

REAL ESTATE

HOT PROPERTY

Nothing 'to spec' will do for mid-country home

By Gretchen A. Peck

Greg Silver learned about this property through two real estate friends — his own agent, Steve Archino of Sotheby's International Realty, and friend Suzy Armstrong of Coldwell Banker Residential Brokerage. Silver is the namesake of Silver Properties, a luxury home developer well known throughout Greenwich.

At the time, Silver didn't realize he had a personal connection to the property and the 1970s colonial that stood there then. Silver had developed a property on North Street, and one day, he had visitors — an elderly woman and her daughter who were interested in what he'd created. He invited them in, and they shared a cocktail while he gave them a tour of the place.

Years later, that family's home would go up for sale — that 1970s colonial on this coveted piece of land — and Silver was one of the bidders. He ran into the daughter during a site visit, and she said that she remembered his hospitality and craftsmanship of that home he toured with them. She said, if anyone got the property, she hoped it would be him. And it was.

Silver's philosophy is that nothing "to spec" will do. His standards are above and beyond more typical spec home construction.

"We do things a little differently than other spec builders," Silver explained. "Our homes are more custom, and they're architecturally significant."

Silver has developed a relationship with Granoff Architects. It was Rich Granoff, partner Irene Ioffe and the Granoff team with whom Silver collaborated on 9 Oakley Lane in mid-country. Silver and Granoff had a distinct ambition.

"We were trying to bridge the gap between a classic Greenwich Georgian and a more forward-thinking architecture to create a transitional style home," Granoff said. "At first glance, the house appears to be traditional, but on closer inspection, you realize that there are interesting



Photos by PlanOmatic / Sotheby's International Realty

Above: A chessboard marble floor and a winding custom staircase makes for an eye-catching entry hall at 9 Oakley Lane in Greenwich. **Below:** A stone terrace surrounds the in-ground pool and elevated spa.



transitional architectural details."

The entry hall features a stunning chessboard marble floor and a custom staircase that winds and curves upwards, blending iron and wood.

Great attention has been paid to wood and windows here. Wide open formal rooms blend features like Chevron Rift Oak floors with veritable walls of windows and high ceilings with intriguing patterns in coffered-like designs.

There are more than 14,000 square feet of living space, adorned

in fine finishes and fixtures. Here, you find Walker Zanger marble, Waterworks fixtures, Hemingway Custom Millwork and Sun Valley Bronze custom hardware. There are one-of-a-kind elements throughout, including sliding barn doors, floating vanities and waterfall countertops. There's even an elevator to access all three levels.

The custom kitchen is beautiful and efficient, with plenty of cabinets and displays and a convenient center island. The island and counters are topped in two-inch Avalon

Marble and a Quartzite Waterfall Island top, also by Walker Zanger.

An adjacent butler's pantry is notably spacious and has a Sub-Zero wine refrigerator and a second sink and dishwasher there. These are key when entertaining or working with a caterer.

There are nine fireplaces throughout the residence, including a very special one that sits eye level with the kitchen, in a room Silver calls "the lounge." It's the first fireplace of its kind that Silver and Granoff have placed in one of their collaborations. Manufactured in Israel by Ortal, it has a double-glass paneled front with a fan system that forces cool air between the two panels, thus keeping the outer glass cool to the touch. Surrounded by panels of Avalon Pearl Quartzite, it's a striking architectural element, and the grand centerpiece of the "coolest room in the house, reminiscent of a SoHo loft," Silver said.

The home has 21 rooms in total, including some nice value-adds,

Details

Address: 9 Oakley Lane, Greenwich

Price: \$11.995 million

Number of rooms: 21

Features: Neo-Georgian on the exterior with transitional architecture throughout the 14,000 square feet, this home has seven bedrooms, eight full bathrooms and three partial baths. The first level features grand spaces with high, spectacular ceilings, lots of windows and one-of-a-kind fireplaces. Additional rooms include a home office, a library and a billiards room, and a family room with an imported Israeli fireplace and a vaulted, timber ceiling.

Schools: Parkway School, Central Middle, Greenwich High

like a first-level home office with a built-in desk space and shelving. Library and billiards rooms, both lined with Rift sawn oak, have transom-cap French doors that lead out to the veranda, where an outdoor fireplace takes the edge off the first sign of chill in the air. A two-story family room with a stone fireplace, reclaimed barn wood beams and an oak ceiling, leads to an outdoor pavilion with a stone fireplace.

The lower level adds 4,000 square feet to the floor plan, and it walks out to the back of the property, where there's a 20-by-42-foot pool and an elevated spa surrounded by stone. Town-approved sites are ready for a future tennis courts or a pool house.

That parcel of land Silver acquired to develop this property was one of the key factors to the successful project.

"It is 3.03 acres of flat land, on a private cul-de-sac in a 2-acre zone — unheard of in the 'Golden Triangle' south of the Merritt," Granoff said.

Listing agent: Steve Archino, Sotheby's International Realty; (203) 618-3144 office; steve.archino@sothebyshomes.com.

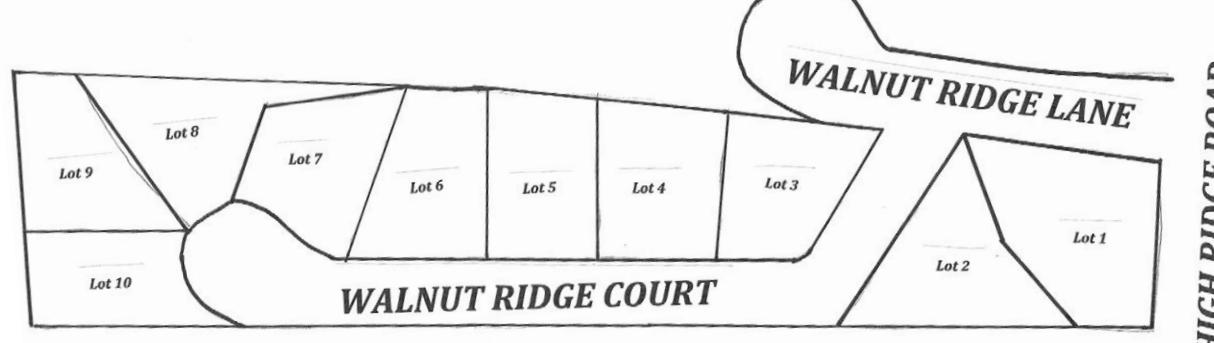
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