

# Real Estate

ADVERTISING FEATURE FRIDAY, MARCH 8, 2024 SECTION R

## LUXURY LIVING

### By the beach/R2

A spotlight on properties for sale around Greenwich, which are close to beaches, both private and public



Contributed by Sotheby's International Realty

A mere eight-minute drive from Greenwich Point Park, the newly constructed six-bedroom colonial at 27 Weston Hill Road, Riverside, is on the market for \$5.495 million. The listing agent is Leslie McElwreath, senior global real estate advisor at Sotheby's International Realty in Greenwich.



WHAT YOU CAN BUY: GREENWICH

Center-hall colonial, with pool and three-car garage/ \$4.695 million

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WHAT YOU CAN BUY: GREENWICH

Custom-designed and professionally landscaped in mid-country/ \$4.895 million

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### Picturesque Land in Prime Backcountry Location

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203.912.4853  
Sue.Frano@cbrealty.com  
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## REAL ESTATE

## LUXURY LIVING

## By the beach

A spotlight on properties for sale around Greenwich, which are close to beaches, both private and public



Contributed by Houlihan Lawrence

**7 South Crossway—in the Lucas Point Association—is listed for \$5.995 million by Ellen Mosher of Houlihan Lawrence's Greenwich brokerage. The property's buyer will enjoy deeded beach rights and access to the association's boatyard and dock.**

**By Gretchen A. Peck**

Living close to the coast and having access to a beach—whether private or public—creates a certain year-round lifestyle that changes through the seasons. In the off-season, beaches can provide respites for sandy strolls, bird watching, and quiet contemplation. During the height of summer, the beach is the place to be for beating the heat and frolicking with friends and family. It's no surprise that living near a beach or having one of your own is a high-value amenity, and Greenwich is fortunate to have several public beaches—including one on an island, accessible by ferry—as well as pristine private beaches for waterfront associations.

Rachel Franco is a Realtor with Sotheby's International Realty in Greenwich and the listing agent for 10 Lockwood Road in Riverside. Originally built in the late 1970s, the six-bedroom, 3,700-square-foot farmhouse-style colonial house was gut renovated in 2023 and transformed into a fresh, modern and turnkey residence that Franco describes as “essentially an all-new house” in the listing description.

Situated on a 0.34-acre lot, this home has some fabulous outdoor living and dining spaces, accessible through nano doors that create true indoor-to-outdoor flow. Plus, the property is less than 10 minutes from the Greenwich Point Park and beach—still affectionately referred to as Tod's Point by long-time residents.

“Being in the heart of Riverside, one of the great benefits is the close proximity to the waterfront, including Tod's Point, which offers fantastic recreational

opportunities for the whole family. We raised our children in Riverside, and one of our favorite things to do was to take our children to Tod's Point to play on the beach. The dining deck at the Sue H. Baker Pavilion has become a favorite for beachfront dining,” Franco told Greenwich Time. The asking price for 10 Lockwood Road is \$3.495 million.

Located almost equidistant from Byram Park—known for its beach, swimming pool, tennis courts, town marina and picnic facilities—and Greenwich Point Park's beach, is 14 Salem Street in Cos Cob's village. This turnkey four-bedroom shingle-style home “offers urban convenience and suburban peace,” according to listing agent Joy Kim Metalios, who leads the Metalios Team at Houlihan Lawrence. It's part of a cul-de-sac community that's close to the Millbrook Club and is within walking distance to both the Sachem Nature Preserve and Loughlin Avenue Playground. The asking price is \$1.775 million.

“Life near the beach is a permanent vacation! Living close to the beach promotes both a healthy lifestyle and a positive attitude,” according to Leslie McElwreath, senior global real estate advisor with Sotheby's International Realty. “The ability to walk, run or bike to the beach is always a desirable amenity and Riverside and Old Greenwich benefit from their proximity to the Long Island Sound.”

Such is the case with McElwreath's listing at 27 Weston Hill Road in Riverside. This is a newly constructed six-bedroom home, built in 2023 on 0.31 acres. Recently featured in Greenwich Magazine, the house is “stylish and

meticulously crafted,” McElwreath teases in the listing description. The 6,607-square-foot residence, with an attached two-car garage, delivers seasonal views of Greenwich Cove. It's just 2.4 miles to Greenwich Point.

In addition to compelling properties close to Greenwich's public beaches, there are a handful of properties on the market right now with beaches of their own or association-maintained beaches and waterfront amenities. Take, for example, 7 South Crossway in the waterfront Lucas Point association. Built in 1905, beautifully updated and situated on a lovingly landscaped 0.47-acre lot, this shingle-style colonial affords six bedrooms and 5,560 square feet of interior living space. The seller's agent is Ellen Mosher, a Realtor with Houlihan Lawrence's Greenwich brokerage. The buyer of this property will enjoy deeded rights to the private beach, a boatyard and dock.

“7 South Crossway is exactly what Old Greenwich living is all about,” Mosher remarked. “The grand front porch—to watch the sunrise and the sunset from the dual swinging benches—sets the stage for a peaceful, fun lifestyle. The amenities one gets for the \$1,500 HOA fee are incredible: private beach, dock and boatyard.” The asking price for 7 S. Crossway is \$5.995 million.



Contributed by Sotheby's International Realty

**Less than 10 minutes from Greenwich Point Park and beach, 10 Lockwood Road, Riverside, is on the market for \$3.495 million. Rachel Franco, with Sotheby's International Realty, is the listing agent for the six-bedroom home, which was completely renovated, inside and out, in 2023.**



Contributed by Houlihan Lawrence

**14 Salem Street, Cos Cob, is offered to the market for \$1.775 million. The property is listed by Joy Kim Metalios and the Metalios Team at Houlihan Lawrence. This four-bedroom, 2,693-square-foot home in Cos Cob's village is equidistant to Byram Park's and Greenwich Point's beaches.**

## 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 \$4,695,000 to \$4,895,000 range.

#### Center-hall colonial, with pool and three-car garage/\$4.695 million

**Address:** 25 Birch Ln., Greenwich  
**Beds:** 4 **Baths:** 7 **Square footage:** 6,307

**Listing agent:** Leslie McElwreath, Sotheby's International Realty; 203-618-3165 office; 917-539-3654 cell; [leslie.mcelwreath@sothebys.realty](mailto:leslie.mcelwreath@sothebys.realty)



Contributed Photo

Built in 2011, the classic center-hall colonial at 25 Birch Lane, Greenwich is situated on 1.09 acres. It's in a "prime neighborhood, convenient to all schools and Greenwich Avenue," according to the listing agent. The 6,307-square-foot home affords a buyer either four or five bedrooms. The floor plan begins in a double-height foyer, which opens to a formal living room (with a fireplace) and library with custom built-ins. A gourmet kitchen is filled with natural light. It opens to a breakfast room and family room (with a fireplace). Completing the first floor are a butler's pantry, a formal dining room, powder room, pool bathroom, a mudroom, and access to the attached three-car garage. For outdoor living and dining, there's an expansive backyard terrace—complete with a wood-burning fireplace—and an inground pool. Four bedrooms are on the second level, including three ensuite bedrooms and the primary suite. A bonus room could be used as a fifth bedroom or perhaps as a home office. The property has public water service and a private septic system. Greenwich Public Schools for this address are North Street School (PK-5), Central Middle (6-8) and Greenwich High (9-12).

#### Custom-designed and professionally landscaped in mid-country/\$4.895 million

**Address:** 6 Hill Rd., Greenwich  
**Beds:** 5 **Baths:** 5 **Square footage:** 5,886

**Listing agent:** Virginia W. Hamilton, Houlihan Lawrence; 203-962-4788 cell; [ghamilton@houlihanlawrence.com](mailto:ghamilton@houlihanlawrence.com)



Contributed Photo

The center-hall colonial at 6 Hill Road was designed by Oliver Cope Architect, LLC, and built in 2003. It is situated on a 1-acre lot in mid-country Greenwich. Among the 5,886-square-foot interiors, there are four fireplaces, wainscotting, French doors and high ceilings and generously proportioned rooms. The first floor comprises an entry foyer, formal living room, kitchen, dining room, family room, home office, powder room and laundry. Five bedrooms are on the second level, including a primary suite, which affords a walk-in closet and ensuite bath. The house has a walk-up attic and unfinished basement, as well. In 2020, a new shingle-shake roof and copper gutters were installed. Sam Bridge Nursery's professional landscaping designers reimagined the yard and added new plantings over the course of two seasons (2018-2019). For outdoor living, dining and entertaining, the property affords a level yard, flagstone terrace and an inground pool. The house has an attached, oversized two-car garage, a security system, public water service and a private septic system. Greenwich Public Schools for this address are North Street School (PK-5), Central Middle (6-8) and Greenwich High (9-12).

### SOUND OFF: ROSEANN SARICA BENEDICT

## If you're considering retirement, rest assured your local Realtor can help with the transition

So, you are considering retiring from your job. For most people, that's a great decision—a time to relax, unwind and do all those things on your bucket list. The next question might be: Where should I retire, and what do I do with my current house?

The first step should be to speak with an experienced local Realtor. Having a conversation with a local professional about keeping your home, renting it out or selling it will help you determine how best to realize your goals.

The strength of the housing market and local home values can have a big

impact on how much you make from the sale of your home. If possible, it's always best to time your sale to maximize your profits. Your agent will help you find the service providers you need to stage a home, update your landscaping, make minor repairs, and make sure it is ready to show.

Your Realtor will also be able to provide professional photos, floor plans and videos. Always make sure your agent uses a wide array of marketing tools for your property—snail mail, targeted advertising, and social media posts, as well as open houses.

Now where will you move to? I always suggest to clients to visit possible retirement destinations. Drive through the area. Stay overnight for a few nights. Visit the shops and restaurants. Do these areas have enough for you to do, whether it's volunteering, fishing, hiking, playing sports or immersing in cultural events.

Renting a home for a short while in that area will also help you decide if this is the right location. Other factors to consider are the cost of living, taxes, and the state and accessibility of the local healthcare system. Is it

easy to get in and out of the main hub for traveling purposes?

Your hometown Realtor will most likely be able to refer you to an agent in the town where you'll be settling. Most agents have strong referral networks, so that will save you from just picking any Realtor there.

Taking these steps should ensure that the moving to the next chapter of your life will be seamless.

**Roseann Sarica Benedict, The Roseann Sarica Benedict Team, Compass Connecticut, 203-979-9104 cell,**



Contributed Photo

Roseann Sarica Benedict

### AGENT PROFILE: ALICE DUFF

## A career that spans 35 years—with countless happy clients—makes Alice Duff a Greenwich market expert



Contributed Photo  
Alice Duff

Alice Duff is one of Greenwich's preeminent residential real estate professionals and dedicated community leaders. She has been named Realtor of the Year and inducted to the Hall of Fame by the Greenwich Association of Realtors, in addition to receiving countless awards as a top producer.

With over 600 transactions in her 35-year career, Duff brings deep expertise and a tireless love for real estate and Greenwich to each client relationship.

She specializes in helping new residents become es-

tablished in the Greenwich community, while also working with her many repeat clients. She is widely recognized by clients and colleagues as a resourceful, knowledgeable and dedicated client advocate, and she takes great pride in personally handling every aspect of each transaction.

She began her career at Duff Associates, which her husband founded in 1973 and merged with William Pitt (now William Pitt Sotheby's International Realty) in 2008. She has been a member of the National Association of Realtors,

Connecticut Association of Realtors, and Greenwich Association of Realtors since 1985. She also served on the board of the Greenwich Association of Realtors, and has been actively involved on their awards, professional standards, scholarship, and local-issues committees.

Duff's extensive knowledge of Greenwich stems from her dedication to a spectrum of civic, community and school organizations. She is currently serving her 15th term as an elected member of the Representative Town

Meeting, the legislative body for Greenwich. She has also been an active volunteer at North Street School and Greenwich Country Day School and has served on a myriad of local boards, including Northeast Greenwich Association, Greenwich Hospital, American Red Cross, Smith College Club, Community Answers, Field Club of Greenwich, Greenwich Skating Club, and the Deer Park Association. She and her husband were founding property donors to the Greenwich Land Trust. She enjoys

other interests, as well, including racket sports. She has held national rankings in both tennis and platform tennis.

**Business:** Sotheby's International Realty  
**Lives:** Greenwich  
**Works:** Greenwich brokerage  
**Expertise:** A more than 35-year career in Greenwich real estate  
**Contact:** 203-618-3132 office; 203-550-7337 cell; [alice.duff@sothebys.realty](mailto:alice.duff@sothebys.realty)