

REAL ESTATE

LUXURY LIVING

Greenwich is home to an architectural array

Home styles range from the modest and manageable to grand and statuesque



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Completed in 2008 and architecturally styled in the fashion of a French Normandy manor, 88 Cedar Cliff Road in Riverside is newly listed for sale. The six-bedroom residence was designed by Douglas VanderHorn Architects. It's situated on a 1.77-acre lot in the private Indian Head Association. Sotheby's International Realty in Greenwich is the listing brokerage. The asking price for the property is \$25.5 million.

By Gretchen A. Peck

Across Greenwich, there are nooks and neighborhoods where you may find precisely the type of homes you'd expect — shingle-style colonials along the shoreline of Long Island Sound and grand mansions with lots of square footage and large swaths of land the further you travel toward mid-country and backcountry. But Greenwich, in fact, has a full spectrum of architectural styles represented here. You'll find everything from quaint ranches and Cape-style colonials to ornate Victorian-period antiques. There are some famous examples of mid-century modern homes and more recent contemporary designs that may appeal to buyers who appreciate a more sleek and unadorned aesthetic. At a certain luxury-market price level, the options expand to larger homes inspired by European and Mediterranean design. Peruse the latest homes listed for sale across town, and you'll notice how broad the architectural spectrum.

"The architectural styles are very diverse throughout Greenwich," according to Realtor Sarah Muir, who's affiliated with Sotheby's International Realty's Greenwich brokerage. "There are properties that range from historical homes built back in the 1700s to the most modern contemporary styles and everything in between."

Muir is currently working with the seller of 3 Woodside Drive in the Milbrook Association — at deadline, "coming soon" to the market for \$4.395 million. The location affords a private, gated community that has close proximity to area schools, shopping, restaurants, the train station, golf course and country club.

"My new listing is one of the original homes built in the Milbrook Association back in the late 1920s. There is actually an original plaque on the walkway that names the home 'Milbrook Manor.' While I refer to the style as a "stone

manor," I think the architecture reads like a Tudor. There are gorgeous leaded glass windows throughout, lots of beautiful arched windows, and lovely built-ins and millwork," Muir explained.

"Milbrook is known for Tudor style homes, but there are quite a few colonials throughout, as well," she added.

"Two stone manors were built at the same time in the late 1920s, by the same architect, named Joseph H. Ziluca. He built two stone castle-like homes; one at 3 Woodside Drive and one at 72 West Brother Drive. They are similar in their presence and curb appeal," Muir explained.

Located in Greenwich's Pemberwick community, 13 Cross Street is a 2022-renovated, four-bedroom Cape colonial in a neighborhood setting. Remy Cook, a Realtor with Douglas Elliman Real Estate's Greenwich brokerage, represents the seller, who is asking \$888,888. Cook pointed to the floor plan's flexibility, and that the house is "deceptively larger" than it seems, thanks to a newly finished lower level. "13 Cross Street is in the style of a Cape Cod that became popular after WWII," he explained in an email. "The immediate neighborhood features houses of similar size." Cook is hosting a public open house at the property on Sunday, May 1, from 1 to 3 p.m.

Realtor Roberta Jurik, with Berkshire Hathaway's brokerage in Greenwich, was enlisted as the seller's representative for 12 Roosevelt Avenue in Old Greenwich, a charming five-bedroom home that's mere blocks from the beach. It's relatively new construction, completed in 2016, but the architectural design harkens back to the Victorian era, with its gabled roofline and covered front porch. Among the five bedrooms is a lovely primary suite, with a walk-in closet and a private bath, designed with double vanity sinks, a freestanding soaking tub and a shower with a soothing rain head.



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Listed for \$2.895 million, the five-bedroom single-family home at 12 Roosevelt Avenue in Old Greenwich was built in 2016, with the charm and character of a late-Victorian antique. Berkshire Hathaway HomeServices, New England Properties is the listing brokerage.

Jurik refers to it as "impeccably maintained" in the listing. The asking price is \$2.895 million.

For luxury-home buyers with a preference for contemporary style, there's 33 Grossett Road in Riverside to consider. The seven-bedroom more than 7,100-square-foot residence was designed by Mockler Taylor and build in 2021 by Argus Development. It has stellar examples of contemporary design, with a balance of hardwoods, stone and glass incorporated into the architecture and interiors. This modern, high-tech home, complemented by a saltwater pool and hot tub, is situated on a 0.51-acre lot, on a cul-de-sac in the Willowmere Association. The Metalios Group at Houlihan Lawrence, led by Realtor Joy Kim Metalios, represents the seller, who is asking \$7.95 million.

Leslie McElwreath, senior global real estate advisor with Sotheby's International Realty in Greenwich,

is the listing agent for the magnificent French Normandy manor at 88 Cedar Cliff Road in Riverside. Douglas VanderHorn Architects cleverly designed the home, a portion of which is a preserved 1928-era historic house. It was completed in 2008 and is one of the properties that makes up the private Indian Head Association.

This truly one-of-a-kind home is found a community of grand houses made of stone or stucco, she explained.

"The house itself is divine, but the setting is beyond compare," McElwreath suggested to earnest buyers. "The 1.77 acres are tastefully landscaped, with a meditation garden and labyrinth. As you lay next to the pool, the New York City skyline is in the distance."

The property includes some wonderful places to enjoy the outdoors, including porches and terraces, a pool, manicured lawn and



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Built in 1930, 3 Woodside Drive in the Milbrook Association is one of the original homes in the private enclave. Today, it's known by the neighbors as "Milbrook Manor."

sculpted gardens. The main house and garages are complemented by a two-bedroom guest cottage, as well. The seller is asking \$25.5 million for the compound. "Greenwich benefits from a broad array of architectural styles," McElwreath

remarked. "It runs the gamut, from antique colonials to brick and stone Georgians and mid-century modern, and almost every other style you can imagine. We truly have something for everyone."