

PRIVATE ISLANDS INC.

POTATO ISLAND

CONNECTICUT, UNITED STATES



1.1 ACRES • FREEHOLD

1912 CAPE COD HOUSE • PRIVATE DOCK

41.256°N 72.758°W

ELEVATION — SUMMIT 12 FT



THE ESTATE

At a Glance

LOCATION

Thimble Islands, Long Island Sound,
Branford, Connecticut

LAND AREA

1.1 acres

TITLE

Freehold

SUMMIT

12 ft

RESIDENCE

Cape Cod house, built 1912 · 3,871 sq ft · 4
bed / 3.5 bath

ACCESS

Boat — 5 minutes from Stony Creek · private
dock

FIVE MINUTES FROM SHORE

A whole private island that behaves like a mainland address:
public water connected, owned solar with generator backup, and
a seasonal water taxi from Stony Creek Town Dock.

ISLAND VITALS

PRICE

NOT PRINTED

ACREAGE

1.1 acres

TITLE

Freehold

SUMMIT

12 ft

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REGION — CONNECTICUT — THE THIMBLE ISLANDS

The Thimbles are a granite archipelago in Long Island Sound off
Branford, Connecticut, summered on since the nineteenth century.
Connecticut islands are held in straightforward freehold and convey
by ordinary deed, with mainland services minutes away.



THE SETTING

An Island in the Thimbles

Potato Island sits in the Thimble Islands, the storied granite archipelago scattered across Long Island Sound off Stony Creek, Branford. From the air the island reads as one long green room: lawns and mature trees running east to west, the house standing on the eastern rocks and the pool garden at the western end, with open Sound on every side.

THE LAND

1.1 Landscaped Acres

The grounds are level, treed and professionally landscaped, with manicured lawns, garden areas and winding pathways connecting the house to every corner. A heated gunite pool sits among the trees at the western end, with lounging decks and shaded sitting areas, and an underground sprinkler system keeps it all at its best through the season.





THE HOUSE

Built for Gathering

The main level is arranged for gathering around the water views. The living room, 18 by 23 feet, has a fireplace, French doors and hardwood floors and opens toward the water on two sides; the dining room seats a full table under the same views, and the kitchen runs to a breakfast bar, a central island, a pantry and new countertops, the full appliance suite included.

UPSTAIRS

The Primary Suite

Upstairs, the primary suite is a room in its own right, 23 by 31 feet, with a vaulted ceiling, private balconies, hardwood floors and a spa-inspired bath. Three further bedrooms give family and guests their own space, served by three full bathrooms and a half bath in total, and a floored attic adds storage above.



LAND AND WATER

Land and Water

Every part of Potato Island faces the Sound. The wrap-around deck and covered porch follow the sun from sunrise to sunset; the heated gunite pool sits in the trees at the western end; and on the rocky eastern shore a hot tub stands on the stone terrace at the water's edge. The private dock, with its kayak launch, is the island's front door, and the lawns run between it all, professionally landscaped and watered by an underground sprinkler system.

KNOWN FOR

A whole island five minutes from the mainland: a 1912 Cape Cod house, a pool, a dock and complete privacy in the fabled Thimble Islands.

SUMMER HIGH 84°F · WINTER LOW 23°F · SOUND TEMPERATURE 35-73°F



ARRIVAL

By Boat from Stony Creek

Potato Island is a boat-access property, five minutes by private boat from Stony Creek. Through the summer a seasonal water taxi runs hourly from Stony Creek Town Dock, and the island's own dock, with a kayak launch, takes arrivals at the eastern lawn.

UTILITIES

Serviced Like the Mainland

Public water is connected to the island, with a septic system for sewage — a rare convenience for an island house. Active solar panels are owned outright under a solar contract, backed by a generator. Heat is hot air fuelled by propane, cooling by ceiling fans, and thermopane windows run throughout the frame house, which stands on a concrete foundation in cedar shake and asphalt shingle.

DISTANCES — STRAIGHT LINE

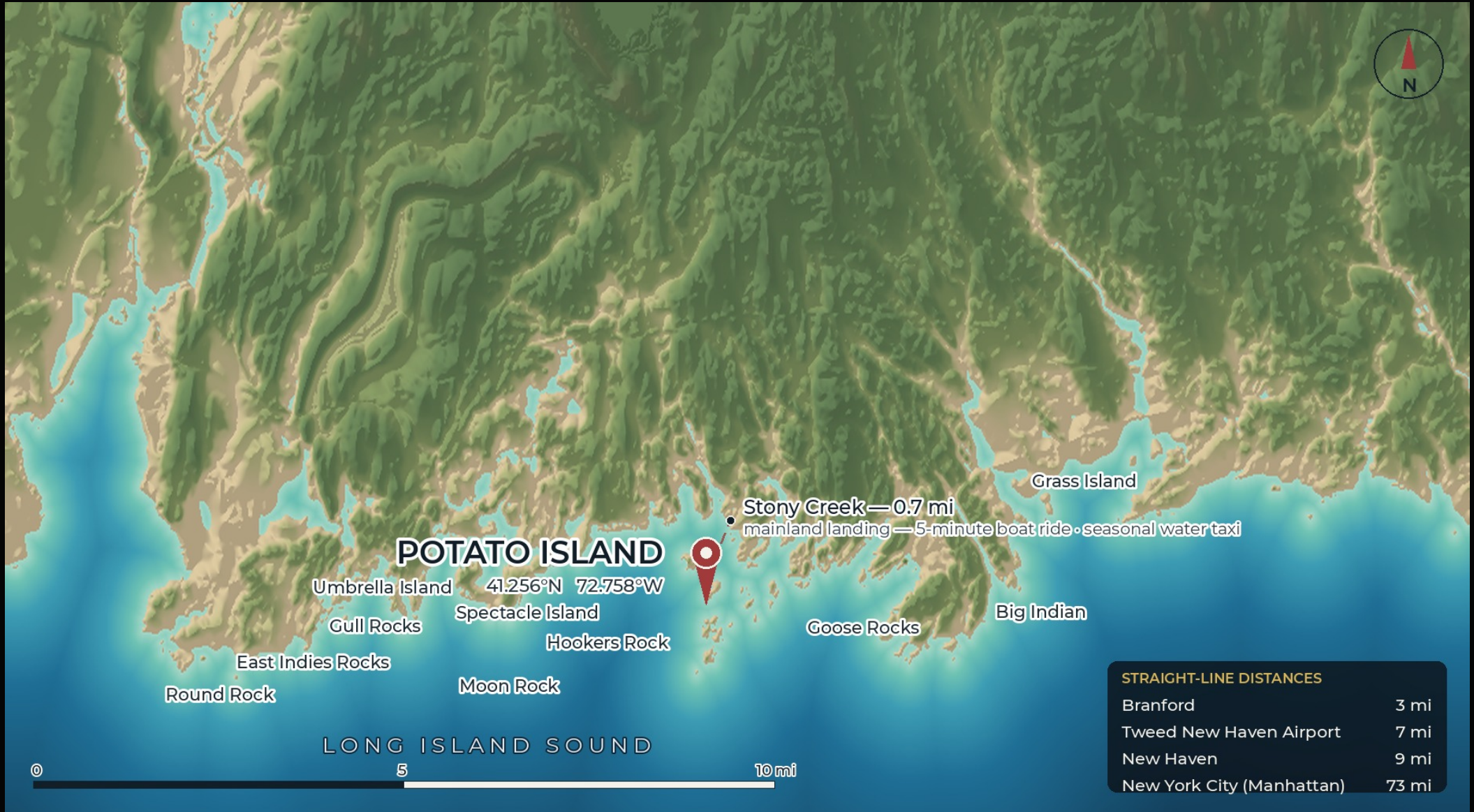
Stony Creek 0.7 mi · Branford 3 mi · Tweed New Haven Airport 7 mi · New Haven 9 mi · New York City 73 mi

1.1 ACRES • FREEHOLD • 4 BED / 3.5 BATH • BUILT 1912

LOCATION

On the Map

THIMBLE ISLANDS • LONG ISLAND SOUND • STONY CREEK 0.7 MI • CONNECTICUT



GALLERY

The Estate in Frames



The living room and its stone fireplace



The kitchen — island and breakfast bar



The primary suite



The hot tub on the eastern rocks



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

POTATO ISLAND

CONNECTICUT, UNITED STATES

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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