

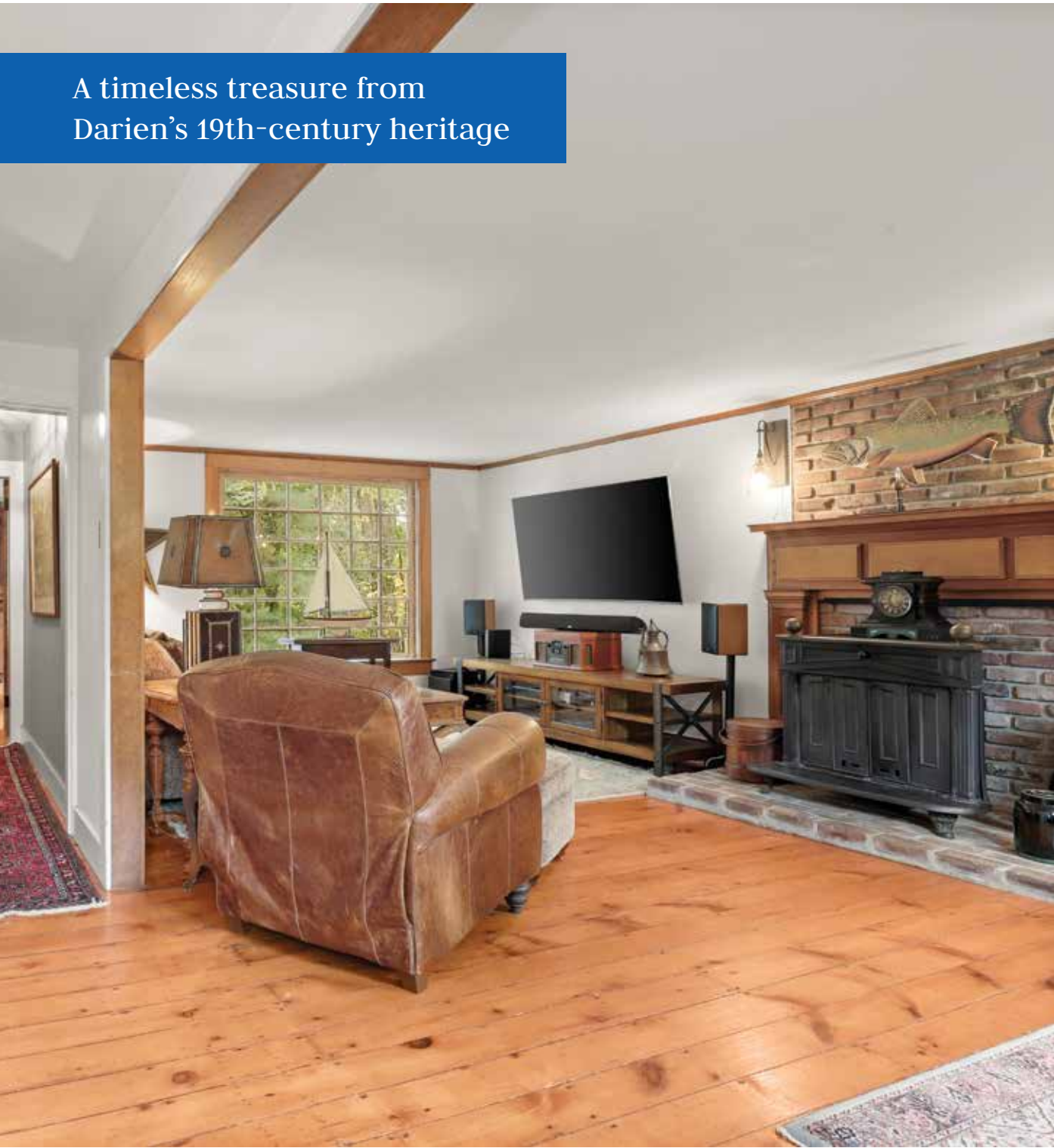
Historic “Nathaniel B. Weed Gatehouse” in Darien

47 & 49 HOLLOW TREE RIDGE ROAD | DARIEN, CT 06820



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A Historic Legacy

Step into Darien's storied past with the Nathaniel B. Weed Gatehouse, a rare 1840s Federal Colonial treasure at 47-49 Hollow Tree Ridge Road. Built by Nathaniel B. Weed, a distinguished New York merchant, this elegant residence served as caretaker quarters for his grand estate. Expanded in the 1850s into a two-family home, it sheltered families like the Boutons, who enriched Darien's early community. Enduring through

the Weed and Stanton families, the Gatehouse remains a cherished link to the Weed family's legacy, including Weed Beach Park's donation. Today, it blends historic charm with modern comfort, a testament to Darien's heritage, preserved through the Darien Historical Society's dedicated research.

A rare gem tied to the Weed family's enduring legacy

1840: Nathaniel B. Weed builds the Gatehouse for his estate.

1850's Expanded into a two-family home for Darien's residents.

1876: Passes to Florina Weed upon Nathaniel's death.

1950: Sold to modern owners, preserving its historic allure.

Research courtesy of the Darien Historical Society.

Perfect for Multi-generational Living

Nathaniel B. Weed Gatehouse: A Rare Darien Gem

Discover a rare opportunity to own this historic Federal Colonial two-family home, one of Darien’s few multi-family properties. Spanning over 3,460 SF on 0.47 acres, this turn-key furnished residence blends timeless elegance with modern versatility, ideal for investors, families, multi-generational households, or young couples seeking rental income.

Historic Charm, Modern Comfort

- Two townhouse-style units (3 BR/2 BA each) with original wide-plank floors, hand-hewn beams, and custom woodwork.
- Fully updated with a 2024 Mansard roof, custom copper gutters, renovated kitchens, baths, and mechanicals.
- Bonus space with private entrance and bath—perfect for a home office or guest suite.

Unmatched Versatility & Income Potential

- Live in one unit, rent the other for ~\$6,000–\$6,500/month, or rent both for strong cash flow with low expenses (water, taxes, insurance).
- Easily convert to a 6+ BR single-family home via existing doorways—ideal for families or multi-generational living with multiple entry points.

Outdoor Oasis

Entertain on the bluestone patio or multi-level decks, overlooking a large, level, tree-lined backyard. French doors and a covered porch enhance the historic allure.

Prime Darien Location

Steps from the train, beaches, Darien Commons shops, and the YMCA, in the award-winning Hindley School district. Easy I-95 access for NYC commutes.



Special Features

- Antique Federal Style Colonial (c. 1843) – “The Nathaniel B. Weed Gatehouse”
- Income/Investment – Legal Two-Family Home (separate utilities)
 - Rent out one or both three bedroom town-house style apartments for recurring revenue
- Open entire home as a large 3,460+ SF single-family residence on private 0.47 acres
 - Six Bedroom, two fully-equipped kitchen, plus home office ensuite with separate entrance, and private deck
 - Perfect for multi-generational living
- Nearly ½ acre level, tree-lined level property with plenty of various entertainment spaces
- Original wide-plank floors, hand-hewn beams, custom woodwork, and other period details
- Multiple wood-burning working fireplaces
- Tastefully modernized kitchens and bathrooms
- Separate electric meters and updated mechanicals throughout
- New roof 2024
- Great location – walk to Noroton Heights train station, Darien Commons for shops and restaurants, schools, YMCA, beaches, and more
- Vary rare legal non-conforming two-family on double plot
- Owner states potential for attached garage on right rear side of property with interior access (all plans are subject to town approval)
- Home is being sold turn-key furnished

47 Hollow Tree Ridge Road

LEFT SIDE | 2-LEVEL, TOWNHOUSE STYLE

3 BEDS 2.0 BATHS 1,511 SQ. FT. | 0.47 ACRES



Second Level

- Primary Bed
- Jacuzzi Tub
- Walk-in Closet
- Bedroom 2
- Bedroom 3
- Washer/Dryer



Main Level

- Living Room
- Dining Room
- Kitchen
- Deck & Covered Porch



Rental excludes
Private Owner's
office area



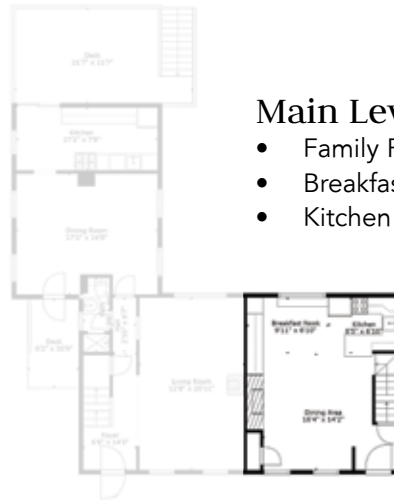
Second Level

- Bedroom
- Bedroom
- Full Bath



Main Level

- Family Room
- Breakfast Area
- Kitchen



Lower Level

- Family Room with Fireplace
- Full Bath
- Bedroom
- Hallway
- Workshop/Storage



49 Hollow Tree Ridge Road

RIGHT SIDE | 3-LEVEL, TOWNHOUSE STYLE

3 BEDS 2.0 BATHS 1,422 SQ. FT. | 0.49 ACRES



Why Darien?

Envision your coastal legacy in Darien, CT, where Long Island Sound's charm meets timeless elegance. Ranked among Connecticut's most exclusive towns, Darien offers an unmatched lifestyle:

- **Elite Education:** Darien Public Schools excel, with Hindley Elementary—a National Blue Ribbon School in the top 2%—and Darien High School, #2 in Connecticut (U.S. News, 2024).
- **Iconic Recreation:** Enjoy Weed Beach Park, a 22-acre gem donated by the Weed family, and Great Island, a 60-acre historic estate acquired in 2023, offering beaches, trails, and Darien Commons shops in a safe, low-crime community.
- **NYC Access:** Just 37 miles away, with a ~1-hour Metro-North commute, ideal for professionals.
- **Thriving Market:** The real estate market thrives, with median home prices up 8.5% to \$2.1M since December 2024, reflecting strong demand in a competitive seller's market.*

Darien blends luxury, heritage, and lasting value—your dream awaits.

*SmartMLS, April 2025.



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