of glass frame breathtaking views. Custom kitchen, 4BR, 3 1/2 baths. First floor master suite. Gated with pool and 3-car garage. \$2,695,000 MLS#94035
 Marianne Scipione Lepre 203.273.7435 Owner/Agent



SUNDAY 1:00 - 3:00 PM
18 HIGHVIEW AVE, OLD GREENWICH
 Five bedroom, four and one half bath renovated turn of the century Victorian with high ceilings, generous scale rooms and an easy walk to Village of Old Greenwich, school and train. A private level back yard with seasonal golf course views. **JUST LISTED \$2,050,000** MLS# 94991
 Jackie Chamandy 203.561.0079



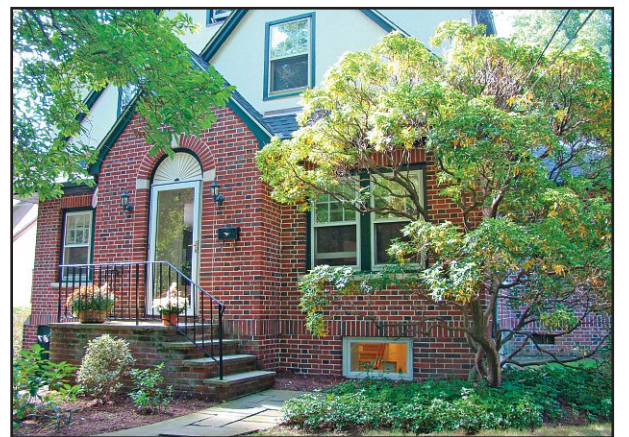
SUNDAY 12:00 - 2:00 PM
10 PARK AVENUE, OLD GREENWICH
 The perfect location! Walk to everything Old Greenwich has to offer. Sun filled meticulously maintained four bedroom, two and a half bath home. Freshly painted and newly refinished hardwood flooring. Relax, enjoy and socialize on the beautiful expansive front porch in this superb neighborhood. \$1,999,500 MLS# 93044
 Kelly Feda 203.536.0361



SUNDAY 2:00 - 4:00 PM
87 N STONEHEDGE DRIVE, GREENWICH
 Lovely 3 bedroom, 3.5 bath ranch style home on beautiful level corner lot in the heart of King Merritt. Finished walk out lower level with flexibility to be 4th bedroom or office. Lower level opens to private in-ground heated pool. \$1,675,000 MLS# 94301
 Peter Christiansen 203.536.0806



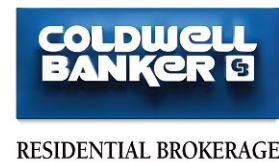
SUNDAY 1:00- 3:00PM
10 LOCKWOOD DRIVE, OLD GREENWICH
 Picture perfect 3 bedroom, 2 Bath updated Cape Cod located south of the village within walking distance to schools, beach and train in the charming Edgewater neighborhood. Private fenced back yard has a lovely stone terrace and flowering trees dot the landscape. Very special! \$1,395,000 MLS# 94877
 Pat Cameron 203.962.7627
 For additional photos, go to www.patriciacameron.com



SUNDAY 1:00 - 3:00PM
26 VALLEYWOOD ROAD, COS COB
 Classic Tudor – wonderful opportunity to own in Cos Cob's great neighborhood of Valleywood Rd. This 4 bedroom updated home has new windows, hardwood floors throughout and large, flat rear property. \$1,375,000 MLS# 94440
 Listing Agent Margaret Dietz 203.253.3243
 Open House Hosted by Eileen McManus 203.914.4099

189 -191 Mason Street | Greenwich, CT 06830 | 203.661.9200
 278 Sound Beach Avenue | Old Greenwich, CT 06870 | 203.637.1300

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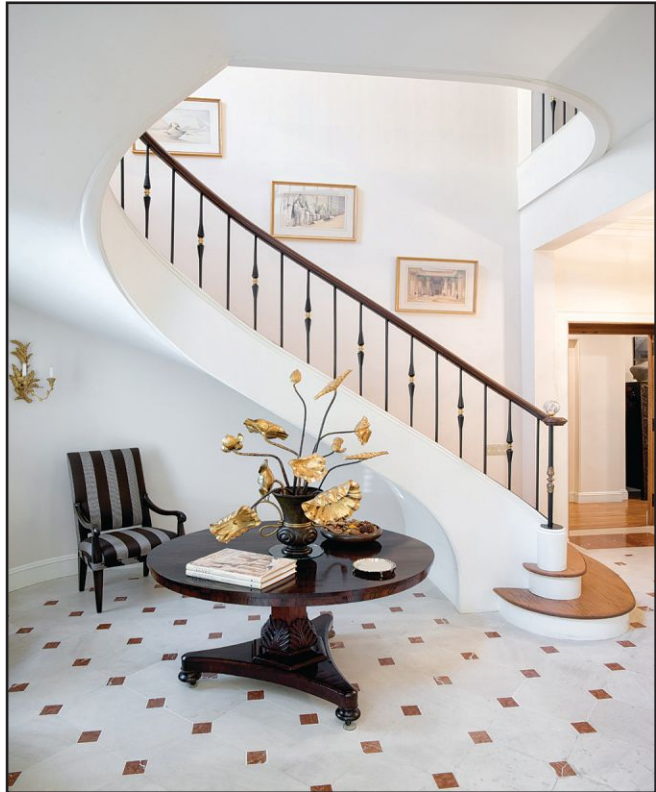
Glorious Brick Georgian On Quiet Private Lane Near Round Hill Road

This impressive home designed by the noted architect, Boris Baranovich was built for this owner to a wonderful standard of quality with great room scale, high ceilings, long windows, beautiful millwork and lovely floors plus there is a wonderful heated pool and a pool house

The gracious, curving wide driveway leads to the front entrance circle. A limestone portico shelters the handsome front door with a fanlight opening into the impressive center hall with a curving stairway up to the upper balcony. The generous living room with a fireplace has two window bays and a center pair of french doors to the terrace. The large, book-lined library with a fireplace has a lovely bowed wall with a large window to the garden views and there is a matching bowed wall with

a window in the marvelous family room with a fireplace which adjoins the beautiful kitchen with a center island and a sun filled breakfast room with three sets of french doors to the view. The formal dining room is very generous with lovely west facing windows. There is an exercise area and a back hall to the four car garage, over which is a wonderful apartment for guests or staff. The fabulous master suite has a fireplace, three exposures including the bowed wall with large windows to the

view, a lovely octagonal dressing room with a tray ceiling and a luxurious bathroom with a whirlpool bath and a separate shower. In addition, there are four ensuite bedrooms plus an upstairs family room in a wonderful layout. The wine cellar is large, and the systems include hydro-air HVAC. A pool house with a wall of windows to the terrace overlooks the superb pool. The whole feeling is one of quality and the property with such wonderful privacy is a delight. \$6,895,000 - Please contact us for details.



David Ogilvy Jane Basham Dancy Cassell
Deborah Ference-Gray Amanda Fry
Alice Hoyt Debbie Huffard Martha Jeffrey

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David Ogilvy & Associates

REALTORS



A Classic Georgian Manor in Round Hill

On a quiet and convenient side road off Round Hill Road, this superbly renovated Georgian overlooks four beautifully landscaped acres with a lovely pool, a hot tub, a pool house, beautiful terraces, a tennis court, a three bedroom guest house and a stone outbuilding

Handsome gates open to a broad driveway to the entrance circle and to a side courtyard. The architecture is marvelous with classic carved detailing, great window scale, a slate roof, beautiful floors, and high ceilings. The owners are great admirers of the famous 18th century English architects, Robert and James Adam, and the wonderful additions are in neoclassical Adam style, which harmonizes perfectly with the original house. A portico shelters the welcoming Dutch door at the front under a lovely leaded fanlight and classic sidelights. The center hall with curved mahogany doors, created by the brother-in-law of Prince Charles, and a powder room has a superb circular stairway with a continuous rail winding all the way up to the third floor, and arched openings into the memorable step-down living room with glorious panelling, a large fireplace, and three exposures, plus a glass door to the garden room

with three exposures, tall arched french doors to the terrace and flagstone floors. The architect, Christopher Smallwood, created this room in the manner of one at Osterly House by Robert Adam outside London. The magnificent dining room with a fireplace has lovely lighted corner cabinets as well as a breakfast room with a limestone floor with columns dividing the two areas. The generous family room modeled after the English house Daylesford by Adam has wonderful arched windows in a curved wall and a Palladian window as well as triple arches with bookcases at the entrance from the center hall. The heart of the house for daily living is the spacious family room and kitchen with a large sitting area with a bow window, a sunny eating area, a huge island and amazing storage space, plus a mudroom and a laundry room Upstairs via the lovely low riser stairway with a book lined niche at the top, there is a glorious

master suite with fireplaces in the bedroom and in the study dressing room, two lovely bathrooms, a dressing room and a wonderful large octagonal study with elaborate built-ins and closets. There are five additional bedrooms (two with fireplaces) with four renovated bathrooms, a back stairs and a large upstairs family room created from the original area of seven servants' bedrooms. The lower level has a panelled exercise room, hydro-air HVAC system, as well as the garages. The heated pool is a delight adjoining a hot tub bordered by lovely terraces, a charming architect designed pool house with changing areas, and a nicely hidden tennis court. Nicely set apart from the house is a three bedroom guest house with a sitting room, a wet bar and a bathroom. This is a wonderful estate house on a high and level site in a convenient area of Round Hill. \$11,500,000

Please contact us for details.



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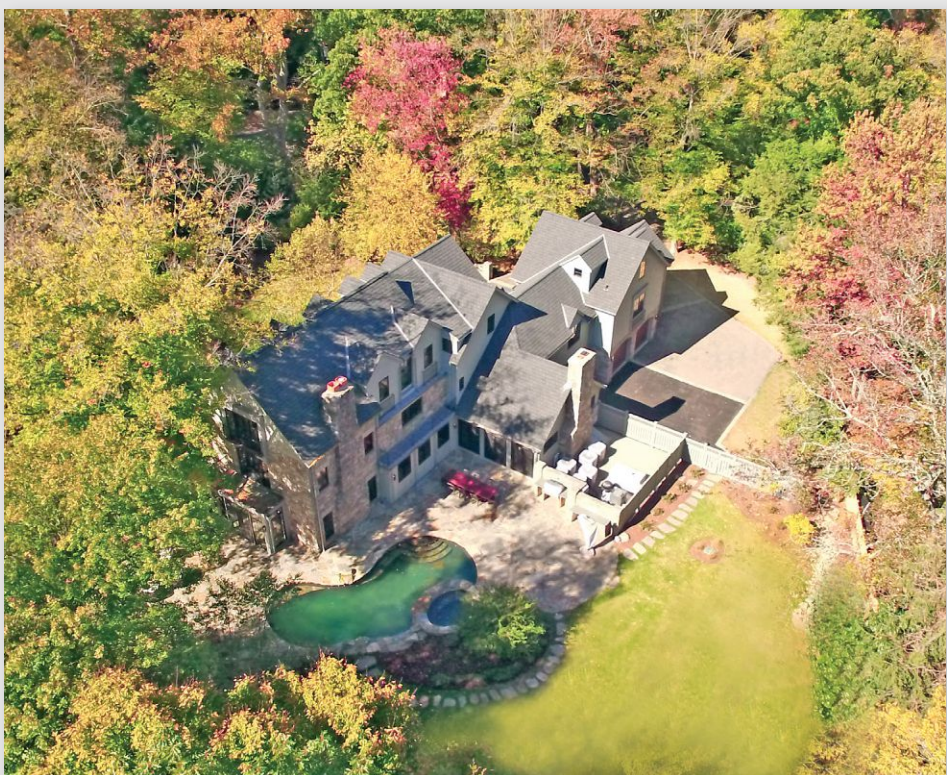




Kettle Creek Architecturally significant estate by noted architect, Roger Ferris. Kettle Creek's impeccable living spaces reflect state-of-the-art luxury & European elegance. Nearly 4 private, romantic acres including courtyards, terraces, pool house, pool & sports court. **#1 Schools Weston | \$4.5M**



Minute Man Handsomely sited on coveted cul-de-sac at Compo Beach, custom built and thoughtfully designed, this stone&shingle home offers beautifully proportioned rooms of style&sophistication. Four floors of sunny&spacious living accessible by elevator, incl 6 en-suite bedrooms. **Westport | \$5.998M**



Stony Brook Magnificent 5 bedroom colonial set on a .95 level acre with pool & spa seamlessly blends with its serene surroundings w/ hardwood floors, exposed stone walls & floor-to-ceiling windows overlooking the pond. Fabulous chef's kitchen, lavish master suite w/ balcony. **Westport | \$2.998M**



Fraser Don't miss out on this spectacular value! Renowned builder, Michael Greenberg, lavished attention on every detail of this astounding estate reigning over 3+ pastoral acres. 5-star BR suites, soaring vaulted great rooms, porches, pool, patio, cabana&tennis court – the allure must be experienced! **Westport | \$3.998M**



Not on MLS

Beachside This Westport colonial has been reimagined as a modern paradise by renowned designer Alice Black, and captures the beauty of life along the water. Enjoy unmatched privacy and proximity to gorgeous beaches on coveted Beachside Ave; with pool & tennis court. **Westport | \$7.995M**



Owenoke Modern, seaside retreat w/ 284' of direct waterfront in coveted Owenoke Park. Renowned designer, Mar Silver, created elegant spaces w/ walls of glass that seamlessly blend indoors & outdoors. Enjoy breathtaking views from multi-decks, water's edge pool, secluded garden & dock. **Westport | \$5.45M**

“ It is always a pleasure to work with you.
You have such a high degree of

*professionalism
& experience* ”

– K. Turner



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Genovesi

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