



REAL ESTATE

Deeds & Don'ts



INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

The Sporting Life Pony up \$21.5 million and this 18-acre Greenwich estate is yours. It's listed with Joseph Barbieri of Sotheby's International Realty in Greenwich. 203-940-2025.



JUST PLANE FUN

Got a plane or helicopter? Then you may be in the market for a private, licensed airstrip, approved for both machines, on 121 acres in Bethlehem. Called Irish Hills Farm, the property includes a 4,500-square-foot contemporary home designed by Jack Miller, famed for his rustic ski homes in Aspen. But the best news for would-be second-home owners who are both time-pressed and high fliers? The trip to and from Manhattan takes about 30 minutes. It lists with Peter Klemm of Klemm Real Estate in Washington Depot for \$3.5 million. 917-864-4940.

All In The Family

WHAT TRANSFORMS A HOUSE INTO A HOME? That's easy, it's the addition of a family—and all the love, laughter and, yes, *stuff* that broods bring along with them. Of course, families are infinitely varied ranging from a single gal and her beloved Maltipoo to a clan of six, with fully occupied in-law and au pair suites. This issue, we've selected a wide range of listed homes in hopes one of them entices you to call your Realtor and pay a visit—family in tow.

FOR THE BIGGEST BROODS

THE CLASSIC CONNECTICUT HOME IS LIKE A thoroughbred—graced with a stylish and sophisticated profile but built for an active life. And the estate called Oldfield Farm in Greenwich is not only like a beautiful horse but also accommodates a whole herd of them in its equestrian facilities, including palatial-looking barns and acres of paddocks. Built in 1990 on 18 acres, the spread has a Har-Tru tennis court and a swimming pool with a spa. The 15,000-square-foot villa-style main house is just as expansive with 33 rooms, including a total of 9 bedrooms and 16 bathrooms, along with a wood-paneled



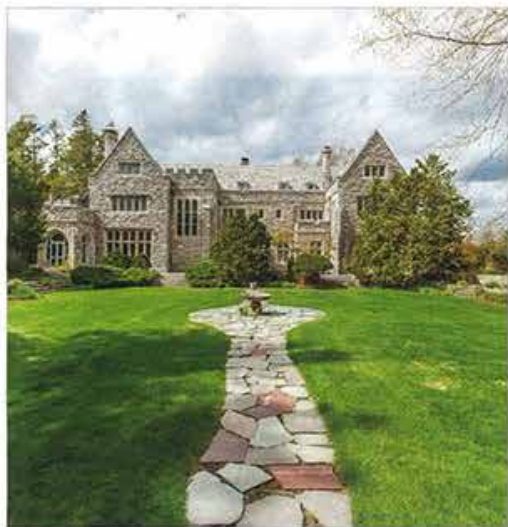
Pretty Practical This Ridgefield home offers practical amenities and fun features. Laura Freed of William Pitt Sotheby's International Realty in Ridgefield has the \$2,995,000 listing. 203-733-7053.

home theater, a billiards room, a gym, a steam room and a wine cellar. It lists for \$21.5 million with Joseph Barbieri of Sotheby's International Realty.

In Ridgefield, a shingle-style estate recently popped onto the market for \$2,995,000, offering six bedrooms and eight bathrooms. Next to the pool and spa, there's a pool house with a full kitchen inside and an outdoor kitchen and dining terrace. Additionally, there's a legal apartment—for in-laws or an au pair—above the garage. The 6,552-square-foot main house also offers fun and games on the lower level with a home theater, a fitness room, and a wood-paneled sauna. Laura Freed of William Pitt Sotheby's International Realty has the listing.



Luxurious Oasis on the Edge of the Village



New Canaan. A chic weekend getaway or elegant full time residence. Historic stone townhouse just steps from the shops and train. This largest unit in the Stepping Stones complex has three bedrooms all with their own baths, wonderful architectural detail, high ceilings, kitchen with granite and stainless appliances and multiple balconies. Completely unique and extraordinary.

\$1,475,000

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DEEDS & DON'TS



Rock Solid Bridgeport's Black Rock section is home to this circa-1937 waterfront Colonial. James Millington of William Pitt Sotheby's International Realty in Southport has the \$1,595,000 listing. 203-258-1049.

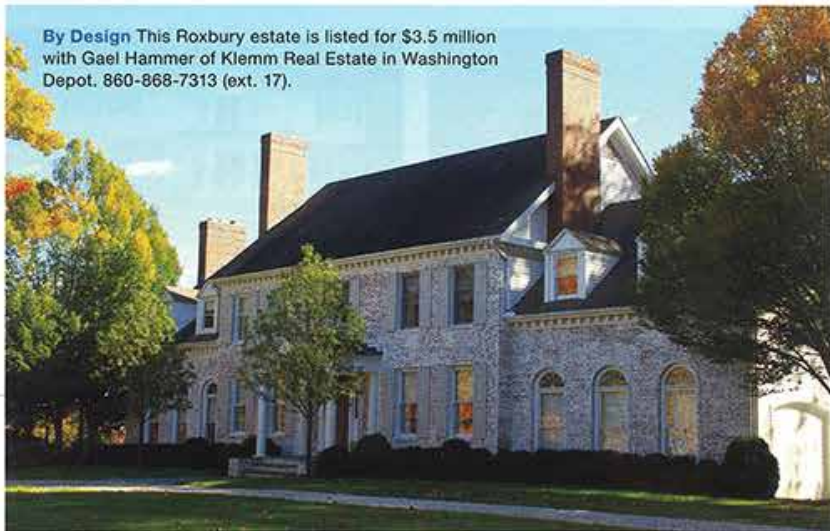


Directly on Black Rock Harbor in Bridgeport with a private stretch of waterfront is a circa-1937 Colonial once owned by former Congressman Christopher Shays. The family friendliness starts with the lifestyle offered by this tiny, tony neighborhood that sits on the Bridgeport/Fairfield line. From the house, kids can ride bikes to the local beach or walk to schools, shops and the many yacht clubs nearby. And everyone strolls the curving promenade along the harbor, and to the movie theaters and train station, just 10 minutes away on foot. Inside the 4,500-square-foot home are five bedrooms and four bathrooms, as well as a third-floor office suite with a balcony and a spiral staircase up to a roof deck. James Millington of William Pitt Sotheby's International Realty has the \$1,595,000 listing.

FOR COUNTRY FOLK

TOPPING OUR LIST OF UPSTATE AWESOMENESS IS A ROXBURY SPREAD SITED HIGH on eight acres with distant views over the Litchfield hills. The main house is a handsome Georgian built with whitewashed red brick—variegated in tone, with bricks rubbed raw in some spots, pristine white in others—and dressed up with loads of gables, dormers and chimneys. Built in 1989, the interiors were refreshed by owner and interior designer John Michael Murphy and feature a gorgeous formal living room with a handsome hearth set into a Palladian arch, soaring ceilings and wide French doors that open onto a terrace. The master bedroom has a fireplace, along with a gracious sitting room and an oversized soaking tub. For family fun outdoors, there's a fishing pond and a pool and terrace set into rolling lawns. Gael Hammer of Klemm Real Estate lists the property for \$3.5 million.

By Design This Roxbury estate is listed for \$3.5 million with Gael Hammer of Klemm Real Estate in Washington Depot. 860-868-7313 (ext. 17).



PHOTOGRAPH BY JASON MOSKOWITZ (ROXBURY)



DEEDS & DON'TS

Fun House This 13-acre spread in Washington has a long list of family-friendly features. It's on the market for \$5.5 million, represented by Peter Klemm of Klemm Real Estate in Washington Depot. 917-864-4940.



Also on our A-list is a Washington estate on nearly 13 hilltop acres. Crowning the spread is a six-bedroom, shingle-style home with fabulous, family-friendly spaces throughout. The glamorous kitchen has a fireplace and an oversized island for dining. The adjoining dining and living rooms also have fireplaces. And the plush lower level offers a gym, a theater and a game room. When spring finally comes (oh, please let it be soon), there's a covered porch with another hearth, a pool with sweeping views over the hills, and a tennis court with a pavilion. Peter Klemm of Klemm Real Estate in Washington Depot lists the home for \$5.5 million.

FOR CITY SLICKERS

A 14TH-FLOOR STAMFORD CONDO WITH CITY VIEWS OFFERS THE BEST OF BOTH coastal and in-town living. Not far from the water, Trump Parc Stamford is only a short walk to the Metro North station, with its 48-minute express rides into Grand Central. One of the building's best units, the home has two bedrooms and two bathrooms (plus one half bathroom) and a private balcony. Amenities include a fitness center, a lap pool with an adjoining outdoor terrace, saunas, a screening room, a billiards room and a roof deck for lounging and entertaining with views all the way to Manhattan. Robin Kencel of the Stevens Kencel Group, affiliated with Douglas Elliman Real Estate, lists the condo for \$1,375,000.

—Diane di Costanzo



Sunshine State
This Stamford condo with views over the city lists for \$1,375,000 with Robin Kencel of the Stevens Kencel Group, affiliated with Douglas Elliman Real Estate in Greenwich. 203-249-2943.

PHOTOGRAPH BY JULIEN JARRY (STAMFORD)

HALSTEAD PROPERTY

CONNECTICUT • NEW YORK CITY • HAMPTONS
NEW JERSEY • HUDSON VALLEY



SPECTACULAR VALUE – ROSEBROOK ROAD
New Canaan Warm, charming and distinctive, this romantic 1907 stone & shingle 7000SF beauty sits high on 3.1 gorgeous private acres with pool & outdoor firepit. Thoughtfully renovated with great style, taste, and modern amenities, the large, gracious sun-filled rooms offer inviting spaces for entertaining & casual living. Great location close to town. \$2.9M, Web#99099677 Mary Higgins 203.247.1625 mhiggins@halstead.com



PICTURE PERFECT IN EVERY WAY!
Westport Colonial built by renowned Able Construction located in the heart of Westport. Perfect flr plan & 4 fin levels for any lifestyle. Gourmet chef's kit w/eating area & adjacent FR look out on the pristine backyard through a wall of windows. Set on a flat acre beautifully landscaped with room for a pool. Enjoy the built-in fire pit & outdoor Wolf BBQ perfect for relaxing or entertaining inside & out! \$2.899M. Web#99130704 Helen Cusa 203.451.7731 hcusa@halstead.com Kecia Von der Ahe 818.590.7374 kvonderahe@halstead.com



SIMPLY AMAZING - PRIME LOCATION!
Rowayton Sunlit, charming, spacious and beautifully presented, this home sits on a .84A knoll - walk to the village, beaches, parks - the best of all worlds! Turn key all around with an eat-in cook's kitchen adjoining a stone fireplaced area with views of the private pool and terrace. Easy NYC commute! \$2.15M. Web#99133068 Mary Lopiano 203.912.4694 mlopiano@halstead.com

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