

PRIVATE ISLANDS INC.

ROGERS ISLAND

THIMBLE ISLANDS, CONNECTICUT



THE ISLAND — TERRAIN

7.65 ACRES · FREEHOLD
1902 TUDOR · MAINLAND ESTATE

41.259°N 72.763°W

ELEVATION — SUMMIT 39 FT



THE ESTATE

At a Glance

LOCATION	Thimble Islands, Connecticut
TITLE	Freehold
LAND AREA	7.65 acres
MAIN HOUSE	8,378 sq ft, built 1902
BEDROOMS	10 main house, 4 cottage
SUMMIT	39 ft

150 FEET OF SAND BEACH

A rare soft sand beach tucked into a sheltered cove, on an island otherwise ringed by classic New England rock.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	7.65 acres
TITLE	SUMMIT
Freehold	39 ft
MAIN HOUSE	WATERS
8,378 sq ft	Long Island Sound

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REGION — CONNECTICUT, THE THIMBLES

The Thimble Islands, a granite archipelago off Branford in Long Island Sound, hold some of the East Coast's most storied island estates. Connecticut ownership is primarily fee simple freehold, the market welcomes international buyers, and purchases run through attorneys with clear title.





THE SETTING

Granite, Lawns and Gardens

Rogers Island rises from Long Island Sound off Stony Creek in Branford, its 7.65 acres wrapped in rugged granite shoreline. Granite pathways cross rolling lawns and mature trees to a greenhouse, a koi pond and formal gardens, with panoramic views across the Sound in every direction.

THE MAIN HOUSE

A 1902 Tudor Landmark

Built in 1902, the Tudor main residence spans 8,378 square feet with ten bedrooms, six full bathrooms and two half bathrooms. Covered porches and terraces look over the water on all sides, and the interiors mix turn of the century architecture with modern luxury.

GUEST AND STAFF

Room for Everyone

A 1,866 square foot, four bedroom guest cottage stands apart from the main house, joined by a 216 square foot artist's loft studio with an outdoor shower and independent two room staff quarters.

THE MAINLAND ESTATE

A House Ashore, Too

The sale includes a freehold mainland estate at 51 Flying Point Road: a 4,635 square foot, five bedroom residence, a 613 square foot boat house, a three car garage and a 2,318 square foot auxiliary space above it, with secure parking and storage.





LAND AND WATER

Rock Shore, One Sand Beach

A rugged rocky shoreline rings the island, with one sheltered cove holding a rare 150 foot soft sand beach. Two heavy duty island docks serve a variety of watercraft, the surrounding water is deep enough for large yachts, and the heated pool, tennis court and Nicklaus designed putting green sit above the shore.

KNOWN FOR

A 1902 Tudor island estate in the Thimble Islands, sold with its own mainland house, boat house and dock in Branford, Connecticut.

DAYTIME HIGH $\pm 84^{\circ}\text{F}$ · NIGHT LOW $\pm 21^{\circ}\text{F}$



BY BOAT

Five Minutes from Shore

The mainland estate's own private dock makes the crossing a five minute run across the calm harbor, at the owner's convenience. Two further docks on the island itself handle arriving boats and larger yachts in deep water.

BY AIR AND ROAD

New Haven Close Behind

Tweed New Haven Airport lies six miles from the island, and New Haven's rail and road links put the estate within easy reach of the wider Northeast. The mainland holding solves island logistics with parking, storage and a full residence ashore.

DISTANCES: STRAIGHT LINE

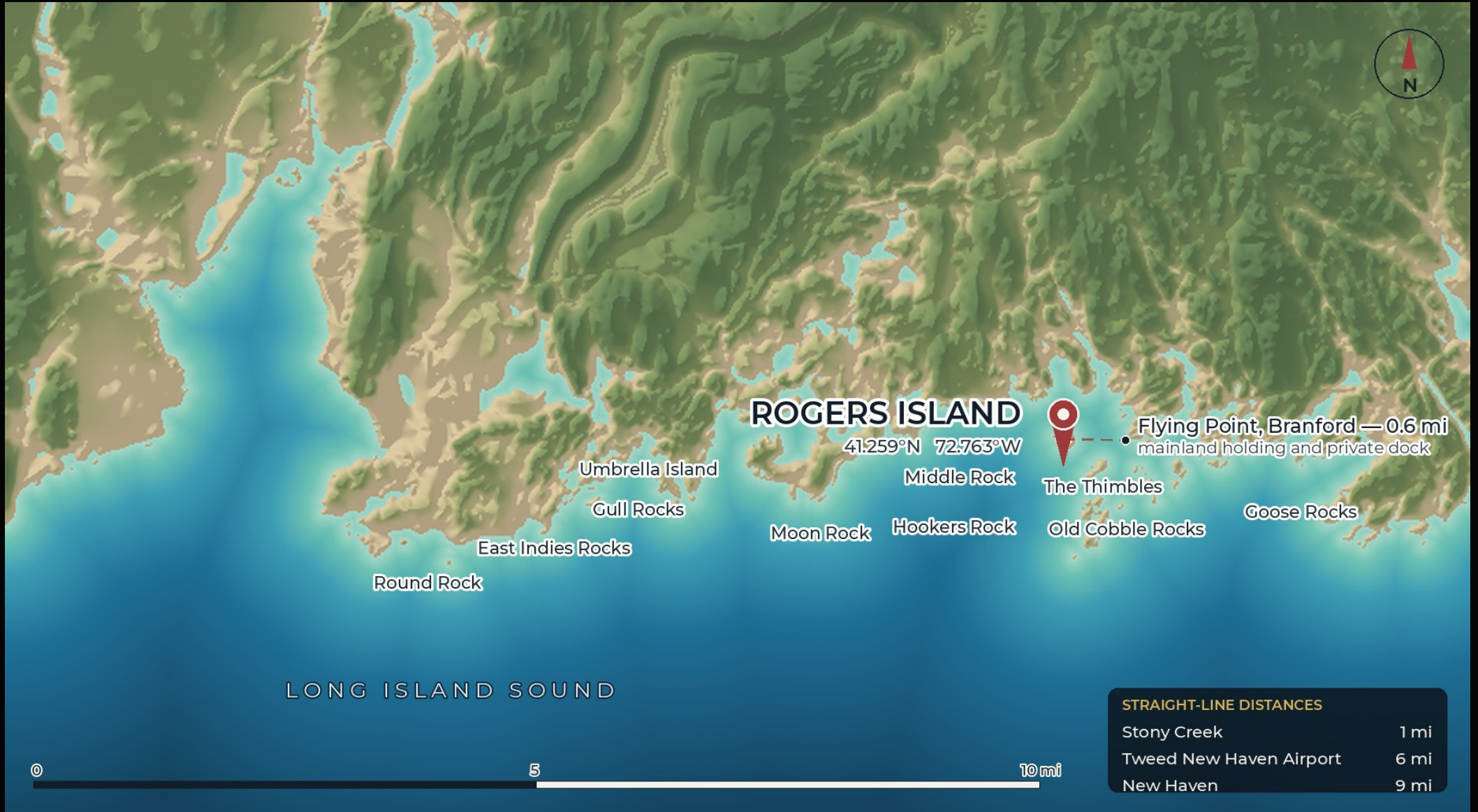
Stony Creek 1 mi · Tweed New Haven Airport 6 mi · New Haven 9 mi

7.65 ACRES • FREEHOLD • ISLAND AND MAINLAND ESTATES

LOCATION

On the Map

THIMBLE ISLANDS • LONG ISLAND SOUND



GALLERY

The Estate in Frames



The heated pool and pool house, from above



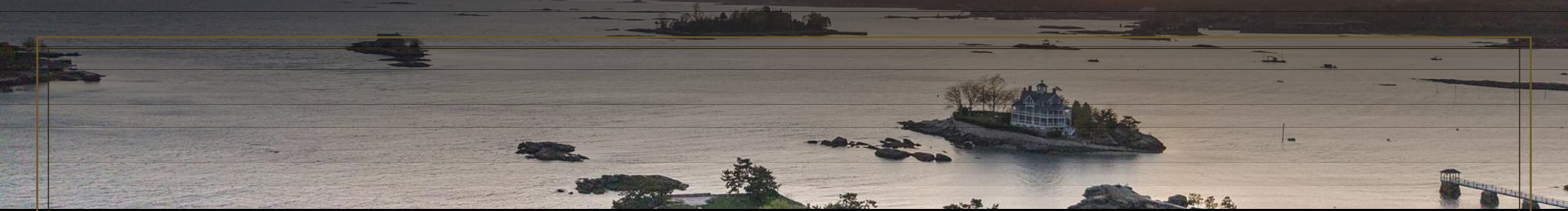
The Nicklaus designed putting green



Formal gardens above the Sound



The gazebo on the point



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ROGERS ISLAND

THIMBLE ISLANDS, CONNECTICUT

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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