

Real Estate

ADVERTISING FEATURE • FRIDAY, SEPTEMBER 22, 2023 • SECTION R

HOT PROPERTY

Discover the Tranquility of Backcountry/R2

Luxury home has six ensuite bedrooms, elegant entertaining spaces—indoors and outside—and at-home amenities



204 Old Mill Road, Greenwich, is for sale. The owners are asking \$6.8 million for the backcountry luxury home. Cate Keeney, with Sotheby's International Realty, is the listing agent.

Contributed by Sotheby's International Realty



WHAT YOU CAN BUY: GREENWICH

3-bedroom single-family, with garage and office space/\$1.245 million

Page R8



WHAT YOU CAN BUY: COS COB

3- or 4-bedroom single-family in Cos Cob/\$1.795 million

Page R8



COLDWELL BANKER REALTY



New to Market in Riverside!

Public Open House Sunday, September 24th: 1:00 PM - 4:00 PM

236 Riverside Avenue, Riverside, CT | \$2,295,000

Tucked away at the end of a long driveway sits this delightful four bedroom, three bath home. Many unique contemporary touches have been added over the years to take full advantage of the spectacular gardens. Skylights, dramatic ceilings with artistically shaped glass all add to the ambience. The stunning living room with its high ceiling, fireplace and built-in shelving opens to both the dining room and one of three stone terraces. That hard-to-find first floor primary suite with a luxurious bath and sauna has serene views of the .75 acre property. A family room with access to the expansive lawn areas, lovely gardens, outbuildings and an enchanting playhouse to enjoy all add to the appeal of this gem.



Pat Cameron, SRES, GRI, ABR, CRS, E-Pro

Luxury Property Specialist

203.962.7627 | ritypcams@aol.com | www.patriciacameron.com

66 FIELD POINT ROAD | GREENWICH, CT 06830 • 278 SOUND BEACH AVENUE | OLD GREENWICH, CT 06870

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REAL ESTATE



Contributed by Sotheby's International Realty

The owners added the pool, spa and waterfall to the 4-acre lot. There's also a town-approved permit to add a future tennis court.

HOT PROPERTY

Discover the Tranquility of Backcountry

Luxury home has six ensuite bedrooms, elegant entertaining spaces—indoors and outside—and at-home amenities

By Gretchen A. Peck

Sotheby's Realtor Cate Keeney this month introduced 204 Old Mill Road, Greenwich, to the market. The six-bedroom house, garaging for four cars (plus two carports), and pool and spa are situated on 4 acres in backcountry, not far from mid-country Greenwich. It was built in 2005.

Greenwich Time spoke with homeowner Sue Ellen Henry about her family's time living here. They bought the property in 2005, when it was newly constructed and about 80% complete, Henry recalled. That afforded them the opportunity to customize the house to their needs. For example, they finished off the lower level, adding some amenities, including a home theater, a gaming/rec room, a home gym, and even a mirrored space with a ballet barre for the dancers in the family.

There's 11,111 square feet of living space, counting the main and second levels. The lower level effectively adds another 4,500 square feet to that figure.

The front door—made of mahogany, topped with a transom and buttressed by glass sidelights—opens to a dramatic entry hall, with natural oak wainscoting, custom millwork and a 20-foot ceiling, hand painted to evoke the sky. The owner attested that guests arriving for the first time have spoken about the space's wow factor. It naturally welcomes holiday decorations

Details

Address: 204 Old Mill Rd., Greenwich

Features: Built in 2005 on 4 acres in backcountry Greenwich, 204 Old Mill Road is a six-bedroom, 11,111-square-foot home, with elegant interiors, six ensuite bedrooms, garaging for four cars, plus two carports, a chef's kitchen, home theater and home gym, outdoor entertaining spaces and an in-ground pool, spa and waterfall.

Price: \$6.8 million

and milestone photos posed on the sweeping staircase.

The interiors have a nice balance between formality and warm, inviting spaces. Henry recalled enlisting the help of an interior designer with Ethan Allen, and she noted that the house lends itself to traditional or perhaps transitional furnishings and décor.

"A comment we've heard when people walk through the house is that it's a large home, but it doesn't feel empty and overly spacious; it feels a little cozier," the seller said.

Throughout the interiors, there are high ceilings—many, coffered—with custom millwork and inlaid hardwood floors.

The main level affords the entry foyer, a banquet-sized formal dining room, and the formal living room, with a granite-surround, oak mantel-topped fireplace. There's another fire-



Contributed by Sotheby's International Realty

The mahogany front door opens to this dramatic, two-story entry hall—a starting point for special occasions.

place in the library, flanked by built-ins crafted in oak.

The large kitchen island tends to be a hub for the family. The kitchen is particularly spacious, with wide pathways that accommodate multiple cooks, caterers and family traffic. They've equipped the space with a six-burner stove, two sinks, two dishwashers (the second one is in the butler's pantry), four refrigerator drawers and a Sub-Zero refrigerator-freezer.

The kitchen seamlessly opens to two family rooms.

Upstairs, there are six bedrooms, including an indulgent primary suite, with two sitting rooms, two baths and two large walk-in closet/dressing rooms. The five additional bedrooms all have private baths and large closets.

A private family room has been cleverly positioned on the second level, with a high cathedral ceiling, with reclaimed oak beams and skylights. Plus, there's a convenient second-level laundry, with two washers, two dryers, a utility sink and a folding area.

One of the major improvements that the owners made was to add the pool. It's nestled in the yard, just a short stroll from the house. There is also a town-approved site to add a



Contributed by Sotheby's International Realty

The elegant living room at 204 Old Mill Road has a 12-foot ceiling, French doors that open out to the grounds and outdoor entertaining areas, and a fireplace, with a granite surround and oak mantelpiece.

tennis court, if desired.

Regarding the backcountry location, the owner said they've appreciated the privacy, acreage and natural beauty of this particular region of Greenwich.

"We're just north of the parkway, about a half-mile, so we're not very deep into backcountry. It's a great location," she said. "We can

get to I-684 in five minutes, and to Brunswick School and Sacred Heart schools in a minute. And we're less than 10 minutes to the [Westchester County] Airport."

"It's a very peaceful home, private and away from the hubbub of central Greenwich," she noted. "We raised our kids here,"

she fondly reflected on the property.

The owners are asking \$6.8 million for 204 Old Mill Road.

Listing agent: Cate Keeney, Sotheby's International Realty; 203-618-3163 office; 203-536-8187 cell; cate.keeney@sothebyshomes.com



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WEB# GT3712476 • \$2,495,000
GREENWICH BROKERAGE 203.869.0700

Welcome Home

PRESENTED BY KIMBERLY JAMES

Greenwich • Just minutes from Pomerance Park, this 3-bedroom home in North Street school district offers utmost privacy with evergreens surrounding the back terrace overlooking the grounds. Don't miss the primary suite with cathedral ceilings, walk-in closet and private bath, and an oversized family room with a wood burning fireplace.

WEB# GT3712365 • \$1,245,000
GREENWICH BROKERAGE 203.869.0700

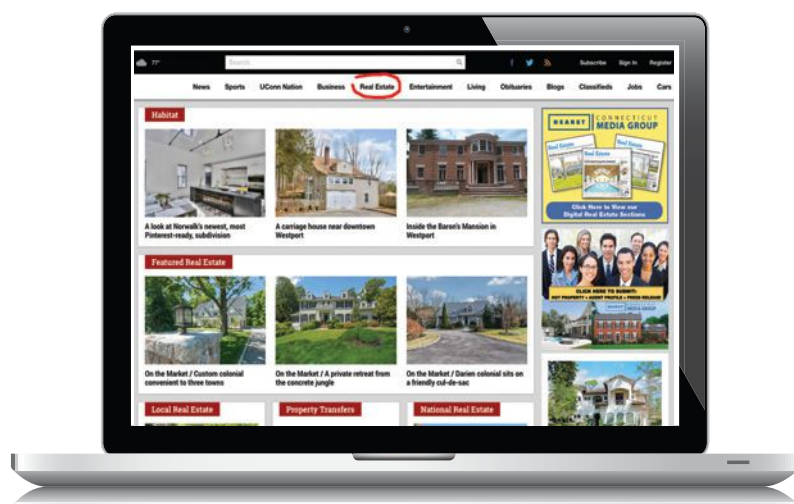


Source: OKMLS, MHMLS, CGNDMLS, SMARTMLS, 1/1/2022 – 12/31/2022, total dollar volume of single family homes sold by company, Westchester, Putnam, Dutchess, Columbia and Fairfield Counties combined.

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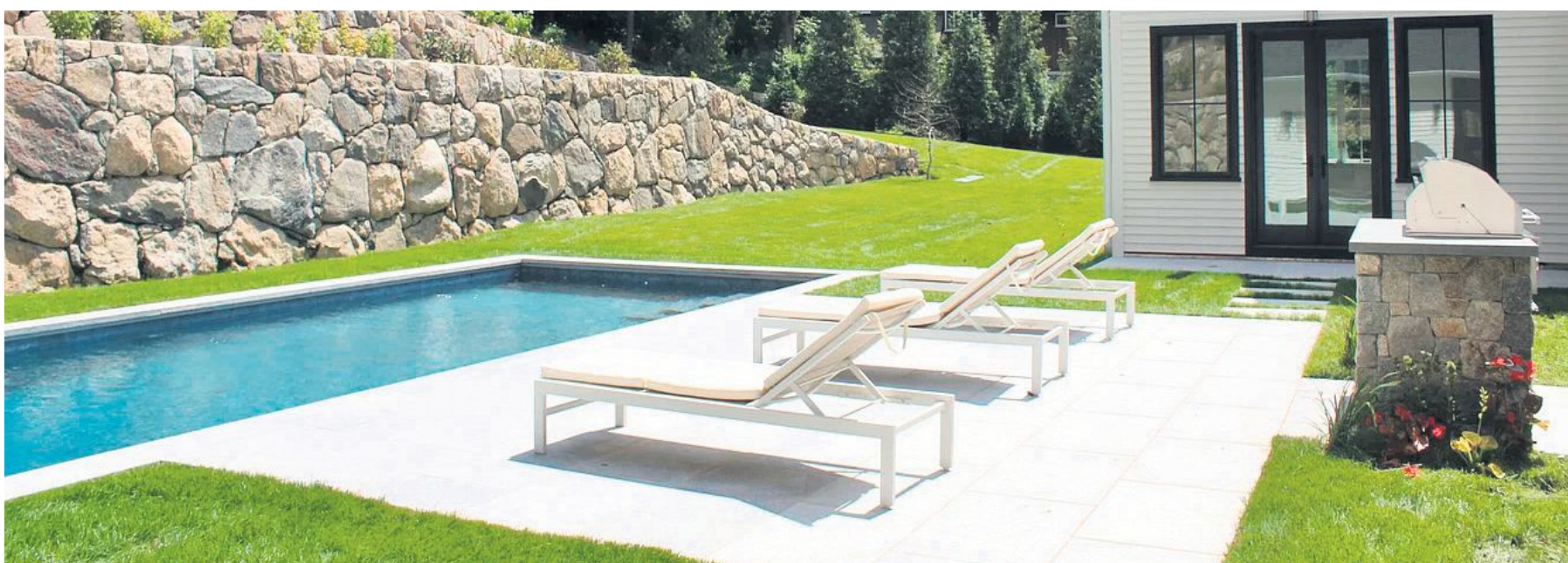
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AGENT PROFILE: NOAH FINZ

Broadcasting and video expertise enables local Realtor to tell a home's full and true story



Contributed Photo
Noah Finz

For more than 30 years, Noah Finz leveraged his talent as a communicator, as a TV anchor, host and sportscaster. He was recognized with awards from the Associated Press, Golden Mic, and with multiple Emmy Awards. His experiences and expertise led him to a new career in real estate marketing. He and his wife Kendra Farn—a TV veteran, as well—founded their own video production company, P Garryn Productions, a nod to their daughters' names. In 2020, he became a licensed Realtor, as well, and is affiliated with Houlihan Lawrence's Riverside brokerage.

To say that Finz is adept at marketing a home and leveraging digital technol-

ogies on his clients' behalf might be understatement. "I offer, as part of my listing services, a video marketing the house at no charge," he said. "The video is professionally produced, shot—including drone footage—and with a professional host giving a video walkthrough of the house."

Finz works with both buyers and sellers. He's particularly knowledgeable about the market nuances between Greenwich, Old Greenwich and Riverside, as well as Stamford.

"We are still seeing the ripple effects of the pandemic," he said. "Initially, it was a flurry of people seeking refuge from the densely populated areas. There were many people who

wanted to move, but figured they would wait on the sidelines until the frenzy ended. In the meantime, the number of homes dwindled. People who initially rented realized how wonderful it is to live here and decided to buy, further decreasing the inventory, and so, due to the decreased supply and continued demand, it continues to be a competitive process."

"If you are considering selling, there are still motivated buyers, and even with the changing economy, it is still a strong market for sellers," he suggested. "And for buyers, there are still great opportunities. They need to be patient, but when what they are looking for is available, they need to be ready to pounce."

Finz and his family live in Old Greenwich, where they are active members of the community. He's frequently engaged in fundraising for local charities and foundations, including the Alzheimer's Association, Pathways and Greenwich Point Conservancy. He's an honorary member of the Walter Camp Football Foundation. Golf and spending time with his family are his favorite pastimes.

Business: Houlihan Lawrence
Lives: Old Greenwich
Works: Riverside
Expertise: Digital marketing and videography
Contact: 203-698-1234 office; 203-915-5562 cell; nfinz@houlihanlawrence.com

SOUND OFF: MONICA COLLINS

Realtor Monica Collins offers advice to homeowners on how to extend the life and use of outdoor living spaces

With autumn around the corner, now is the perfect time to start thinking about ways to optimize your outdoor spaces. The crisp, cool evenings are the perfect time to be outside and appreciate the beautiful area we live in and take in the beautiful fall foliage.

Terrace, patio, deck or yard—all can be made into a space that can be enjoyed throughout the fall and into the winter season.

Start by creating a fun seating area that's suited to the size of your space. There are so many great outdoor seating opportunities. Let's add some color! Accents can include pillows and cozy throws for those chilly nights. Think red, yellow, orange!

A weather-resistant rug in warm complementary hues is always a nice addition to help make the space complete. Be sure to have tables

handy, with trays for snacks and drinks.

Now that you've set the stage, consider adding a fire pit. Choose one that fits with the size and look of your space. It can be both a light and heat source on brisk nights. Also, who doesn't enjoy s'mores in the fall and winter? Smokeless fire pits, like the Solo stove, are quite popular.

Next, you'll want to add the element of light. It can

be as simple or dramatic as one's taste. Lighting in the trees, lanterns, candles, string lights—there are so many options today, suiting anyone's budget.

Finally, you'll want to make sure to incorporate fall-themed plants and decor. Mums are always a great choice, planted in colorful pots or planters, depending on your space.

Ornamental grasses and greenery are nice, as well.

Pumpkins and gourds are a great decorative, finishing touch. Your friends will never want to leave!

Monica Collins,
Anderson Associates, Ltd.
203-561-5582 cell,
mcollins@greenwichliving.net



Contributed Photo
Monica Collins



The Engel Team Presents This Former Woolworth Estate Stunner



Open House | Sat & Sun, Sept 23rd & 24th | 2pm - 4pm | 85 Clearview Lane | New Canaan | \$3,400,000 | 5 BR, 5 BA, 2 Half BA | 3.2 Acres | Web# 170595505

This exquisite home nestled within the highly sought-after enclave of the original Woolworth Estate has undergone a series of meticulous renovations and updates, ensuring it epitomizes modern luxury and comfort. A game-changing 2019 renovation included converting the first-floor theater into the Trackman Golf Studio and a complete kitchen remodel. The kitchen offers floor-to-ceiling windows, countless smart home upgrades throughout, a primary suite with a cathedral ceiling, fireplace, new driveway and front walkway, garage floor upgrade with epoxy flooring, and an extra-long bay for oversized vehicles. Other highlights include the putting green, sand trap and a Victorian two story playhouse. There is something for everyone!



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ESSEX, CT



30 West Avenue

Iconic, Historical Landmark Home c.1780
 4 BR | 3/2 BA | 5,059 SF | 1.03 ACRES | \$3,480,000
 COLETTE HARRON | 860.304.2391 | 30westave.com

OLD LYME, CT



2 Lyme Street

Landmark Colonial Revival Mansion in Old Lyme Village
 9 BR | 8/1 BA | 9,029 SF | 1.88 ACRES | \$2,395,000
 BETH COTE | COLETTE HARRON | 2lymestreet.com

STONINGTON, CT



64 Montauk Avenue

Gatsby-Era Estate Built in 1929
 3 BR | 3/1 BA | 5,444 SF | 1.93 ACRES | \$2,349,000
 JUDI CARACAUSA | 860.912.9903 | 64montaukavenue.com

ESSEX, CT



12 Racketts Lane

Stunning, Elegant Residence in Essex Village
 3 BR | 3/1 BA | 3,637 SF | 1.46 ACRES | \$1,890,000
 JENNIFER CAULFIELD | 860.388.7710

REAL ESTATE

WHAT YOU CAN BUY

Hearst Connecticut Media 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 \$1,245,000 to \$1,795,000 range.

3-bedroom single-family, with garage and office space/\$1.245 million

Address: 304 Orchard St., Greenwich
Beds: 3 **Baths:** 3 **Square footage:** 2,717

Listing agent: Kimberly K. James, Houlihan Lawrence, Greenwich brokerage; 203-979-9166 cell; kjjames@houlihanlawrence.com



Contributed Photo

Built in 1950, 304 Orchard Street is a three-bedroom, three-bath home that's been pre-inspected prior to its debut on the market, according to the listing broker. The 2,717-square-foot house has lightly finished hardwood flooring. The front door opens to the kitchen, designed with a center island that has a gas cooktop, white cabinets and appliances in stainless finishes. The main level also comprises a living room and family room—both with fireplaces—a 13-by-10-foot dining room, and a large den that opens out to the backyard. Just off the central staircase is a 10-by-9-foot room that works well as a home office. Three bedrooms are on the second level, including a primary bedroom, with a private bath and a fireplace. The two other bedrooms share a full hall bath, and there's a centrally positioned walk-in closet on this level, as well. In the lower level, there's an abundance of storage space, plus a laundry area and a cedar closet—ideal for storing off-season wardrobe or decorative items. This home also has an attached double garage. Sliders in the den open out to a patio, for outdoor seating, dining furnishings and grilling equipment. There's also a secondary seating area in the backyard—the perfect place to place a wood-burning or smokeless fire pit, perhaps. Assigned Greenwich Public Schools for this address are Cos Cob School (K-5), Central Middle (6-8) and Greenwich High (9-12).

3- or 4-bedroom single-family in Cos Cob/\$1.795 million

Address: 21 Barton Ln., Cos Cob
Beds: 3 **Baths:** 3 **Square footage:** 2,850

Listing agent: Cheryl Makrinos, Sotheby's International Realty; 203-869-4343 office; 203-618-3147 cell; cheryl.makrinos@sothebys.realty



Contributed Photo

Sited on a 1-acre lot, part of a cul-de-sac community in Cos Cob, 21 Barton Lane is a three-bedroom split-level home, with the potential to add a fourth bedroom. The house has an attached two-car garage. Built in 1962, the 2,850-square-foot home has been recently renovated. It has hardwood flooring throughout the public rooms. The main level has open-plan living, with a living room, dining area, gourmet kitchen and a multi-functional three-season room. There's a wood-burning fireplace in the living room, and the kitchen is equipped with high-end appliances from Thermador. Three bedrooms are on the second level, including a primary bedroom suite. All three bedrooms have large closets, and there is both a cedar closet and a linen closet in the center of the floor plan. There's a family room in the lower level. It's appended with a pellet stove, which provides extra cozy and comfort when the temperatures plunge. Another lower-level room would work well as a home office, if the buyer requires one. For outdoor living, there's a fire pit area and a covered front porch to enjoy. The grounds feature expansive lawns, perennial gardens, a vegetable garden, irrigation system and an invisible fence. Assigned Greenwich Public Schools for this address are North Street School (PK-5), Central Middle (6-8) and Greenwich High (9-12).



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Greenwich



2 Martin Dale, Greenwich, CT
4 BD 4 BA 4 HB • \$8,800,000

This timeless stone and clapboard center hall colonial exudes luxurious details and beauty. Four perfectly executed levels filled with rich finishes, harmonious colors and layered textures.

Brian Milton
203.900.4020 • brian.milton@compass.com

Greenwich



33 Boulder Brook Road, Greenwich, CT
6 BD 7 BA 2 HB • \$6,995,000

On a mid-country cul-de-sac, this beautiful, hi-tech home comes with pool, lower-level entertainment area with media room, gym, massage room, bar and pool table. All BRs are en suite and walk in closets.

Russell Pruner + Mark Pruner
203.524.4998 • russell.pruner@compass.com

Greenwich



58 Perkins Road, Greenwich, CT
5 BD 5 BA 3 HB • \$5,685,000

Gorgeous mid-country property, custom built for current owners. Over 3 acres of level grounds with complete privacy but easy proximity to all that Greenwich has to offer. Let the gated entry welcome you.

Shelly Tretter Lynch + Chris Gugelmann
203.550.8508 • shelly.tretterlynch@compass.com

Riverside



23 Meadow Road, Riverside, CT
6 BD 3 BA 2 HB • \$4,200,000

A landmark property with 0.7 acres in prime Riverside location, this classic colonial has been beautifully updated while retaining its original character with coffered ceilings, stained glass windows and more.

Mia Simonsen
203.682.5770 • mia.simonsen@compass.com

Greenwich



61 Byram Terrace Drive, Unit A, Greenwich, CT
2 BD 2 BA 2 HB • \$1,399,000

This exquisite luxury home, designed by Granoff Architects, showcases high-end construction and meticulous attention to detail. It is perfectly situated with a welcoming front porch, private terrace, and park-like views.

Michael Ferraro
203.448.7321 • michael.ferraro@compass.com

Greenwich



56 Sherwood Place, Unit 8, Greenwich, CT
2 BD 2 BA 1 HB • \$1,000,000

Gorgeous townhouse within walking distance to Greenwich Ave and more! This light and bright unit features beautiful hardwood floors, open concept living/dining/kitchen and one car garage.

Suzette Kraus + Tyler Grad
914.582.2551 • suzette.kraus@compass.com

Greenwich



165 Putnam Park, Unit 165, Greenwich, CT
3 BD 2 BA • \$850,000

Open House Sunday, 2-4. Beautifully renovated townhouse. Gleaming hardwood floors throughout, and a large light-filled living room has a balcony for you to look out onto the wonderfully landscaped grounds.

Roseann Sarica Benedict
203.979.9104 • roseann.benedict@compass.com

Greenwich



15 Lucy Street, Greenwich, CT
3 BD 1 BA • \$585,000

Welcome to this charming home located in the heart of Glenville; a perfect haven for a tranquil retreat. The interior features an updated kitchen, perfect for those who love to cook and entertain.

Angela Swift
203.253.5292 • angela.swift@compass.com

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