

Real Estate

GREENWICH TIME | GREENWICHTIME.COM | Friday, September 23, 2016 | Section D

LUXURY LIVING

Embracing outdoor living

Great Greenwich yards offer three seasons of fun **D2**



Sotheby's International Realty

Round Hill Manor includes 40.26 acres of rolling lawns, magnificent trees and spectacular views. The 1916 estate offers nine bedrooms and approximately 17,603 square feet of living space. It is listed for \$49.895 million.

THE LIST

Highest-priced listings of the week

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Coldwell Banker International Previews

HOT PROPERTY

Classic colonial in mid-country on sunny 1-acre lot

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Fall market strong with 21 sales

last week

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REAL ESTATE

LUXURY LIVING

Great backyards offer three-season fun in Greenwich

By Gretchen A. Peck

We tend to think of large, lush lawns as summer playgrounds, but in the fall is when they become sites of touch football games with the family. The start of the NFL season fuels the fantasies of spiking the ball in the imaginary end zone down field in the backyard.

Back-to-school students may find the backyard a perfect spot to practice their sporting skills, cheerleading stunts or marching band moves. The welcome, cooler temperatures this time of year make for nice early-morning yoga practice under a canopy of trees.

Ah, the trees! It's not uncommon for Greenwich properties with significant acreage to have groves or perimeters of antique trees — beautiful, stately and hinting at their changing colors to come.

The crisp, fall air makes a perfect backdrop to the final barbecues of the season. Inevitably, a last gasp of summer heat will show up in September or October, reminding us that there are seasonal shades of gray. And those who haven't been hasty to close up their outdoor pools for the season will relish one more day to splash and swim.

On the market

There are plenty of Greenwich properties on the market today that have vast, level yards for buyers who imagine their future homes to be a place where the outdoors are as beloved and special as the interiors.

Hannelore Kaplan of William Raveis Real Estate is managing the listing of 718 North St., a six-bedroom estate on 4.6 acres of land that Kaplan described as “pastoral.”

“It has an expansive, flat front and backyard,” she said. It suited the current owners' family with five children.

“I'd often find kids playing touch football or Frisbee in the backyard, and many other children riding bikes and scooters in the front driveway and yard,” Kaplan said. “This is a super property for playing sports in the yard and also making use of the long driveway behind gates.”



Berkshire Hathaway HomeServices

The five-bedroom home at 20 Mohawk Lane is situated on 4.27 picturesque acres, on a quiet cul-de-sac. It is listed for \$2.7 million.

Nancy Fogwell, an agent with Berkshire Hathaway HomeServices, New England Properties, said the outdoor spaces of her listing at 20 Mohawk Lane include terraces on two sides of the house, which flow into the large, level yard that's perfect for games.

“Further toward the back of the property is the pool and more terraces, as well as a pool house for food preparation and serving and a bath house,” Fogwell said. “The entire arrangement is wonderful for entertaining. The backyard is also entirely fenced-in to keep out wildlife and contain kids and dogs. The owners have also maintained the yard with organic-only products.”

Built in 1916, Round Hill Manor, located at 521 Round Hill

Road, sits atop a plateau that allows it to overlook more than 40 acres and out across Long Island Sound. The property is replete with magnificent trees and rolling, manicured lawns. Bill Andruss of Sotheby's International Realty is co-listing the property with colleagues Leslie McElwreath and Joseph Barbieri. They've priced the estate at \$49.895 million.

“Certainly a game of touch football or croquet would be fantastic there,” Andruss said. “In fact, I think you could play a professional football or professional soccer game there, it's that nice. And the view from the house, looking south, is one of the great views in the entire town of Greenwich.”



William Raveis Real Estate

Both the front and rear yards at 718 North St. are lush and level with tall shade trees. It is listed for \$2.995 million.