

LUXURY LIVING

Gather ‘round the glow of the fire/R8

As a hint of fall lingers in the evening air, outdoor fireplaces promise a cozy seasonal transition



Contributed by Sotheby's International Realty

Listed for \$16.995 million by Sotheby's International Realty's Greenwich brokerage, 543 Stanwich Rd., Greenwich, has two outdoor fireplaces — one incorporated into a covered patio just off the main-level entertaining rooms, and a second positioned just outside the pool house.



WHAT YOU CAN BUY: GREENWICH

Renovated four-bedroom home in King Merritt Acres/\$2.495 million

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WHAT YOU CAN BUY: GREENWICH

Stone-and-shingle home with pool in Calhoun Association/\$2.995 million

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Sotheby's
INTERNATIONAL REALTY



386 Taconic Road

4 BD | 4 BA/1 PBA | \$15,000/MONTH

Secluded on 2.26 sylvan acres, this recently renovated contemporary offers airy and bright spaces with high ceilings and comfortably sized rooms. Anchored by a fireplace, the glass walled family room has double height ceilings and overlooks the private backyard. The spacious gourmet kitchen with a breakfast room features Wolf, SubZero and Miele appliances and a covered porch leading the patio with barbecue. There is a formal dining room, powder room and laundry room also on this floor. The 2nd floor owner's suite with double height ceiling has a spectacular bathroom with Waterworks soaking tub and separate shower. There are 3 more bedrooms on this floor and 2 full baths. The finished lower levels hosts a media room, billiards room, sauna, 2nd laundry room and full bath.

GREENWICH BROKERAGE | ONE PICKWICK PLAZA, GREENWICH, CT 06830

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REAL ESTATE



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49 Edgewater Dr., Old Greenwich, is on the market for \$1.695 million. It's a 1920s-built bungalow with three bedrooms, three baths, a detached one-car garage and a flagstone patio.

HOT PROPERTY

Neighborhood setting, on an inlet

Property comprises 3-bedroom house, garage and patio

By Gretchen A. Peck

The three-bedroom shingle-sided bungalow in the heart of Old Greenwich at 49 Edgewater Drive is offered to the market for \$1.695 million. Realtor Edward Mortimer of Sotheby's International Realty in Greenwich is the seller's agent.

The homeowner recalled to Greenwich Time how the private backyard and the house's charm enchanted her when she was the buyer.

During her time here, the owner converted the heating system from oil-powered to a high-efficiency gas furnace. She replaced the roof, put in new air conditioning units, "refreshed" the kitchen, updated the bathrooms and installed new hardwood flooring in the primary bedroom.

Besides these key updates to the 2,057-square-foot house, much of the original 1920s-era architectural detail remains.

"The home itself has many original design features, including the beautiful stone fireplace, hand-crafted built-ins in the dining room and living room, hardwood floors on the main level, and crown moldings, too," the seller explained.

The main level floor plan begins just inside the front door; to the right is a 12-by-12-foot dining room, and to the left is a spacious living room with a fireplace. There's also an eat-in kitchen with a pantry, a family/sunroom, one of the three bedrooms and a full bath on the first floor. This first-floor bedroom might also be leveraged as a home office space.

"The kitchen space rivals the space found in some

Details

Address: 49 Edgewater Dr., Old Greenwich

Features: Sited on a 0.14-acre lot in a neighborhood setting, this 1920-built bungalow has three bedrooms, three baths and 2,057 square feet of living space on two levels. The seller has made improvements, including updating the eat-in kitchen, updating baths, installing hardwood flooring in the primary bedroom suite, and more. The basement level is unfinished but provides an abundance of storage space. The property also has a backup generator in place and a detached one-car garage.

Schools: Old Greenwich School (PK-5), Eastern Middle (6-8), Greenwich High (9-12)

much larger homes," the seller suggested. "The newer gas range is wonderful, and the views from the breakfast area are so pretty and relaxing."

"The sunroom is my favorite room of the house, which has a huge arched window and cathedral ceiling," the seller said. "It's so relaxing to sit in the room and look out at the inlet. I also love the views from the master bedroom, with a wall of windows overlooking the backyard and inlet."

The primary bedroom suite is on the second floor, where there's a second expansive bedroom (23-by-12 feet), with a private bath.

The house's position on the inlet ensures there's a continual source of visual fascination for avid bird watchers. Blue herons, egrets and red-tailed hawks



Contributed by Realty Plans for Sotheby's International Realty

The eat-in kitchen at 49 Edgewater Drive has island seating for two, plus room for a breakfast table, in addition to the more formal dining area mere steps away.



Contributed by Realty Plans for Sotheby's International Realty

The homeowner of 49 Edgewater Drive in Old Greenwich said the family room, which she refers to as the "sunroom" was her favorite room in the 2,057-square-foot house.

enjoy the habitat.

"In the springtime, my flowering tree in the front yard and the spring bulbs are magnificent," the owner noted.

The sunroom/family room opens to steps that walk down to a flagstone patio, a private spot for reading or sneaking in an afternoon nap.

"The garage is detached and has a potting shed behind the garage, which also extends to the side of the garage," the seller added.

"It's a covered area, so your kayaks and garden equipment can be conveniently accessed but tucked away out of view.

The lot is 0.14-acre, and it backs up to the saltwater tidal inlet.

The seller attested that the neighbors are friendly, and that the community benefits from being within strolling distance to shops, restaurants and to the beach. For buyers who are contending with a commute to New York City, the train

station is close by. So, too, is Binney Park.

"I also loved the fact that the house is on a quiet street and a short bike ride — as I do — to the beach, and a five-minute stroll to the village, which is a great source of life," the seller remarked. "A few times a year, the Old Greenwich Merchants Committee hosts events like the art show next weekend, September 18th, and First Night for the holiday season, which is usually the first weekend

in December, with horse carriage rides and holiday season treats."

Listing agent: Edward Mortimer, Sotheby's International Realty, Greenwich brokerage; 203-618-3160 office; 203-496-4571 cell; edward.mortimer@sotbeysbomes.com

REAL ESTATE

LUXURY LIVING

Gather ‘round the glow of the fire

As a hint of fall lingers in the evening air, outdoor fireplaces promise a cozy seasonal transition



Contributed by Compass Connecticut

The seven-bedroom main house at 269 Riversville Rd., Greenwich, was completely rebuilt in 2016. The property also includes a separate one-bedroom cottage, a pool, and this outdoor living space with a fireplace. The seller is asking \$5.75 million.

By Gretchen A. Peck

Perhaps you’ve felt the ever-so-slight chill in the evening air, a hint that fall is on its way. It may be hard to “let go” of summer, for the season is brief and precious in New England; however, one way Greenwich residents might extend the season a little longer, relishing time spent outdoors, is to enjoy the autumn days and nights, warmed by an outdoor fireplace.

Amy Marisa Balducci, a Realtor with Compass’ Greenwich brokerage, is the listing agent for 269 Riversville Road — currently on the market for \$5.75 million.

The seven-bedroom, 8,850-square-foot house was rebuilt in 2016 and is a turnkey option for buyers today, according to Balducci. The primary suite in on the main level of the house, along with an expansive living room, eat-in kitchen, dining room, family room, mudroom and home gym.

The property also includes a three-room cottage (with an open plan living room, dining room, and kitchen, plus a bedroom and an office), garaging for three vehicles and 2.39 acres of land. The outdoor living space is also compelling, with patios surrounding the glistening in-ground pool, a pergola, a convenient outdoor shower and a statuesque outdoor fireplace made of fieldstone.

“It’s a great backyard — completely private and wonderful for entertaining under the stars all summer and winter long,” Balducci remarked.

The classic colonial at 156 Parsonage Road in Greenwich is a five-bedroom home that made its debut in 1941. The stone and clapboard-sided house has 5,240 square feet of living space, attached garaging for two cars, plus an above-garage suite, for guests, in-laws or live-in

staff, perhaps. Among the property’s amenities are a gym/exercise room in the lower level, complete with a sauna, and a bluestone patio-surrounded pool in the backyard.

“There are so many ways to enjoy the outdoors at 156 Parsonage Road,” according to listing agent Susan Holey, who is affiliated with Sotheby’s Greenwich brokerage.

Holey cited the screened porch off the main level, where the owners have enjoyed outdoor dining, reading and TV programs “long into the fall,” their agent said.

“The spa pool warms in any weather, but nothing extends the time spent outdoors in the late fall and early spring more than the expansive wood-burning outdoor fireplace, just steps from the pool and house,” Holey suggested. 156 Parsonage Road, comprising 1.62 acres, is currently on the market for \$4.495 million.

One of the wonderful things the next owner of 465 Lake Avenue will inherit from previous owners is a magnificent outdoor patio, gardens designed by Francois Goffinet, a fieldstone fireplace and an outdoor kitchen. This is a special property, formerly part of the Rockefeller estate land. There is a one-bedroom guest house on the property, adjacent to the outdoor entertaining space. But mostly, this property affords a buyer the opportunity to create their own compound on the flat 2.94 acres. The seller is asking \$8.5 million for the property.

“This is a magical setting that transports you to the Cotswolds — privacy in the sunken garden terrace and quiet from the surrounding world,” Clarke described the setting.

In addition to an outdoor fireplace, the outdoor living space has a pizza oven and a grilling station, as well.

At 543 Stanwich Rd.,



Contributed by Sotheby’s International Realty

There are two outdoor fireplaces at 543 Stanwich Road in Greenwich, a 2021-built custom luxury home with seven bedrooms, nine baths, 17,408 square feet of living space, grand entertaining spaces, geothermal heating and cooling, a four-stop elevator, and a must-see pool scape.

Greenwich, there are two outdoor fireplaces. Sotheby’s Joseph Barbieri, the listing agent, explained, “In the main house, the ‘lounge room,’ featuring a full bar and refrigerated wine wall, opens to the covered patio with an outdoor fireplace and seating area — perfect for all-season entertaining.”

Custom-built in 2021, the seven-bedroom, 17,408-square-foot home affords luxury-level design details and amenities, including a marble-appointed entry hall with dual staircases; tray and vaulted ceilings; formal entertaining rooms; a chef’s kitchen and beautiful breakfast

room, and outside, a 50-foot pool.

The second outdoor fireplace Barbieri pointed out is just outside the pool house.

“The pool house is its own entertainment haven, with a year-round outdoor hot tub and outdoor kitchen,” Barbieri added. “A covered patio with a dining area and an outdoor fireplace makes alfresco dining possible, even in the chillier months.” 543 Stanwich Rd., Greenwich, is offered to the market for \$16.995 million.



Contributed by Sotheby’s International Realty

Sotheby’s International Realty in Greenwich represents the seller of 156 Parsonage Rd., Greenwich, a classic 1941-era stone-and-clapboard colonial with five bedrooms, a two-car garage, a pool and an outdoor fireplace. The asking price is \$4.495 million.

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 \$2,495,000 to \$2,995,000 range.

Renovated four-bedroom home in King Merritt Acres/\$2.495 million

Address: 110 Bowman Dr., Greenwich
Beds: 4 Baths: 5 Square footage: 4,523

Listing agent: Andy Healy, Sotheby's International Realty; 203-869-4343 office; 203-550-4848 cell; andy.healy@sothebysrealty.com



Contributed Photo

A renovated four-bedroom single-family home, 110 Bowman Drive in Greenwich is in the King Merritt Acres neighborhood. The 4,523-square-foot house is situated on a 1-acre lot, just north of the Merritt Parkway and minutes from the center of Glenville. It's landscaped with expansive lawns, stone walls, perennials, shrubs and specimen trees. Inside the home, which was built in 2006, buyers will find a gourmet kitchen, formal entertaining rooms, home office space, four fireplaces, and bedrooms with generous proportions. Three of the four bedrooms are on the main level. The eat-in kitchen is designed with high-end appliances from Wolf and Sub-Zero. There's a deck off the back of the house, plus a gazebo, for outdoor living, dining and entertaining, as well. And there's a bonus room on the second floor. The lower level comprises two garage bays, a workshop, storage space, a home gym, a large rec room and a bedroom suite. This home also has a paved driveway that leads to attached garaging, a new boiler and hot water heater, and a backup generator. Greenwich Public Schools for 110 Bowman Drive are Glenville School (K-5), Western Middle (6-8) and Greenwich High School (9-12).

Stone-and-shingle home with pool in Calhoun Association/\$2.995 million

Address: 38 Calhoun Dr., Greenwich
Beds: 6 Baths: 6 Square footage: 3,990

Listing agent: Maria K. Crowley, Houliban Lawrence, Greenwich brokerage; 203-869-0700, ext. 40249 office; 203-536-5534 cell; mcrowley@houlibanlawrence.com



Contributed Photo

The six-bedroom stone-and-shingle single-family home at 38 Calhoun Drive in Greenwich is a property that comes with potential to renovate, customize or expand. The house was built in 1913 and is part of the private Calhoun Association. The house and detached two-car garage are situated on 2.07 acres that the listing agent refers to as "park like," with lawns, evergreen trees, mature landscaping elements and stone walls. There's also a pool on the property, privately nestled and a short stroll from the main house. The main level comprises a foyer, sitting room, an eat-in kitchen, butler's pantry, expansive formal dining room, a powder room, and a 19-by-24-foot great room. The great room, dining room and sitting room all have wood-burning fireplaces. Four of the six bedrooms, including the primary suite, are on the second level. Two additional bedrooms, a sitting room and changing room with cedar closets are on the top floor. This home also has a bonus family room, also with a fireplace, on the lower level. On the second level of the detached garage, there is also a one-bedroom guest suite. Greenwich Public Schools for 38 Calhoun Dr. are Glenville School (K-5), Western Middle (6-8) and Greenwich High School (9-12).



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Janine Kennedy is a native of South Africa. After attaining a bachelor's Degree in Business she moved into a marketing and advertising sales career. In 2010, the Kennedy family relocated to Greenwich, CT. and purchased a home in Belle Haven. Janine is always welcoming new families to Greenwich through her active involvement in the community. She is on the board of The American Red Cross, Coffee For Good, Arch Street Teen Center and founded Style up Greenwich, an organization that produces fashion shows for local vendors. During her time in Greenwich Janine has served as the PTA president for her children's school, coached field hockey and is constantly getting involved in daily life around town.

Janine is excited to join The Higgins Group and be part of their family. Janine guarantees you her loyalty, service and all her energy to find you the home that you will love and cherish.

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