

## REAL ESTATE



Contributed photos

The screening room in this 36 Walsh Lane home is conveniently adjacent to a bar and billiards room, allowing for the perfect family gathering and entertaining spot.

## LUXURY LIVING

## Media rooms are watch-party perfect

By Gretchen A. Peck

"A home theater is a way to relax comfortably in the safety of your home, while being entertained for hours on end," Leslie McElwreath suggested. McElwreath is a Realtor with the Greenwich office of Sotheby's International Realty.

"When you close the doors and recline in your comfortable chair, all your troubles are forgotten as the lights dim and the magic of a movie fills the screen," McElwreath continued. "It provides a sense of normalcy and that all is well. It is an activity that can be enjoyed by the entire family. It is the ultimate multigenerational pastime."

McElwreath is the listing agent for 5 Ashton Drive, a seven-bedroom brick Georgian on 2.5 acres, with European gardens and distinctive outdoor living and entertaining destinations. The property also has a wealth of amenities, including a pool and an indoor pool cabana, an English tap room with its own dance floor, a more than 2,000-bottle wine cellar, an exercise studio, massage room, sauna, gaming room, billiards room, and 10-seat theater.

"The theater at 5 Ashton is conveniently located next to the bar and billiards room. This allows for hours of entertaining, without ever leaving your home," she said. The space is hardwired for cable or satellite, with connections in place for Apple TV and a DVD player, McElwreath noted.

"It has 10 reclining seats, soundproof walls and ceiling, and sconce lighting in the image of Oscar statues — all programmed by remote control," she said.

5 Ashton Drive, Greenwich, is currently listed for sale, with an asking price of \$9.25 million.

### Binge-watch worthy

As a Realtor with Houlihan Lawrence in Greenwich, Ellen Mosher has firsthand familiarity with buyers' expectations in 2021 — now a year into navigat-

ing a global pandemic. Amenities, which have always been important to luxury-market buyers, rank even higher on priorities lists, including the demand for media rooms and home theaters.

"Six months ago, 'Zoom room' was the buzz phrase in real estate, but now, I am loving the new question that I'm hearing from buyers, more and more: 'Where's the Netflix room?' Buyers are looking for cozier spaces, as well as traditional home theaters with recliners," Mosher said.

"The scale of the room seems less important than its positioning in the house," she added. "Having a dark cave down a hallway seems less appealing to the new buyers in the market than its proximity to a pool or game room and to the home's bar or kitchen."

Mosher is currently representing two sellers of properties with stellar examples of media rooms.

First, there's the theater at 5 Old Round Hill Lane, Greenwich — a six-bedroom Richard Granoff-designed home, built in 2006 in a gated community. The theater has binge watch-worthy graduated seating. It's one amenity among many at the impressive home, which includes a billiards room and bar, home gym, and a serene in-ground pool nestled among perennial gardens, manicured shrubbery, and specimen trees. 5 Old Round Hill Lane is currently listed for \$9.95 million.

Mosher is also the listing agent for 36 Walsh Lane, a seven-bedroom, 10,030-square-foot brick Georgian, situated on 1.93 acres on a private lane. This property has exquisite interiors; outside, the landscaping is sculpted with perennial gardens by James Doyle. There are a number of amenities, as well, including a game room, gym, 1,100-bottle wine cellar, pool, tennis court, and a screening room. 36 Walsh Lane is listed for \$13.95 million.



Designed by architect Richard Granoff and built in 2006, 5 Old Round Hill Road, Greenwich is currently listed for \$9.95 million by Houlihan Lawrence. The six-bedroom, 15,656-square-foot stone-and-clapboard home has grand formal rooms and sought-after amenities, including this media room with theater seating.



The seven-bedroom brick Georgian at 5 Ashton Drive, Greenwich, is listed for \$9.25 million by Sotheby's International Realty. The 2.5-acre property has gorgeous gardens and memorable indoor and outdoor entertaining destinations, plus a number of amenities, including a 10-seat theater.