

# Premier Properties

BY MARIA LAPIANA



New in Old Fenwick



A Beacon on Beacon

## Shore Thing

**This architectural gem was designed to grace the rocky outcroppings at the entrance to the harbor in Rockport, Maine, taking full advantage of the views, as indeed it does. Not only does the four-acre-plus site hug the scenic coastline, but it's backed by a serene twenty-one-acre nature preserve. Any home would have done well to be built here, but this one seems especially well-suited to the lot. Designed by architect John Morris of Camden, Maine, it's been described as "a modern interpretation of a Shingle-style home in the vernacular of the Maine coast." It's anchored to its oceanfront site**



Shore Thing

with fieldstone piers and ground-level walls, and features multiple rooflines, cantilevered covered porches, and curved balconies that evoke the look of a cruise ship.

The current owners purchased the property in the late 1990s and built the main house in 1999 (they also restored the existing circa-1873 farmhouse). The 10,000-square-foot home is more than ideal for entertaining and large family gatherings. There are four bedroom suites, but the space can be configured to add two more guestrooms with private balconies.

A striking central staircase and French doors open to the wraparound deck. The basement

includes a media room with cherry bar, a game room, gym, sauna, and wine cellar. But wait, says listing agent Terry Sortwell, there's more: a substantial deep-water dock on the 860-foot accessible shorefront.

**Duly Noted:** The unique and very private site was landscaped in a manner befitting its natural beauty; it's especially gorgeous in spring

<b>ROOMS: 14</b>
<b>4 BEDROOMS</b>
<b>6 FULL BATHS</b>
<b>3 HALF BATHS</b>
<b>10,599 SQ. FT.</b>
<b>\$6,975,000</b>



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# Premier Properties

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and summer, says Sortwell, with its lush green lawns, colorful annuals and perennials, flowering shrubs, and secluded sitting areas. A three-level water feature with a spa and plunge pool completes the backyard paradise.

**Contact:** Terry Sortwell, Landvest, Camden, Maine, 207-236-3543, landvest.com. MLS# 1330901

## New in Old Fenwick

**Most of the eighty or so homes built in Fenwick, Connecticut, in the late 1900s were designed as summer cottages. Some were winterized over the years, allowing residents to live year-round in the summer colony turned tony enclave of Old Saybrook. There was no retrofitting needed for this house. It was built new in 2006, with state-of-the-art mechanicals (including a whole-house generator) and, promises listing Colette Harron, “it was built to perfection.” The Shingle-style home sits on a lot just shy of a half-acre, with direct beach access, at the mouth of the Connecticut River and Long Island Sound.**

Designed by architect Brooke Girty of Lyme, the 2,643-square-foot home with Craftsman notes is clad in weathered shingles accented by trim painted a rich shade of hunter green. The first-floor master is one of four bedrooms, and the house holds three full baths.

The sunny kitchen and a great room with a stone fireplace comprise the main living area. The space feels light and

airy thanks to wide windows and French doors that open onto a deep porch with views of the water and professionally landscaped gardens. A side entrance (with an outdoor shower) leads to a mudroom with a farm sink and washer/

dryer. With cherry cabinetry and custom white granite countertops, the kitchen is sophisticated, but not overdone. The guest room/office off the kitchen features a twenty-first-century Murphy bed. Both bedrooms on the second level have access to a balcony.

**Duly Noted:** This home is appointed in true “coastal style,” meaning it’s mostly white-on-white-on-white, with a little thoughtful contrast. The floor in the great room is painted a breezy shade of sea glass. Beadboard and ship-lap are plentiful; materials for the beach stone fireplace were sourced in the area; and there’s an iconic compass rose painted on the floor in the foyer.

**Contact:** Colette Harron, William Pitt Sotheby’s International Realty, Essex, Conn., 860-304-2391, williampitt.com. MLS# 170034296



ROOMS: 7  
4 BEDROOMS  
3 FULL BATHS  
2,643 SQ. FT.  
\$3,880,000

## A Beacon on Beacon

**This property boasts location and looks in equal measure. It’s one of two condos in a classic brownstone dating from 1864 on Beacon Street in the desirable Back Bay neighborhood of Boston. It’s just steps from Boston Common, the Public Garden, and the Charles River Esplanade. The 3,000-square-foot apartment is located on “the first block,” as the street crosses from Beacon Hill into Back Bay, according to listing agent Michael Moran, making it the best of the best spots in the city. Oh, and it has a one-car garage.**

The building’s facade was impeccably preserved and the apartments painstakingly restored. But the current owner made some changes. “My client wanted a brownstone envelope with a contemporary interior,” Moran says. The result is a four-bedroom, four-and-a-half-bath flat with a stunning combination of classic architectural details and contemporary finishes.

A striking glass-encased staircase with LED lighting connects all three floors.

The main level’s expansive living area features a minimalist floor-to-ceiling glass wall housing a gas fireplace and hidden TV, a spacious dining room, a sleek kitchen with state-of-the-art appliances, and a grand arched window overlooking Beacon Street.

The upper level boasts three bedrooms with baths; the front-facing master bedroom has ten-foot-high floor-to-ceiling windows. The fourth bedroom (which could also be an office) is on the lower level, from which you can access the common areas and the garage.

**Duly Noted:** Unfamiliar with the luxe neighborhood called Back Bay? A few facts: it runs along the Charles River, opposite Cambridge. Much of it was built on a landfill, and its streets are laid out in a grid. The Back Bay landscape was inspired by none other than the City of Lights, with Parisian details at every turn. The neighborhood has been synonymous with elegant living in Boston since the turn of the last century. Among its highlights are shop-lined Newbury Street, numerous galleries and boutiques, some of the city’s finest restaurants, and some notable buildings including the First Baptist Church, the Prudential Center, the John Hancock Tower, the Boston Public Library, and Trinity Church.

**Contact:** Michael J. Moran, Gibson Sotheby’s International Realty, The Moran Group, Boston, 617-733-7660, gibsonsothebysrealty.com. MLS# 72260206



ROOMS: 7  
4 BEDROOMS  
4 FULL BATHS  
1 HALF BATH  
3,031 SQ. FT.  
\$5,875,000