

The reinvention of the room

Realtors help clients see the potential in homes, including a floor plan's flexibility

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With 14,916 square feet of interior living space and seven bedrooms, the newly constructed 22 Dairy Road in mid-country Greenwich affords a luxury-home buyer great flexibility to customize the spaces expressly for their needs. The modern-inspired home, complete with Savant home automation, is situated on 2.74 acres, with a three-car garage, tennis court, outdoor kitchen, pool and pool cabana. Ellen Mosher, with Houlihan Lawrence, is the listing agent. The asking price is \$18.95 million.

Houlihan Lawrence

Houlihan Lawrence Realtor Victoria Chimblo Filippelli pointed to two Greenwich properties on the market right now, which exemplify the “flexible floor plan” concept—514 Round Hill Road and 22 Dairy Road, both listed by Houlihan Lawrence’s Ellen Mosher.

“514 Round Hill Road has an open, flexible floor plan,” Filippelli explained. “The owners use the dining room—sun-filled, with a wet bar, built-ins, floor-length windows, [a space] that could sit 20 people—as a combo dining-living space, because it’s so spacious, with French doors out to a huge terrace. Ideal for entertaining!” The five-bedroom home is situated on 4.01 acres in backcountry, affording a buyer “a blend of Litchfield County charm and Greenwich elegance,” according to the listing agent. The asking price is \$4.95 million.

“Ellen Mosher’s listing at 22 Dairy Road features a play- and homework-room right off the kitchen, with a rock-climbing wall! It’s such a fun use of space for kids on the first floor, instead of in the basement,” she noted. This newly constructed seven-bedroom home has more than 14,900 square feet of modern living space. The mid-country property is the result of a collaboration between Sound Beach Partners, Amy Hirsch Interior Design, and Tanner White Architects.