

## REAL ESTATE

## LUXURY LIVING

# Enjoy an endless summer — on a budget

By Gretchen A. Peck

The summer of 2016 will go down in the record books as a hot and humid one. The soaring temperatures had everyone in Greenwich thinking about ways to beat the heat and maintain their cool. It would surprise no one around town that swimming pools are hot commodities these days. So are manageable, modestly priced homes that are particularly attractive to first-time homebuyers, singles, downsizers and growing families.

Barbara Hindman of Sotheby's International Realty did the calculations, and at press time, there were 17 homes on the Greenwich market that are both below \$2 million and have in-ground swimming pools. They're scattered around Greenwich, many of them in Cos Cob and Riverside. Motivated homebuyers looking for this kind of property can easily find one, settle by summer's end and still enjoy the pool for a few weeks before the fall sets in. And it'll be ready to go when next summer rolls around on the calendar.

"It is definitely a great time for buyers," Hindman said.

"Not all pools enhance the value of a property," she cautioned. "Some are not in good condition nor constructed of quality materials; some lack a nice surround or are not sited attractively on the property."

That's not the case for one of her listings — 47 Mimosa Drive in Cos Cob — that's less than \$2 million and has a lovely, well-maintained pool. The four-bedroom, 3,560-square-foot home is in the neighborhood of North Mianus. The interior has some intriguing architectural features. There's a spiral staircase, a stone fireplace, built-ins and skylights. There are two master suites — both with balconies, and one of those overlooks the pool.

It's charming, inside and out,

surrounded by a perfectly landscaped and manicured yard. The free-form pool is framed by a stone terrace and mature trees and foliage that gives it the feel of a private, almost tropical sanctuary. It was recently reduced to \$1.499 million, Hindman noted.

### Less than \$2 million, pool included

Cal Darula of William Raveis Real Estate is the listing agent for 45 Homestead Road. He referred to it as an "oasis in Glenville." The brick-and-shingle single family home has four bedrooms, two full bathrooms, as well as a powder room. It comprises 3,113 square feet of living space and sits on 0.28 acres. The first level walks out to the pool where there's room for a bar and lounge chairs. The property is listed for \$1.369 million.

Found in a true neighborhood in Riverside, the move-in ready, four-bedroom home at 17 Tory Road has been recently renovated, which included putting in a new kitchen, a new fireplace and brand-new French doors that lead out back to a patio and in-ground Gunite pool. Angela Swift of Houlihan Lawrence is the listing agent. It's priced at \$1.899 million.

Liz Johnson of Coldwell Banker Previews International is managing the listing of 14 Elizabeth Lane in Riverside. It's a four-bedroom, 2,788-square-foot colonial with tons of curb appeal.

"This home is very special because it has amazing space, high ceilings, beautiful details," Johnson said. "It's move-in ready and is at the end of a cul-de-sac, just blocks from shopping and minutes to the Riverside train station and the beach. The yard is private and beautifully landscaped with a spectacular, elegant pool and spa. When you are sitting by the pool you feel as though you are vacationing at a luxury resort." It's listed for \$1.849 million.



William Raveis Real Estate

**The pool and terrace at 45 Homestead Road is the perfect place to beat the heat with friends and family. William Raveis Real Estate has the listing for \$1.369 million.**



Oliver Bencosme



Sotheby's International Realty

**Above left: This pool is surrounded by privacy fence and greenery, making for a private place to keep cool in the summertime. Houlihan Lawrence has 17 Tory Road in Riverside listed for \$1.899 million. Above right: This heated, free-form pool at 47 Mimosa Drive is surrounded by a stone terrace and lush, expertly chosen plantings. The home is listed by Sotheby's International Realty for \$1.499 million.**