

MANSION GLOBAL

Developer Lists Six Greenwich, Connecticut, Mansions as Affluent Flee New York City

Still under construction, every home boasts a different notable architect, three-plus acres and a pool

BY [BECKIE STRUM](#) | ORIGINALLY PUBLISHED ON MAY 12, 2020



A quintessential New England mansion by Robert Cardello Architects.
SBP HOMES

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To sell not one but six multimillion-dollar mansions would have seemed a daunting task just a few months ago in Greenwich, Connecticut—where a flight of wealthy suburbanites to New York City have caused home prices to sink 10% to 20% over the past decade and large estates to languish on the market unsold.

But the tide, at least for now, appears to be changing as affluent city dwellers flee from epicenters of the Covid-19 pandemic potentially to the benefit of sellers in neighboring suburban towns, including a Greenwich developer listing a community of luxury residences for sale this week. The six single-family houses on Dublin Hill Drive, each one designed by a different architect and boasting more than three acres apiece, are hitting the market at an opportune moment, said real estate agent Lyn Black, who's marketing the homes.

“In these unprecedented times, where city residents, in particular, are looking for an escape, Dublin Hill has everything a luxury home owner would want,” said Ms. Black of agency Houlihan Lawrence.

The homes are each asking north of \$7 million and are still under construction. Work on them can continue amid the pandemic as Connecticut, unlike New York, has deemed all construction an essential service during the statewide stay-at-home orders in place since March. The project is expected to be completed next year.

The six mansions vary in style and range from a more traditional New England coastal mansion by Shope Reno Wharton clad in shingles to a contemporary design featuring floor-to-ceiling windows by Workshop APD.

The other homes include a contemporary design with a hulking, architectural chimney by Laura Kaehler Architects; contemporary-shingle style hybrids by Austin Patterson Disston and Tanner White; and a truly quintessential New England design by Robert Cardello Architects that has a stream cutting across the yard.

The collection of top architects from New York and Connecticut reflect the different styles of architecture one might find in town, what the developer and builder SBP Homes referred to as “the storyline of Greenwich.”

“It was conceptualized to meet the expectations of a discerning and design-conscious buyer, showcasing consistency in terms of smart layouts and superior features, while maintaining their individuality with special features that are unique to each home,” said Doron Sabag, co-founder of SBP Homes.

Arranged around a cul-de-sac in Greenwich’s mid-country area, the new builds certainly boast the kind of space people are craving these days at between 8,000 to 9,000 square feet with five to six bedrooms. Every home comes with a swimming pool and terraces, and buyers may customize parts of the lower level, the developer said.

The series of megamansions comes at a potential turning point for the wealthy town, where the luxury market had struggled in recent years. Anecdotes abound of people flooding New York City’s suburban areas, and agents are banking on sustained interest post-pandemic—how long it lasts remains to be seen.

But even before the virus struck, places like Greenwich noted a steady return of buyers from urban areas looking for more space than they could get in Manhattan, specifically among young millennial couples and their growing

families, said veteran agent Susan Fleisher of Coldwell Banker Global Luxury in a market note on Monday.

“No matter how you slice it, Greenwich looks increasingly appealing,” Fleisher wrote. “Density is no longer something everyone wants to deal with.”