



# THE EOLIA MANSION

## AT HARKNESS MEMORIAL STATE PARK



### ELEGANT MANSION WITH EXPANSIVE SHORELINE GROUNDS

This elegant home on over 200 acres along Long Island Sound was built in 1906 and purchased by the Harkness family as a summer estate. Potential partnerships should include the management and possible expansion of the very successful wedding and event functions that currently exist here. This building also could be managed in conjunction with the Carriage House and/or Farmhouse in the park.

#### LOCATION



275 Great Neck Road  
Waterford, CT  
06385

[VIEW MAP](#)

#### FEATURES

- Roman Renaissance classical style mansion
- Long Island Sound access
- 42 rooms
- Formal gardens
- Painted ceiling in the breakfast room
- Ample lawn space
- Successful wedding venue
- Central to NYC and Boston

Details on next page 

## PROPERTY INFORMATION

Eolia, the mansion at Harkness Memorial State Park along Long Island Sound, is named for the Goddess of the Winds. It was designed by the architectural firm Lord and Hewlett.

Between 1918 and 1929, Beatrix Farrand created a planting plan for the West Garden and designed and installed the East Garden, Boxwood Parterre and Alpine Rock Garden.

## CAPITAL INVESTMENT

The State has made continual investments in the building and it is in good condition for the current usage.

## PROPERTY DETAILS

**Square Feet:** 32,210

**Number of Floors:** 4

**Construction Type:** Masonry/Block

**Designated Accessible:** No

**Electrical:** Eversource

**Water:** Town

**Natural Gas:** N/A

**Propane:** N/A

**Oil:** Dime

**Air Conditioned:** No

**Roof:** Various

**Security System:** Yes

**Hot Water:** Electric

**Sewer:** Sewer



**CONTACT US TODAY TO SCHEDULE A VISIT:**

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**VISIT OUR WEBSITE FOR MORE INFO:**

[Portal.ct.gov/DEEP-Parks-Partnerships](http://Portal.ct.gov/DEEP-Parks-Partnerships)



Connecticut  
State Parks





*Breakfast room*



*Main floor entry and hall*



Kitchen



Butler's pantry



*Dining room*



*Bridal suite*



*Upper hallway*



*Restroom*