

Real Estate

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LUXURY LIVING

Decadent decks offer stunning views

Outdoor entertaining spaces add value to homes **R2**



Sotheby's International Realty

Two levels of decks run the entire length of the home off the back of 7 East Point Lane in Old Greenwich, which is perched just 150 feet from a sea wall. The deck is made with durable composite material and requires low maintenance. The home is listed for \$2.85 million.

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REAL ESTATE

LUXURY LIVING

Decks, terraces offer outdoor entertaining hot spots

By Gretchen A. Peck

With summer in full swing, Greenwich locals turn to their decks — luxurious outdoor spaces often with striking views — to gather around a built-in fire pit, cook dinner on a custom grilling station or relax in a sunken hot tub.

Paul Broadbent is the principal at Broadbent Construction in Trumbull. Decks are among the many services his company offers, but he has found it is a popular one. He spoke about some of his best accomplishments around Greenwich.

There are varying schools of thought on decking materials, Broadbent said. In terms of aesthetics, beautiful wood floor decking is classic and striking. But if longevity and low-maintenance are paramount, there are some very good composite materials available today.

Broadbent said he likes the AZEK brand, but others are fine, too. He also appreciates mahogany, but it has to be very good quality mahogany. It's not all the same, he said.

Broadbent seems to be the sort who likes a good creative challenge. He spoke of a couple of projects that he had worked on lately, which required some special design and engineering, including a deck with a built-in fire pit — increasingly popular, he said — and others with custom grilling stations or sunken hot tubs.

IPE decking, another composite, was the material of choice for architect David Pietro, who created the large deck at 33 Stone Brook Lane in Cos Cob. Large sliding doors open from the dining room and kitchen out to the space, which has the convenience of stairs leading down to the pool and stairs leading to the front yard.

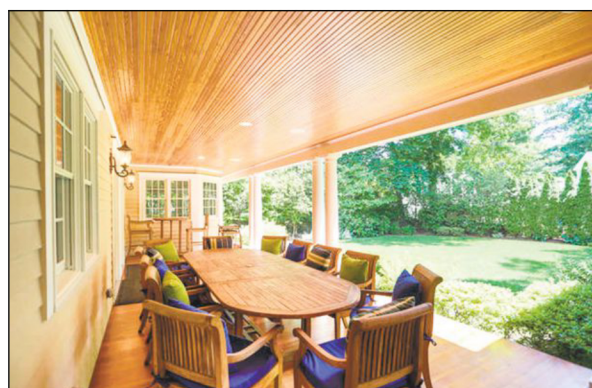
It's so spacious, according to the seller, that it accommodates a large tent in case of unfavorable weather or the need to create a decorated space for a special event.

The property is listed for \$2.495 million and is co-listed by Julianne C. Ward of Berkshire Hathaway HomeServices in Greenwich



Houlihan Lawrence

Above: The spacious deck at 8 Stony Wylde Lane is made of mahogany and a great place to entertain family and friends. The home is listed for \$2.995 million. Below left: Covered decks surround the home at 34 Hendrie Ave. in Riverside. It's listed for \$3.195 million. Below right: The house at 151 Park Ave. was built in 1900, but this contemporary deck is one of the many examples of the luxury updates made to the five-bedroom home. It is listed for \$2.895 million.



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and Debbie Brennan of the Darien office.

Perched just 150 feet from the sea wall, there are two levels of decks off the back of 7 East Point Lane in Old Greenwich. The first-level deck runs the entire length of home, 58 feet long, and at its widest point is 17.5-foot wide. The deck measures an impressive 1,055

square feet in all.

According to 7 East Point Lane's listing agent, Amy Rabenhorst of Sotheby's International Realty, it's made with durable composite material and requires low maintenance.

"It also has a wood railing and lovely wide steps for sitting and watching the activity on the wa-



Houlihan Lawrence

ter," she said. The property is listed for \$2.85 million.

The deck at 151 Park Ave. is the epitome of a grill-and-chill spot. A light wood fence with a lattice-patterned top border keeps it private, too. Built in 1900, much of the architectural charm has been retained, but this contemporary deck is one of the many thought-

ful updates made to the property. Julie Church of Houlihan Lawrence has the listing for \$2.895 million.

Decks for entertaining

Decks are a prominent exterior feature of the home at 34 Hendrie Ave. It's currently listed for \$3.195 million by Barbara Hindman of Sotheby's International Realty. There's a covered front deck, as well as a rear deck, plus a octagonal portion that harkens to a gazebo. A person could stroll here, beverage in hand on a sunny day or crisp fall night. It feels like the sprawling decks of historic beach-front hotels in that way. Naturally, these spaces are ripe for comfortable seating, as well as tables for casual dining and games.

"The rear deck is accessible from the dining room and family room through multiple sets of French doors," Hindman said. "The front deck is accessible through the living room French doors."

This makes for a nice flow from indoors to the deck, a key ingredient for entertaining.

At 8 Stony Wylde Lane, the decking out back spans nearly the entire length of the house. This is a great space for entertaining, too. The flooring is made of mahogany, accented by crisp white railings and stairway leading down to the backyard. The five-bedroom colonial sits on 2.01 acres and is co-listed by BK Bates and Gila Lewis of Houlihan Lawrence for \$2.995 million.

Increasingly, decking is but one component of a larger architectural landscaping plan. Take, for example, the home at 69 Porchuck Road, listed for \$5.495 million by Deb Halsey of William Raveis.

A large deck that spans roughly half of the length of the house has two stone staircases that afford access to the lower level stone terrace — also accessed by the walkout French doors. Another stop down is a second lovely stone terrace that surrounds the in-ground pool.

"With this property, it is not just a feature, it's a lifestyle — a beautiful, integral feature to indoor-outdoor entertainment," she said.