



PRIVATE ISLANDS INC.

Rogers Island

THIMBLE ISLANDS - BRANFORD - CONNECTICUT - USA

Rogers Island is a 7.65-acre private island in the historic Thimble Islands archipelago off Branford, Connecticut - a generational trophy asset pairing turn-of-the-century Tudor architecture with modern luxury. The grand 1902 Tudor main residence (8,378 sq ft, 10 bedrooms) commands 360-degree panoramic views of Long Island Sound, set within manicured grounds of rolling lawns, granite pathways, and mature trees. A rare 150-foot sand beach, heated pool, tennis court, and Nicklaus-designed putting green complete the island. Uniquely, the offering includes the mainland estate at 51 Flying Point Road - a 4,635 sq ft secondary residence with its own private dock, five minutes across the harbor.

USD 29,995,000

7.65 ACRES - 1902 TUDOR ESTATE - MAINLAND INCLUDED - FREEHOLD

THE ESTATE

At a Glance

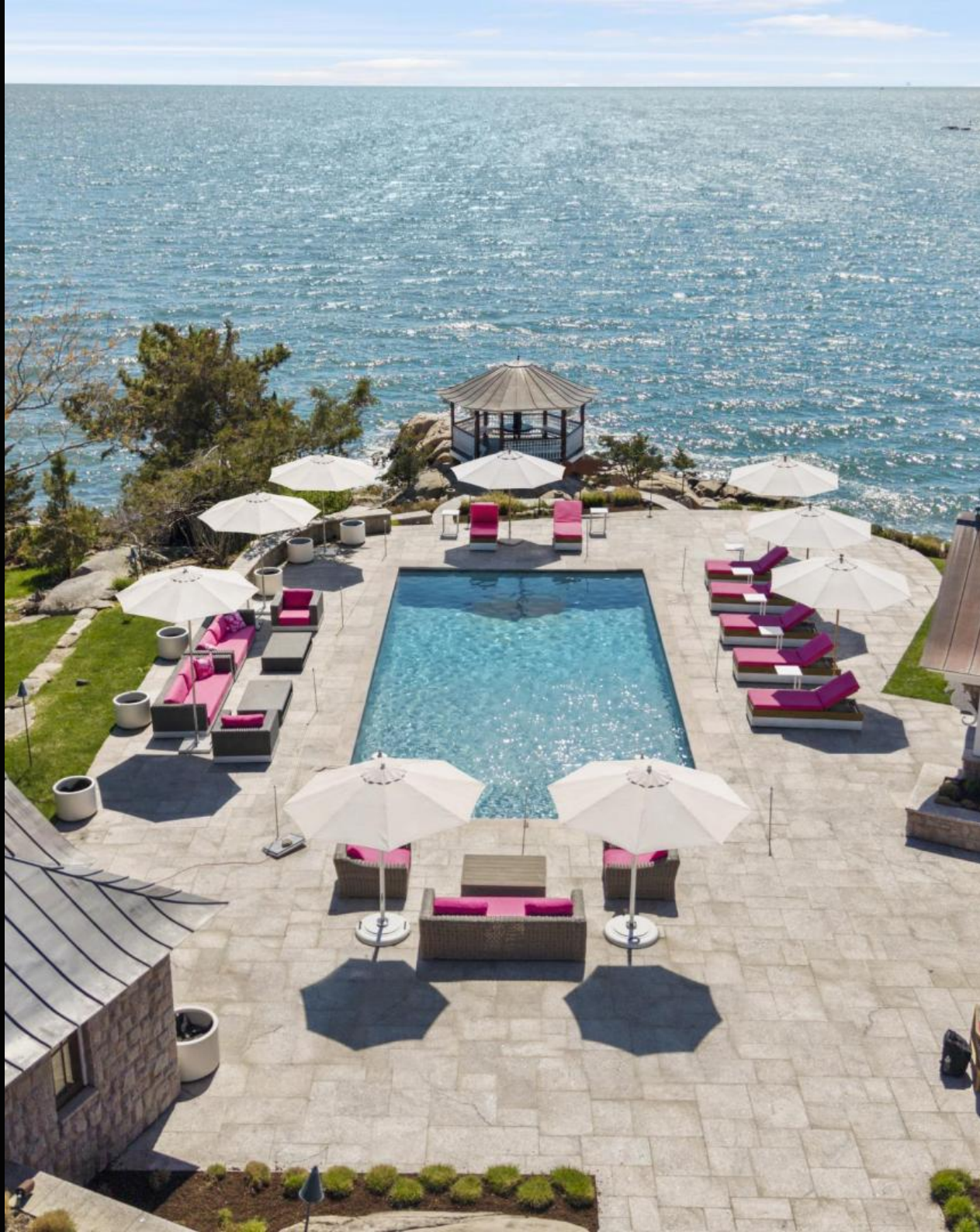
PRICE	USD 29,995,000
LOCATION	Thimble Islands, Branford, Connecticut, USA
ACREAGE	7.65 acres
MAIN HOUSE	1902 Tudor, 8,378 sq ft, 10 bed / 6 full + 2 half bath
GUEST COTTAGE	1,866 sq ft, 4 bedrooms
ARTIST'S LOFT	216 sq ft studio, outdoor shower
STAFF QUARTERS	Independent two-room quarters
POOL	Heated in-ground, pool house + bathhouse
TENNIS / GOLF	Full-sized court, Nicklaus putting green
BEACH	150-foot sand beach, sheltered cove
DOCKS	Two heavy-duty island docks, deep-water yacht
MAINLAND	51 Flying Point Road incl.: 4,635 sq ft, 5 bed, private dock
TENURE	Freehold
STATUS	Available

ISLAND + MAINLAND

Two properties, one offering: the 7.65-acre island plus the mainland estate at 51 Flying Point Road - 4,635 sq ft, private dock, and a five-minute harbor crossing. Island seclusion with mainland ease.

ISLAND VITALS

ELEVATION	COORDINATES
45 ft (house promontory)	41.259°N, 72.763°W
SHORELINE	WATERS
Rocky New England	Long Island Sound





THE ISLAND

A New England Masterpiece

Set within the storied Thimble Islands - a historic archipelago in Long Island Sound - Rogers Island is one of New England's most distinguished private island estates. Spanning 7.65 acres of manicured landscape and classic rocky shoreline, the island pairs a grand 1902 Tudor residence with thoroughly modern amenities: a heated in-ground pool, full-sized tennis court, and a professional Nicklaus-designed putting green. This is a secure, multi-structure family compound - and a corporate entertaining venue without equal on the Connecticut coast.

LEGACY

Turn-of-the-Century Pedigree

The island's centerpiece is its turn-of-the-century Tudor main house, originally constructed in 1902 - an era when America's great coastal estates were built to last for generations. Its 8,378 square feet unfold across 10 bedrooms with 360-degree panoramic views of the Sound in every direction. Meandering granite pathways connect rolling lawns, mature trees, a greenhouse, and a vibrant koi pond - a landscape composed with the care of a private botanical garden, ringed by rugged New England rocky shoreline.

RESIDENCES

Homes & Quarters

The Main House (1902) spans 8,378 sq ft with 10 bedrooms, 6 full and 2 half bathrooms, and 360-degree panoramic views of Long Island Sound. The Guest Cottage offers 1,866 sq ft with 4 bedrooms for family and visitors. The Artist's Loft is a private 216 sq ft studio with its own outdoor shower. Staff Quarters provide independent two-room accommodation, keeping the estate effortlessly serviced.

RECREATION

Pool, Tennis, Golf & Beach

Pool: an in-ground heated pool with a dedicated pool house featuring an entertaining kitchen, plus a separate pool bathhouse. Tennis: a full-sized tennis court. Golf: a professional Nicklaus-designed putting green. Beach: a rare 150-foot soft sand beach tucked into a sheltered cove - an extraordinary feature on the rocky Connecticut coast.





TERRAIN

Land and Water

The island's 7.65 acres are a study in composed New England beauty. Meandering granite pathways wind through rolling lawns and mature trees to a greenhouse and vibrant koi pond. The shoreline is classic coastal Connecticut - rugged rocky headlands giving way to a rare 150-foot soft sand beach in a sheltered cove. Two independent heavy-duty island docks, in deep-water configurations, welcome large luxury yachts - the island is as practical for the yachtsman as it is beautiful.

KNOWN FOR

Set in the storied Thimble Islands - a historic yachting enclave off Branford - Rogers Island is one of the archipelago's grand legacy estates: a 1902 Tudor pedigree with modern luxury, five minutes by boat from its included mainland dock.



INCLUDED

The Mainland Estate

The offering uniquely includes the mainland estate at 51 Flying Point Road - a 4,635 sq ft secondary residence with 5 bedrooms and 6 full plus 1 half bathrooms. The mainland parcel adds a 613 sq ft boathouse with stone fireplace and full bath, a three-car garage, and 2,318 sq ft of auxiliary space above the garage (office plus in-law suite). With its own private dock and a transit of about five minutes across the calm harbor, the mainland estate makes island living effortless - arrive, board, and be home in minutes.

ARRIVAL

Access

Rogers Island sits in the Thimble Islands off Branford, Connecticut, in Long Island Sound - within easy reach of New Haven and the Connecticut shoreline communities. The mainland dock at 51 Flying Point Road puts the island about five minutes away by boat across calm harbor waters, combining true island seclusion with mainland convenience.

OWNERSHIP

Lifestyle and Value

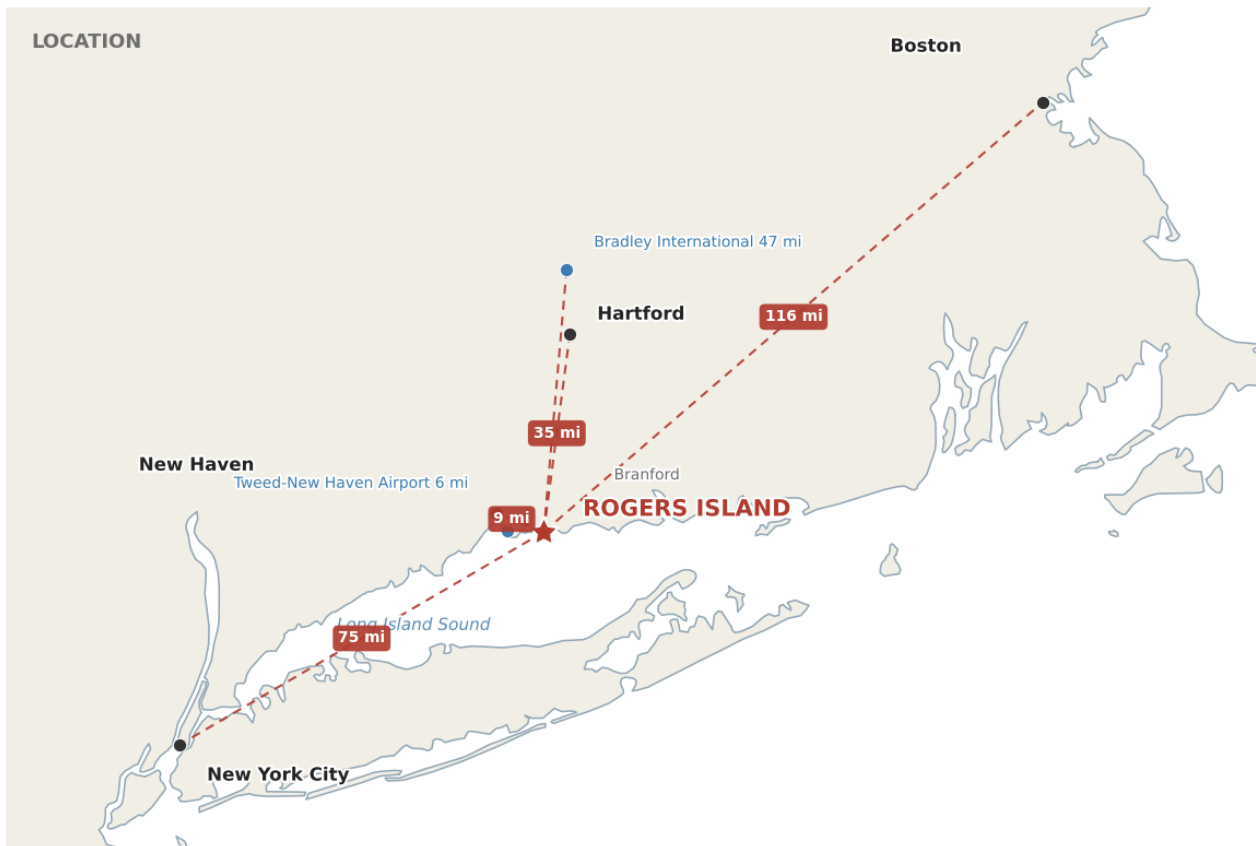
A generational trophy asset: 1902 architecture, modern luxury, and a Thimble Islands footprint that cannot be replicated. Secure family compound or corporate venue - privacy, scale, and pedigree, with the mainland estate keeping island life practical.

7.65 ACRES · 150-FT BEACH · 5 MIN HARBOR CROSSING

LOCATION

On the Map

THIMBLE ISLANDS - BRANFORD - CONNECTICUT



Straight-line distances, approximate • Coastline: Natural Earth

ROGERS ISLAND

Branford, Connecticut • 41.259°N, 72.763°W

DISTANCES

Tweed-New Haven Airport	6 mi
New Haven	9 mi
Hartford	35 mi
Bradley International	47 mi
New York City	75 mi
Boston	116 mi

ELEVATION & CLIMATE

House promontory	45 ft above sea level
Summer high (Jul avg)	81°F
Winter low (Feb avg)	27°F
Sound water temp	39-73°F

ACCESS

- 5-min boat transit from the mainland
- dock at 51 Flying Point Road
- deep-water yacht access

Straight-line distances, approximate.
Sources: MLS/Compass, FAA, climate
aggregators (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Rogers Island

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USD 29,995,000

info@privateislandsinc.com

www.privateislandsonline.com



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