

# PRIVATE AIR

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## LUXURY HOMES


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# A PAST AND FUTURE PERFECT ISLAND

— NORWALK, CONNECTICUT —

*A private island retreat doesn't come with a pedigree better than this one's 3 1/2 acres of intrepid history. Off the coast of Connecticut and a mere 3/4 mile boat ride from the town of Rowayton will find you in a magnificent Tudor estate in minutes.*

By: E.J. Webber

Tavern Island, is the name of this very private enclave with a rich history dating back to 1651 when the British came and when Rowayton, the town on the mainland, was a small fishing village in the 1700s. It is one of the few inhabited pieces of rock and land - part of the Norwalk Islands chain - that was used by port pilots early on. Some historians have even speculated that rocks from these islands were used as ballast for sailing ships returning to New York where the rocks may have been re-used for cobblestones. But since 1900 or so, celebrity owners of this charming island and mansion have kicked up their heels and danced the night away, or lounged on four private beaches. One of the former owners and Broadway impresario Billy Rose who wrote, "It's Only a Paper Moon",

entertained many celebrities on the isle such as Marilyn Monroe, Barbara Streisand, and James Caan in the 1960s. An earlier denizen, Lillian Hellman, whose partner for many years was Dashiell Hammett, rented the boathouse one year and finished her play, *The Little Foxes* there.

Today, private islands are in high demand particularly those that are so easy to live on. This entire English Country Colonial main house with stunning views from every room has been totally renovated, and is likely the most unique property in the New York City environs. The total building area is 6,116 square feet with six bedrooms and four baths. The main house built of native stone dates back to the 1900 and has been meticulously









maintained and upgraded. The first level displays beautiful coffered ceilings in the large living area, stone fireplace and top of the line kitchen appliances. The second level features elegant sleeping quarters: two en-suite bedrooms, one of which is the master suite with large dressing area and two offices. An exercise room, changing rooms and steam room, each with outdoor access to be near the beach and the 25 x 75 foot gunite swimming pool, add a modern health aspect to the ultimate sense of relaxation. The third and final level of the main home finds three more bedrooms and bath.

Among the many luxurious features of this grand estate is a deep-water dock, a tea house with a meeting room and bedroom, and a guest cottage known as the Pilot House, with two bedrooms and two baths, kitchen, fireplace and living room. The compound also displays a boathouse on the property that features a workshop with workbench and saws and a large game room, bedroom, and full bath. An

on-site generator and an 8,000 gallon fuel tank services every need.

"The island is completely self contained, and the only island at the moment that has city water and electricity service running under water to the mainland," said Rick Higgins, president of Higgins Group, the real estate agency listing the property. "In fact," he continued, "there was no damage to either the island or the property during Hurricane Sandy, the most dangerous of cyclones that happened in 2012. A protected harbor with a stone seawall and two docks have been privately built – one on the mainland and one on the island. Two boats also come along with the complex. A vacant deeded ½ acre buildable lot in Rowayton worth two million dollars in its own right, and a smaller garage is included in the purchase."

Imagine kayaking, waterskiing, fishing or gazing at the real moon with the Billy Rose tune drifting in and out of one's head. Stare at the lights of Manhattan's





skyline just 40 minutes away; it tells a different story of busy traffic and throngs of people hurrying hither and thither. But here on balmy summer evenings, New York looks like a little toy village off in the distance. Listen to the sounds of the surf rising and falling on the eons old rocks of Tavern Island - where absolute privacy is the buzzword of even the gulls in this storybook setting.

Rick Higgins told us that: "This beautifully landscaped private island is one of the most unique properties I have ever seen. The last few owners of the property have each been able to stay for many years on this most private of mansions on a truly magical isle." Find it for yourself at: 41.0605°N 73.422°W. ✈

*Offered at \$10,995,000*

*For more information please contact:  
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