

Real Estate

GREENWICH TIME | GREENWICHTIME.COM | Friday, August 27, 2021 | Advertising Feature | Section R

LUXURY LIVING

Natural Settings for Hosted Occasions/R2

Patios and terraces — overlooking pools, lakes and gardens — make for memorable meals



Contributed Photo

15 Carriglea Drive, Riverside, is listed for \$4.495 million by Houlihan Lawrence. This five-bedroom, six-bath colonial was renovated in 2019. It's sited on a 1-acre landscaped lot, with freeform stone patio that envelops the tranquil in-ground pool and spa. It also provides plenty of space for dining furnishings near the built-in grill.



WHAT YOU CAN BUY: GREENWICH

3-bedroom co-op in Putnam Park/\$689,000

Page R6



WHAT YOU CAN BUY: GREENWICH

1-bedroom condo, downtown/\$615,000

Page R6



HOULIHAN LAWRENCE

PRESENTED BY

Julie Church



Build Your Dream Home in Mid Country!

Gorgeous 2.17 flat acre property on cul-de-sac in prime location close to town. The possibilities are endless. Plans designed by Doug Vanderhorn of a home with 10,319 square feet of heated living space. Plans include 6 bedrooms, 7.3 baths, billiard room, wine cellar, gym, sauna, and home theater. Proposed pool site with flagstone terrace. WEB# GT2859752 · Greenwich · \$2,700,000



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REAL ESTATE

LUXURY LIVING

Natural Settings for Hosted Occasions

Patios and terraces — overlooking pools, lakes and gardens — make for memorable meals



Contributed photo

Listed for \$8.95 million by Houlihan Lawrence, 470 N. Maple Avenue, Greenwich, is a six-bedroom, 8,860-square-foot brick Georgian — the creation of Austin Patterson Disston Architects, built in 2006. The house is sited on 1.51 acres, with terraces, colorful landscaping and a perimeter of trees for privacy.

By Gretchen A. Peck

Long before the Diner en Blanc became a cultural phenomenon, dining alfresco was in vogue and especially so today, since the COVID-19 pandemic inspired us to rethink how we might safely gather and “break bread” together. There’s something special about gathering around a table with friends and family, enjoying a summertime barbecue, or having a candlelit dinner and stimulating conversation under the stars.

With Labor Day weekend approaching — the unofficial end to summer — dining alfresco will certainly be on the menu across Greenwich. Here’s a look at some of the town’s special homes for sale, complete with memorable settings for outdoor affairs.

Romantic Riverside

A bluestone patio and terrace overlook the grounds at 151 Indian Head Road, Riverside. It’s a private setting with lush landscaping as the backdrop for dining occasions held here. This six-bedroom Craftsman-style home — known as the Edward Slosson House — debuted in 1913. Listing brokers Hillary and John McAtee of New England Land Company, Ltd. Point out to prospective buyers some of the home’s architectural and design details that have been restored, in balance with more contemporary updates, allowing it to function as a luxury home of today. When the weather or season won’t permit dining alfresco here, guests can enjoy culinary creations in the home’s expansive formal dining room. The asking price for 151 Indian Head Road is \$4.995 million.

15 Carriglea Drive, Riverside, is newly listed for \$4.495 million. Houlihan Lawrence’s Anne Ward is the seller’s agent. This five-bedroom colonial is situated on a 1-acre lot. It has a border of mature trees and expanses of lush front and back lawns. Off the main level, there’s a free form stone terrace that wraps around the pool and spa. Plump-blossomed hydrangea and specimen trees add color and texture to the natural setting.

Remodeled in 2019, this 4,516-square-foot home is located within walking distance to the train station and biking distance to Greenwich Point.

Greenwich glamour

An expansive bluestone terrace at 470 N. Maple Avenue, Greenwich, enve-

lopes the pool and spa and provides plenty of room for seating and dining furnishings. Many of the main-level living and entertaining spaces have access out to terraces. For example, the formal dining room has French doors topped with a Palladian window, which open to the outdoor living and dining spaces. Three en-suite bedrooms also enjoy exterior access to the terraces.

This six-bedroom brick Georgian was designed by Austin Patterson Disston Architects, an architectural and design firm with offices in Southport, Connecticut and Quogue, New York. This exquisite home also has a two-story walnut-paneled library; an entire wing devoted to the primary suite, appended with two bathrooms and two walk-in closets; and an amenities-full lower level, with a wine cellar, fitness room and a club room. Houlihan Lawrence’s Ellen Mosher is the listing agent for 470 N. Maple Avenue; the asking price is \$8.95 million.

Rob Johnson of Brown Harris Stevens’ Greenwich brokerage represents the seller of 33 Woodside Drive, Greenwich, currently listed for \$4.85 million. This six-bedroom Tudor is sited on a 0.57-acre lot in the private, gated Milbrook Association. An expansive stone terrace runs nearly end to end across the back of the house; it’s partially covered for a shady reprieve from the summer sun. The perch enjoys a lake-view perspective and promises spectacular sunsets for evening occasions. An added perk: The Milbrook Country Club is mere minutes away.

Built in 2016 on 2.07 acres, the seven-bedroom 16,800-square-foot Georgian at 28 Brynwood Lane is elegant and grand by design, including the elevated stone terraces that overlook long stretches of verdant lawn.

The interiors are adorned with custom moldings, coffered ceilings and quartersawn oak floors, with the added comfort of radiant heat flooring throughout the entire first and second levels. This house is high-tech, with smart controls, and its lower level has plenty of space for the new owners to add any amenities they’d like — perhaps a home theater, gym, golf simulator room or wine cellar, suggests listing agent Joseph Barbieri of Sotheby’s International Realty. The asking price for 28 Brynwood Lane is \$8.25 million.



Contributed photo

Listed for \$8.25 million by Sotheby’s International Realty, 28 Brynwood Lane, Greenwich, is a seven-bedroom, 16,800-square-foot Georgian colonial, with elegant terraces for a picture-perfect dinner party.



Contributed photo

The six-bedroom Tudor at 33 Woodside Drive, Greenwich, is listed for \$4.85 million by Brown Harris Stevens. Located in the private, gated Milbrook Association, it’s sited on a 0.57-acre lakefront lot. A partially covered stone terrace sits off the back of the house, overlooking the water.

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OUT OF 50,000
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2021 Listing/Buyer Sales



28 Quail Road
\$6,550,000



434 Cognewaugh Road
\$3,460,000



95 Indian Head Road
\$3,350,000



120 Dingtowntown Road
\$2,325,000



6 Sheldrake Road
\$2,211,000



5 Glen Street #206
\$670,000



145 Lockwood Road
Pending



77 Indian Harbor Drive
Under Contract



115 Top Gallant Road #2
Under Contract

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REAL ESTATE



Contributed photo

12 Guinea Road is currently listed for \$1.795 million. Sarah Muir of Sotheby's International Realty is the listing agent.

HOT PROPERTY

A Charming Contemporary

Four-bedroom home is sited on 2.67 acres, with a pool and pond

By Gretchen A. Peck

Sarah Muir, a Realtor with Sotheby's International Realty's Greenwich brokerage, is the listing agent for 12 Guinea Road, Greenwich — a four-bedroom contemporary on 2.67 acres. The asking price is \$1.795 million.

Muir's client, the seller, acquired the property with her husband back in 2016. They were moving from Florida to be closer to their adult children, who lived in New York City. They looked at a number of towns, including across the border in New York, but found Greenwich's measurably lower taxes appealing.

"We wanted a place where we could have family and friends visit," the seller recalled.

It was the beautiful setting of this house, and its magnificent views out to the grounds that sealed the deal.

"Every single window looks out to beautiful trees and to the pond," the seller said.

A tour of the main level begins in the foyer. To the right, there's a formal 17-by-26-foot living room, and to the left is the formal dining room. The first floor also has an eat-in kitchen, a family room, with a vaulted, beamed ceiling, and a home office. The office might also be leveraged as a first-floor bedroom.

This is no "cookie-cutter" contemporary. The main-level floors are laid in striking glazed brick, with wide-planked hardwood flooring in the living room. There are vaulted and beamed ceilings, and three fireplaces among the 3,762 square feet of living space.

The interiors accommodated the owners' collections of fine art and antiques, which they were able to display and share with guests.

Details

Address: 12 Guinea Rd., Greenwich

Features: 12 Guinea Road is a 1970-built contemporary, situated on 2.67 acres with a pool and a pond. The house affords four bedrooms, five baths and 3,762 square feet of living space. The house has four levels, including a lower level with a mudroom, laundry and attached two-car garage.

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

The house was built by an architect, Livingston Elder, who incorporated some clever design elements. For example, there's a built-in hutch in the kitchen, with a little slide-out surface for rolling dough. He also added a little peek-hole to the door leading to the formal dining room, allowing for caterers or a host to check on the service needs of guests, without entering the space and interrupting conversation.

Plus, every room serves up a spectacular exterior view. "I think it was by design," the seller said. Half of the entire second level is reserved for the primary bedroom suite; two other bedrooms share a full hall bath. A third level has a 19-by-23-foot bonus room, a bathroom and lots of storage space.

The home fulfilled the seller's hopes for a house that would be inviting and welcoming to friends and family. She recalled several happy memories, including Easter egg hunts on the front lawn, pool parties and formal sit-down occasions in the dining room. She noted that it was possible to accommodate 15 guests in the room, once all the leaves were added to the formal dining table.



The interiors at 12 Guinea Road span 3,762 square feet of living space, with design details such as beamed and vaulted ceilings, several fireplaces, and oversized windows to capture spectacular views of the landscaped grounds.



The lagoon-like pool and spa at 12 Guinea Road was expertly refurbished in 2017. Brand-new mechanicals were also installed.

A favorite family photo was captured on the front lawn, with a backdrop of lush, green trees. "There are a lot of hydrangeas around the yard and every other kind of flower," she said. "There are little stone walkways. ... It's not only an amazing house, but an amazing piece of property, as well."

The lot spans 2.67 acres. It's partially wooded and appended with an in-ground pool and patio. The pool was refurbished and new mechanicals were added in 2017.

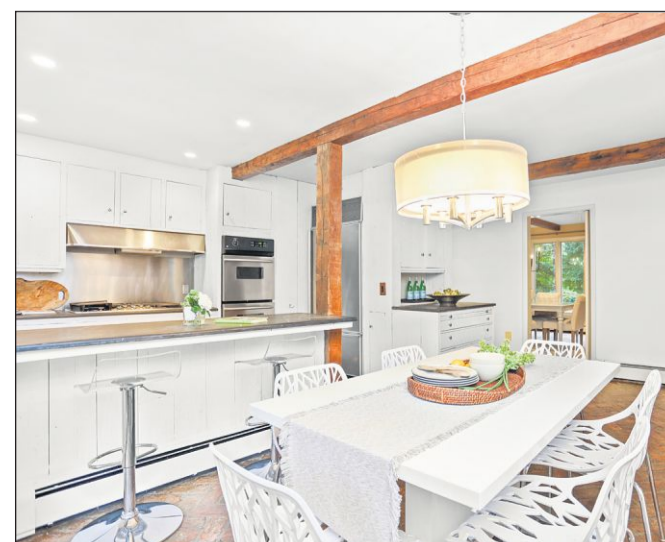
The property shares a tranquil pond with two other homes that border it. The

pond is a favorite spot for visiting birds and ducks.

The owner has made a number of improvements to the house, including updating carpets and freshening the paint. They added three new air-conditioning systems in 2017 and strategically tinted windows to protect furnishing fabrics and artwork.

"It's very peaceful and a great house," the seller said.

Listing agent: Sarah Muir, Sotheby's International Realty, Greenwich brokerage; 203-219-1535 cell; sarah.muir@sothebys.realty



The kitchen is functional and family friendly. During the pandemic, it was the favorite spot for the homeowner and her grandson to bake cookies and have tea parties.



HOULIHAN LAWRENCE



MARTA STROLL

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29 Stanwich Road

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MARIA CROWLEY

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Fabulously Chic

Greenwich · Luxurious and fabulously chic new home currently under construction by renowned luxury builder. Sited on 1.34 acres with pool overlooking tranquil lake in sought after mid-country location. Ten foot ceilings, four fireplaces, two offices and a custom chef's kitchen open to expansive great room. Five en-suite bedrooms including an exquisite master suite. Finished lower level offers gym, playroom and potential wine and media room. Two covered porches; outdoor kitchen. Unfinished walk-up third floor. Summer 2022 completion. WEB# GT1535220 · \$7,495,000

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 \$615,000 to \$689,000 range.

1-bedroom condo, downtown/ \$615,000

Address: 20 Church St., Apt. A56, Greenwich
Beds: 1 **Baths:** 1 **Square footage:** 1,038

Listing agent: Jessica Sigmund, Compass; 914-506-1181 cell; jessica.sigmund@compass.com



Contributed photo

Recently listed, Apt. A56 at 20 Church Street is a one-bedroom and one-bath condominium, with 1,038 square feet of living space. It's part of the Town & Country community in downtown Greenwich. This particular unit has new windows and an eastern exposure. Among the interiors, buyers will find lots of closet space, a striking glass-paned French door leading from the kitchen to the balcony, and a custom-designed office with built-ins and a Murphy bed. The kitchen has stainless appliances and a built-in wine rack, broom closet and storage for silver, linens and table décor. The apartment is located in a secure building with 24-hour concierge service, a resident manager, on-staff porters and underground parking. A monthly HOA fee applies. Greenwich Public Schools for this address are Julian Curtiss School (K-5), Central Middle (6-8) and Greenwich High (9-12).

3-bedroom co-op in Putnam Park/ \$689,000

Address: 151 Putnam Park, Unit 151, Greenwich
Beds: 3 **Baths:** 2 **Square footage:** 1,064*

Listing agent: Deborah "Debbie" Needle, Houliban Lawrence, Greenwich brokerage; 203-869-0700, ext. 285 office; 203-249-8617 cell; dneedle@houlibanlawrence.com



Contributed photo

151 Putnam Park is a one-level co-op with three bedrooms and two full baths. Unit 151 is part of the Putnam Park association, a 12-acre pet-friendly community. This home has been recently updated, including newly refurnished hardwood flooring. It has a new kitchen with stainless appliances and granite surfaces. In addition to the eat-in kitchen, the floor plan affords a living room and an adjacent dining room. Among the three bedrooms is a primary suite with multiple closets. Outside, off the kitchen, there's a privately placed stone patio. A new air-conditioning system was installed by the owner. The train station, shopping and restaurants are all within walking distance. Off-street parking is available. A monthly HOA applies. Greenwich Public Schools for this address are Julian Curtiss School (K-5), Central Middle (6-8) and Greenwich High (9-12). *The above-referenced square footage is an estimation provided by the listing agent.

WORTH REPEATING | GREENWICH REAL ESTATE

- Single Family (SF) sales Year to Date (YTD) as of August 23, 2021:
 - Average Days on Market (DOM) - 114
 - Median Price - \$2.35M
 - Number sold - 727
- SF sales YTD as of August 23, 2020:
 - Average DOM - 189
 - Median Price - \$2.051M
 - Number sold - 430
- SF sales YTD as of August 23, 2019:
 - Average DOM - 205
 - Median Price - \$1.95M
 - Number sold - 345
- SF sales YTD as of August 23, 2007:
 - Average DOM - 131
 - Median Price - \$2.195M
 - Number sold - 471

THE HOLEY DANIELSEN TEAM



Susan Holey | 203.969.4320
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holeydanielsenteam.com

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someday into
right now.



GREENWICH | CONNECTICUT

100 Field Point Circle

8 BD | 9 BA | \$55,000,000

100FieldPointCircle.com

Field Point, an exquisite custom-built stone Georgian with 340 feet of private Long Island Sound shoreline and breathtaking panoramic views was designed by the award-winning architecture firm Shope Reno Wharton Associates, to exemplify luxury waterfront living at the highest caliber. A masterpiece of craftsmanship, this eight-bedroom home is light-filled and graced by soaring ceilings, walls of windows and an expansive covered porch affording idyllic water views. Grand-scale entertaining and everyday living are equally at home in this elegant home with interiors by Thomas O'Brien of Aero Studios. Ideally situated on 2.46 pristine acres of land in the exclusive guard-gated Field Point Circle Association in Greenwich, Connecticut, this unparalleled estate features a deep water dock, indoor pool, outdoor pool, private beach and sports court. Elevated, protected and privately positioned, Field Point offers the ultimate in luxury lifestyle

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We can take you to
a place that takes
you away.



GREENWICH | NEW PRICE

Denbigh Farm | 591 Riversville Road

7 BD | 9 BA/4 PBA | \$29,997,000

591Riversville.com

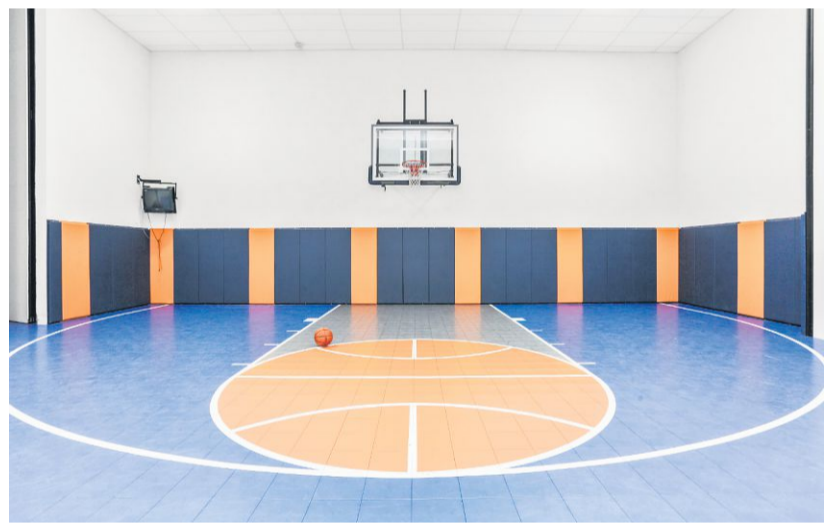
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Your next move can
be next level.



GREENWICH | NEW PRICE

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5 BD | 6 BA/2 PBA | \$5,795,000

74RockMaple.com

Mid-Country Estate is the ultimate setting for Outdoor and Indoor Sports Pool, Court and indoor Basketball Court. With park like grounds abutting a nature preserve on 4+ acres at the end of a private road, this 5 bedroom/6 bath brick and limestone residence with massive open plan kitchen/ family room with stone fireplace, informal dining area and French doors to outdoor entertaining terraces offers a lifestyle of endless fun with indoor basketball court, racquetball court, large rectangular pool w/ auto cover, tennis court, level lawns, expansive terraces with stone fireplace, comfortable lounge and dining area with barbecue grill. Sound proof floors make the lower level with the indoor basketball/racquetball court, gym, wine cellar, sauna and family room w/fireplace the perfect walkout LL Living room formal dining room and library ,all with fireplaces flank the two story entrance hall. Master suite and 4 en-suite bedrooms, plus second family room are all on the 2nd floor. Huge walk-up attic on 3rd level has endless possibilities. Wrought iron gates, rose gardens and mature specimen trees offering privacy and tranquility complete this special property.

HELENE BARRE 203.550.0855 FRAN EHRLICH 203.249.5561

GREENWICH BROKERAGE | ONE PICKWICK PLAZA, GREENWICH, CT 06830 | 203.869.4343

SOUND OFF: BARBARA DALY

With autumn comes new opportunities to buy and sell in Greenwich

Albert Camus opined, "Autumn is a second spring when every leaf is a flower."

As we celebrate Labor Day and move towards fall, it is the perfect time to reflect on the year in real estate thus far and look forward to the remaining four months of the year. These have been unprecedented times, to be sure, and the state of the market presents challenges; yet within those challenges lie opportunities.

The inventory of homes on the market remains low, but there are still many attractive options for buyers. And, while the COVID-19 rush away from urban areas has somewhat settled, there are undoubtedly more interested parties who may have been waiting for the market to calm before making the move to Greenwich.

As we move forward from summer delights to autumnal colors, how best to navigate a complicated marketplace? After the rush of the past 18 months, there is a simple answer: Rely on the expertise of Greenwich Realtors.

The number of active listings at the end of July was 351, a 15-year low. For sellers, demand is strong and pricing to move your home takes a particular understanding of the marketplace and the time of year. For buyers considering prices of the homes on the market,



Contributed photo

Barbara Daly

here's where a Realtor can be most helpful, especially in an atypical period such as this. Because of demand, some homes may be overpriced and a sage market analysis can help determine the best offer price.

The Realtors of Greenwich have the prowess to navigate these unique times. If you're looking to buy or sell, don't hesitate.

Barbara Daly, Senior Global Real Estate Advisor, Sotheby's International Realty, 203-618-3171 cell, barbara.daly@sothebys.realty

AGENT PROFILE : STACEY DELIKAT

Emmy-winning journalist brings storytelling to real estate marketing

Throughout her career as a broadcast journalist, Stacey Delikat demonstrated an affinity for an interesting story and the ability to tell it clearly, with purpose, and with the audience in mind. It's a talent that she's brought with her to her work in residential real estate.

A Realtor with Houlihan Lawrence's Greenwich brokerage, Delikat is adept at telling a home's story, beyond typical marketing. She offers context, history, painstakingly curated details about the house and property, videos and digital graphics.

Delikat works with buyers and sellers across Greenwich and Stamford. She is often sought after by first-time homebuyers, who value her guidance and intimate knowledge of neighborhood nuances, local suppliers and businesses, and town amenities, including the beach and parks.

Delikat grew up in Greenwich and returned to settle her own family here. She and her husband have two children and a "four-legged son, Jax."

Clients know her to be honest, a good listener, a multitasker, communicative and responsive. When counseling buying clients, she remains focused on their needs, wants and budgets.

Prior to her Emmy

award-winning career in journalism, she attended Cornell University, where she majored in communication, with a concentration in applied economics. She also earned a master's degree in journalism from Northwestern's Medill School of Journalism.

Delikat is a member of the Greenwich Association of Realtors, Connecticut Association of Realtors and National Association of Realtors. She's a longtime volunteer at Bottomless Closet, New York City — an organization that supports women re-entering the workforce — and she's an active member of the UJA-

JCC Greenwich and Temple Sholom. Her passions and pastimes include tennis, skiing, taking walks with her children and dog, cooking, enjoying Greenwich restaurants and spending time at the beach.

Business: *The Metalios Group, Houlihan Lawrence*
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Contributed photo

Stacey Delikat



I asked what kind of family Amina wanted. She said, 'A family like yours.' That's when I knew I had to adopt her.

Denise, adopted 17-year-old Amina



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Susan Morelli, CRS, GRI

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BRIAN MILTON

COMPASS



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435 ROUND HILL RD

GREENWICH / CT

LISTED AT \$19.995M



PREMIER CUSTOM CONSTRUCTION

543 STANWICH RD

GREENWICH / CT

LISTED AT \$17.5M



UNDER CONTRACT

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GREENWICH / CT

LAST ASK \$12.95M



UNDER CONTRACT

434 RIVERSVILLE RD
GREENWICH / CT

LAST ASK \$8.9M



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Greenwich



435-429 Round Hill Road, Greenwich, CT
 16 BD 11 BA 3 HB · \$25,500,000
 Stonehill, an iconic 8-acre compound formerly owned by Tommy Hilfiger with impressive finishes throughout. Main house offered at \$19,995,000.

Brian Milton
 203.900.4020 · brianmilton@compass.com

Greenwich



36 Zaccheus Mead Lane, Greenwich, CT
 6 BD 7 BA 2 HB · \$7,499,000
 Welcome to modern tranquility in a new luxury home located in the heart of Greenwich. Discover a connection between tranquil outdoors and luxury modern living with this contemporary and sun-filled space.

Michael Ferraro
 203.448.7321 · michael.ferraro@compass.com

Greenwich



41 Hurlingham Drive, Greenwich, CT
 12.66 AC · \$6,950,000
 A once in a lifetime opportunity to develop a spectacular Conyers Farm Estate. Build your own dream home, a one level design with 16,000SF of luxury living plus bonus area in lower level. Plans are completed.

Shelly Tretter Lynch
 203.550.8508 · shelly.tretterlynch@compass.com

Greenwich



59 Connecticut Avenue, Greenwich, CT
 5 BD 5 BA 1 HB · \$3,995,000
 Upscale, elegant single family home on premiere downtown Greenwich block. This sophisticated shingle style residence includes "high design" elements such as a sweeping staircase and custom millwork.

Kevin Sneddon
 917.952.8329 · kevin.sneddon@compass.com

Cos Cob



175 Cat Rock Road, Cos Cob, CT
 6 BD 6 BA 1 HB · \$3,600,000
 Open House Sun, 8/29, 1-3. This high quality farmhouse sits on 2.6 acres with an expansive lawn and stone walls. 4 fireplaces, a covered porch, beautiful patios and a separate guest cottage. Also for rent \$19,500/mo.

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

Greenwich



45 Buena Vista Drive, Greenwich, CT
 5 BD 4 BA 1 HB · \$2,250,000
 New construction! Modern Farmhouse with 3 finished floors, 21' Great Room ceiling, 62" gas fireplace, built in BBQ, custom fire pit, and space for an elevator. Walk to The Mill, shops, restaurants, and school.

Lisa Migliardi
 203.561.7871 · lisa.migliardi@compass.com

Old Greenwich



24 Brown House Road, Old Greenwich, CT
 4 BD 4 BA 1 HB · \$1,995,000
 Enjoy all the perks that this perfect, in-town, sunny home has to offer. Relax in the fenced yard, take a swim, play some squash and tennis, workout at the gym or walk into town for some shopping and dining.

Suzy Armstrong
 203.253.3952 · suzy.armstrong@compass.com

Greenwich



20 Church Street, Unit A56, Greenwich, CT
 1 BD 1 BA · \$615,000
 Welcome home to this unit in the heart of downtown which delivers easy access to all amenities. This sophisticated unit features well-lit eastern exposure, new windows and plenty of closet space.

Jessica Sigmund
 914.506.1181 · jessica.sigmund@compass.com

Your home.
 Our mission.

