

REAL ESTATE

LUXURY LIVING

Lush, luxurious lawns

Wide open spaces become the places of family festivities and special occasions



Contributed Photo

The compound at 241 Bedford Road comprises an historic five-bedroom colonial — a Greenwich landmark — plus a three-bedroom carriage house, a one-bedroom cottage and a party barn.

By Gretchen A. Peck

“Living space” in real estate terms typically refers to areas within the home where its residents congregate, relax, dine and sleep. Outdoor living spaces manifest in patios, terraces and decks. And though a large, sweeping lawn may not be considered a “living space” on its own, during the temperate months, it can be used as just that — the site of touch football games on the holidays, hotly contested croquet matches when the sun is high, badminton, wiffle ball and more.

Stretches of unimpeded lawn can also provide the perfect setting for garden parties, picnics and even the most special occasions, like a wedding held at a beloved home. In fact, lawns afford a lot of utility to a homeowner, and in the wake of the pandemic, many buyers are keen on having a yard.

Listing agent Jennifer Leahy of Douglas Elliman Real Estate refers to 125 Cat Rock Road, Greenwich, as a “stunning architectural masterpiece.” The five-bedroom home has more than 10,000 square feet of living space, with high ceilings, exposed beams, elegant entertaining rooms and a gourmet kitchen. The 2.01-acre property also affords special outdoor living areas and lawn.

“125 Cat Rock isn’t your typical backyard,” Leahy said. “There are several outdoor spaces to unwind in and enough that many family members can be outside at the same time and able to relax peacefully on their own. The calm-inducing sounds of the running stream and views of nature bring solitude and peace that buyers crave today.”

“The deck off the kitchen is amazing and features a gazebo, multiple seating areas, a dining area, an oversized outdoor fireplace, a large built-in grill and beautiful views and sounds from the running stream,” she noted.

There is an expanse of lush lawn at the front of the house, where lawn games and party tents



Contributed Photo

The outdoor living spaces at 125 Cat Rock Road include multiple seating areas, a deck and terraces, an outdoor fireplace, built-in grilling station, pergola-topped dining area, all looking out to the naturally beautiful lawn and lush perimeter of trees.

might unfold. It could also be a future pool site, Leahy suggested.

“Off the dining room is a small deck and a lovely yard to dine alfresco, or have a lovely tented event,” she added. “There is a nice spot off the lower-level family room and gym, where I can imagine drinking a cup of tea and listening to the birds, the flowing stream or the bristles of leaves in the wind. There are even more balconies off the great room and primary bedroom. There is something about having a sense of peace and a place in nature that is beautiful and so important these days.” The asking price for 125 Cat Rock Road is \$4.15 million.

Not far from the New York state border, 241 Bedford Road, Greenwich, is a multigenerational compound, which includes the historic Levi Ireland house, a five-bedroom colonial that’s a designated Greenwich landmark. The property also includes a three-bed-

room carriage house, a one-bedroom cottage and a vintage party barn.

The 4.3-acre backcountry property is listed by Kevin Sneddon, the founder and lead broker with the Private Client Team at Compass in Connecticut and New York. The seller is asking \$6.495 million. “While this lawn area can be fenced in and used as a horse paddock, it also has many other uses,” Sneddon suggested. “It’s large enough to ride ATVs around in the fall and snowmobiles in the winter. You can also cross-country ski on it in the winter.”

“It can also be used for soccer and football,” the broker added. “As this is a multigenerational compound, I envision summer softball games with friends and family and perhaps outdoor movies under the stars at night.”

A lush lawn surrounds the four-bedroom eco-friendly single-family home at 4 South Stan-



Contributed Photo

Among the 4.3 acres at 241 Bedford Road are wide-open spans of lush lawn.

wich Road, Greenwich. Evangela Brock, a Realtor with Douglas Elliman Real Estate, represents the seller, who is asking \$2.225 million for the property. This home debuted in 1958 and in recent years

has been updated with energy efficiency in mind, including the addition of a Tesla solar panel and battery system. Because of the expansive setting, with 4.01 acres of land, there’s the opportunity for a buyer

to expand the house if they desire, or remodel and “make it their own.” In addition to the open lawns, the property also includes a private pond.