

REAL ESTATE & LIVING

Spotlight: Old Greenwich

Real Estate Spotlight: 3 Little Cove Place, Old Greenwich



This is Nantucket in Old Greenwich. The shingle-clad architecture, the close-to-the-water setting, and the salt air make you feel like you're on vacation as soon as you walk in the front door and out to the pool. This enchanting home sits on a coveted private cul-de-sac in Old Greenwich with deeded access to a private beach where you can launch your kayak, paddleboard, or other small watercraft.

This home has been beautifully renovated, maintaining its beachy charm with all the conveniences of a newly constructed home. Three of the four bedrooms, including the master, are on the main level. The master bedroom features a vaulted ceiling with cove lighting and a comfortable master bath.

Also on the first floor, there's an eat-in kitchen with a vaulted ceiling, a family room, a large living room with a fireplace, a formal dining room, and a sunroom with a wet bar and refrigerator.

The second floor has an oversized bedroom/rec room with a full bath and a private entrance to the pool and grounds, a large office that could be a fifth bedroom, and a large walk-in attic area.

Professionally landscaped gardens surround the swimming pool, terraces, and patios.

The vacation continues with a short walk to the 148-acre Tod's Point, which features a large sandy beach, snack bars, the Old Greenwich Yacht Club, and a two-and-a-half-mile walk, run or bike ride around the point.

The village of Old Greenwich itself boasts lively shops and restaurants and the Old Greenwich Train Station. In early December, the Old Greenwich Merchants Association kicks off the holiday season with a First Light Festival, which has the support of all the merchants and the residents.

Old Greenwich Elementary School

and Eastern Middle School are decisive factors in drawing young families to the neighborhood. Constantly ranked in the top tiers of educational excellence, the school environment fosters personalized learning as well as interactive group learning. Eastern Middle School has been ranked as the number one middle school in Connecticut based on the number of students performing at the advanced level of the Connecticut Mastery Test.

The first impression most people receive of Old Greenwich is the picturesque Binney Park as you approach the village. On Fourth of July, the town gathers in the park for fireworks. Binney Park also hosts model sailboat races, concerts, movie nights, tennis and multiple sporting events on their spacious grass fields. On Memorial Day, a parade reminiscent of a Norman Rockwell painting runs through the village and gathers in the park.

Old Greenwich also has the Perrot Library, with its extensive programs for children. The Old Greenwich Civic Center promotes a sense of community by providing recreational, athletic, educational and social programs.

This home will be having a public open house this Sunday, May 1, from 1 to 4 p.m.

Ann Simpson can be reached at 203-940-0779 in the Old Greenwich office of Berkshire Hathaway New England properties.

3 Little Cove Place, Old Greenwich
\$2,495,000

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Bringing out the 'Green' in Greenwich

By Rich Granoff
Sentinel Contributor



We are blessed in Greenwich with many beautiful older buildings, buildings that are notable for their excellent architecture.

As an architect working in Greenwich for the last 27 years, I have had the good fortune to renovate many of them. These have included the Greenwich Post Office, The River House (former pump house on Route 1), and many great older homes. I always try to make each project as "green" as possible.

The goal is to save energy, resources and money, plus create healthier environments in which to work and live. The principles of sustainable design can be applied to most buildings, but there are different "shades of green." As an architect, it is my professional obligation to educate my clients on the advantages and costs of sustainable design.

Recently I purchased a building at 330 Railroad Ave. in Greenwich, the former CL&P Building. It was built in 1928 and had become tired over the years. I received approvals from the town to convert the Art Deco structure into a multi-tenant Class A office building. A gut-renovation has begun and will be completed by the end of the year.

I am using this building as a good example of sustainable design practices, and it is a candidate for LEED Gold certification. LEED stands for "Leadership in Environmental and Energy Design." It's a system

for evaluating building projects developed by the U.S. Green Building Council. There are a few other ratings systems for sustainable buildings, but LEED is the most widely used and has the highest standards. It is a point-based system, with various levels (certified, silver, gold and platinum). In addition to certifying buildings, the LEED system also accredits professionals through education and administering a test (I am a "LEED AP," or LEED Accredited Professional).

The LEED project checklist is divided into six categories:

Sustainable sites encompasses the location of the site and its proximity to public transportation. The concept is that it is inherently green if you select a location for a building that does need an automobile to get to. 330 Railroad is two blocks from the train station and on a bus route, which get a lot of points. This section also includes points for electric vehicle charging stations,

brownfield redevelopment, stormwater management, and "heat island effect" (white roof, not black), all of which we are receiving credit for at our building.

Water efficiency provides points for water use reduction in plumbing fixtures and for water efficient landscaping.

Energy and atmosphere provides for the most points and focuses on reducing the amount of energy a building uses. This is accomplished in two ways: increasing the efficiency of the heating/cooling systems and super-insulating the building's walls, windows and roof. There are more points given for renewable energy (we will have a rooftop solar installation at 330 Railroad Ave.).

Materials and resources mandates recycling during construction and the use of building materials that are locally sources, recycled and "certified green." These materials are now commonly available and do not necessarily cost more than

"brown" materials. Think linoleum flooring (made from linseed oil) versus vinyl tile (made from petroleum). At 330 Railroad Ave., we have removed all of the existing carpeting and will polish the concrete floors.

Indoor environmental quality deals with air quality during construction, and encourages the use of "low-emitting materials," such as adhesives, sealants, paints, carpets and wood. It also adds points for natural daylight, views and controllability of thermal comfort.

Innovation and design encourages green practices after occupancy. This includes green cleaning methods, verification of ongoing recycling, and even a point for offering green educational tours of the building. These are "low hanging fruit" that any building owner can implement.

At 330 Railroad, our checklist current total 61 points, which would make our building LEED Gold.

During construction, we need to constantly monitor all of the work, to make sure it complies with the rigorous LEED standards. All work must be documented, by the construction manager and sub-contractors, and submitted to the USGBC. At the end, the documentation is reviewed and verified by the USGC and then the LEED certification becomes official.

Buildings consume approximately 40 percent of the energy consumed in the world. By building green, we can all save money, energy and natural resources—plus have healthier environments to live and work in.

Rich Granoff is the founder and managing principal of Granoff Architects. He and his team of 26 design professionals have been designing a wide variety of projects in Greenwich since 1989. He looks forward to moving his firm into the newly renovated 330 Railroad Avenue building in early 2017.

Max Wiesen, Artist & Agent

Max Wiesen discusses his love of visual arts and 22 years in Greenwich

By Chéye Roberson
Sentinel Reporter

Max Wiesen, a real estate agent from Coldwell Banker, is active in art related organizations because he believes the promotion of visual arts can help bring people to deeper understanding of one another which in turn will enrich our society.

He chose to devote time to those organizations for the enjoyment and participation they promote. Max believes that it is important to have a creative outlet in your life to reenergize you for after a hectic work week. He found his outlet in the smear and blend of colors on a canvas.

"I'm a serious artist and I study at the Silvermine School of Art. It's a natural segue way into another portion of my life," Max said.

The mission of the Silvermine School of Art in New Canaan is to "expand the mind, nourish the soul and connect people through

the universal language of art." The organization offers courses and summer camps for all ages. Classes include instructions in ceramics, creative writing, digital imaging, drawing, flame working, photography, sculpture, silversmithing, and more. Max enjoys taking classes there and sharing self expression with other artists.

Max's artwork had sold for thousands of dollars and he has won several awards for his paintings.

"I have been the recipient during my 20 years as an agent of almost every award available from Coldwell Banker, including international elite and honorary mention and best in show at many art exhibits," said Max.

Max has a published book of collected poetry titled "As I Turn" which is available on-line. His paintings are available on his web site at www.MaxWiesen.com.

In addition to art based organizations, Max has also volunteered with the Greenwich Power Squadron

and is a member of the Old Greenwich Yacht Club.

Max has lived in Greenwich for 22 years and has been a real estate agent for 20 years. Before he entered real estate he was an Assistant Professor of English Literature and Creative Writing at the University of Cincinnati. He said that similarities can be found between his former career and working in real estate.

"The similarity is the notion of selling - on one hand ideas to young people and on the other hand property to home buyers," Max said.

A truly memorable moment in Max's career was when he was surprised to sell a four-million-dollar condominium townhouse to a client who was referred to him as a renter.

Max said the idea that real-estate agents earn a lot of money is a myth and that there are many levels of success in the business. He advises people who are interested in working as a

real estate agent, whether they are switching careers or still in college, "to be aware of the erratic income and be sure they have backup funds."

However, Max enjoys working in an industry where he gets to help people and make new friends. He feels it is always important to be courteous not just to clients, but to his colleagues as well.

Sometimes a client will work with an agent to sell their home and later on choose to work with a different agent for the same listing. Max has been known to compensate other real estate agents after he has taken over one of their former listings for their time and energy and "to thank them as colleagues for their participation in the listing."

According to Max, a very good way to find a home you will love is to ask yourself if you feel an immediate attraction upon entering a home. If you feel a connection early on chances are the home will be a good fit.



MAXWELL P. WIESEN
Coldwell Banker Residential Brokerage
191 Mason St., Greenwich CT 06830

Highlighted Listings

48 Spring Street | \$949,000 9 Barton Lane | \$1,625,000

28 Powell Street

Listed as a home | \$1,189,000; Listed as land | \$689,000

Max's rental listings on Lexington are either \$2500/Mo. or \$5800/Mo.
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