



FILM & PHOTOGRAPHY LOCATION PACKAGE

Candlewood House & Guest Studio

SHERMAN, CONNECTICUT





Contents

00	The Property	Exteriors, main house and guest pavilion	03–14
01	The Main House	Interiors, Scandinavian Mid-Century Modern	15–28
02	The Guest Studio	Fitness studio, guest apartment, interiors	29–33
03	The Landscape	Lawn, courtyards, cedar hot tub, lake frontage	34–45
04	The Boat House	Dock, roof terrace, marine equipment	46–49
05	Press & Recognition	Dwell, 2024 Residential Architect Design Award	50
06	Fact Sheet	Property, production, technical and access	51
07	Plans	Site, floor and location plans	52–56
08	Production Rates	Rates, additional information, booking terms	57
09	Contact	Access and enquiries	58



00

THE PROPERTY

Mid-Century Modern lakefront property

Located just 90 minutes from New York City, the private 2.5-acre property features a 3,600 sq ft main residence, an 800 sq ft architectural guest pavilion and fitness studio, 300 feet of level lake frontage, and multiple architecturally distinct settings.

Designed by Gray Organschi Architecture.

Candlewood House & Guest Studio



MAIN HOUSE FROM THE LAWN, DUSK

00 THE PROPERTY

The property in one frame

A secluded retreat framed
by mature trees, sculptural
boulders and tall grasses,
creating exceptional privacy
while preserving expansive
views of Candlewood Lake





A unique peninsula-like setting offering exceptional privacy, with no neighboring properties visible from the site.

00 THE PROPERTY

Aerial view main house



00 THE PROPERTY

Main House

ENTRY ELEVATION
FROM THE PARKING COURT

00 THE PROPERTY

Main House



ENTRY, CEDAR PIVOT DOOR

00 THE PROPERTY

Main House & Guest Studio



COURTYARD BETWEEN THE HOUSE AND THE PAVILION, LOOKING EAST



00 THE PROPERTY

Main House & Guest Studio

BLUESTONE STEPS FROM THE HOUSE
TO THE GUEST STUDIO



00 THE PROPERTY

Main House

VIEW FROM THE OPEN LAWN
AT DUSK, EAST ELEVATION

00 THE PROPERTY

Main House



SOUTH TERRACE



MAIN HOUSE FROM THE NORTH, DUSK

00 THE PROPERTY

Guest Studio

GUEST STUDIO AND MAIN
HOUSE ACROSS THE
COURTYARD





00 THE PROPERTY

Candlewood House & Guest Studio

GUEST STUDIO ENTRY COURT AT DUSK

00 THE PROPERTY

Guest Studio

GUEST
STUDIO,
EAST
ELEVATION
AT DUSK



01

01 THE MAIN HOUSE

Indoor Outdoor living

Designed to blur the boundary between indoors and out, with expansive floor-to-ceiling glazing that flood the interiors with natural light. The house's east-west orientation captures both sunrise and sunset.

Featured on [dwell.com](https://www.dwell.com)

Candlewood House & Guest Studio



LAKE ELEVATION, DUSK



01 THE MAIN HOUSE

Interiors



Designed in a refined Scandinavian Mid-Century Modern style, the interiors feature authentic designer furnishings by Vitra, Herman Miller, Knoll, Cassina and Eames, complemented by designer lighting from Flos, Tom Dixon, Louis Poulsen, Gubi and Secto Design.



STAIR HALL AND UPPER LANDING



Living Room



READING CORNER AND FIREPLACE



01 THE MAIN HOUSE - INTERIORS



SITTING CORNER

01 THE MAIN HOUSE - INTERIORS

Dining Room



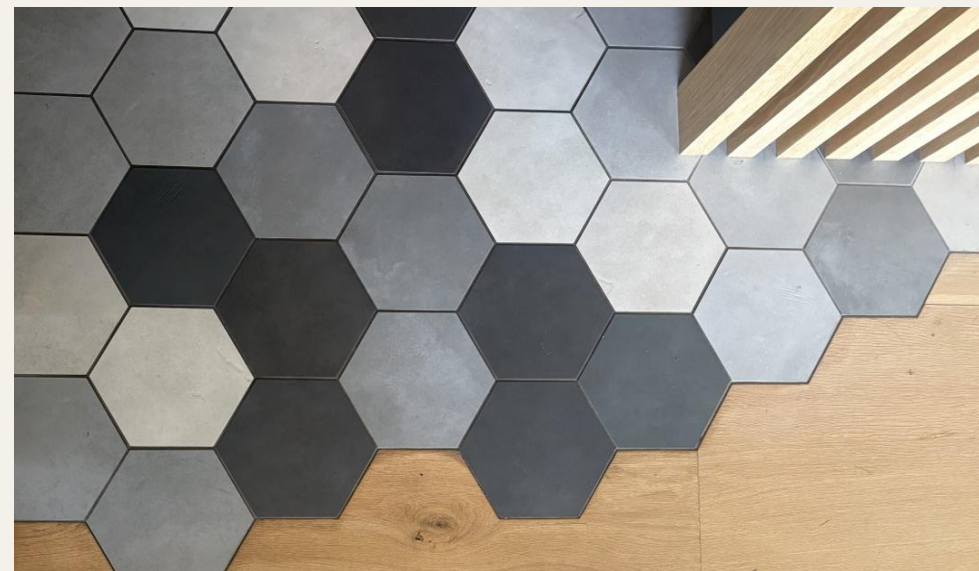
SOUTH
FACING
OPENING TO
OUTDOOR
TERRACE





01 THE MAIN HOUSE · INTERIORS

Kitchen



FLOOR TILE DETAIL



Candlewood House & Guest Studio



MASTER SUITE OFFICE & READING NOOK

01 THE MAIN HOUSE - INTERIORS

Master Suite



01 THE MAIN HOUSE - INTERIORS

Master Bedroom



EAST LAKE FACING BALCONY



01 THE MAIN HOUSE · INTERIORS

Bedrooms



Bedrooms



BEDROOM 2 EAST FACING LAKE VIEWS



BEDROOM 3 WEST FACING YARD VIEW

01 THE MAIN HOUSE ·

INTERIORS

Bunkroom



UPPER BUNK NORTH FACING LAKE VIEWS





MASTER BATH EAST FACING LAKE VIEWS ·



01 THE MAIN HOUSE · INTERIORS

Bathrooms

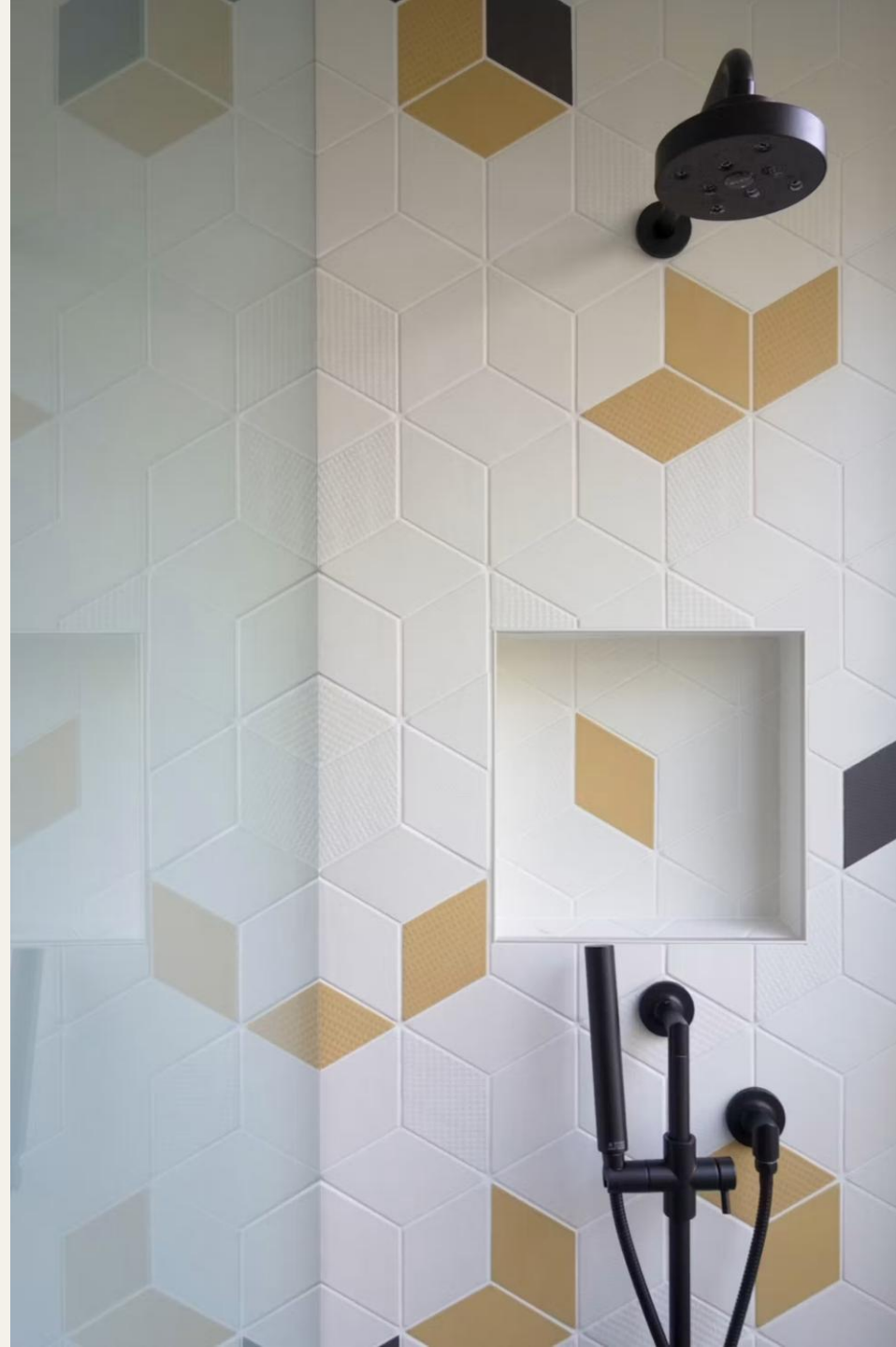
01 THE MAIN HOUSE · INTERIORS

Bathrooms



Candlewood House & Guest Studio

GUEST
BATHROOM
EAST
FACING
LAKE VIEWS





2024 Residential
Architect Design Award.

02

02 THE GUEST STUDIO

Cantilevered above the lawn

Perched above the main residence, the award-winning guest studio cantilevers toward the lake, creating a striking architectural focal point and a second distinctive filming environment. The upper-level guest apartment captures sweeping lake vistas through floor-to-ceiling glass, while the lower-level fitness studio opens directly to the surrounding landscape

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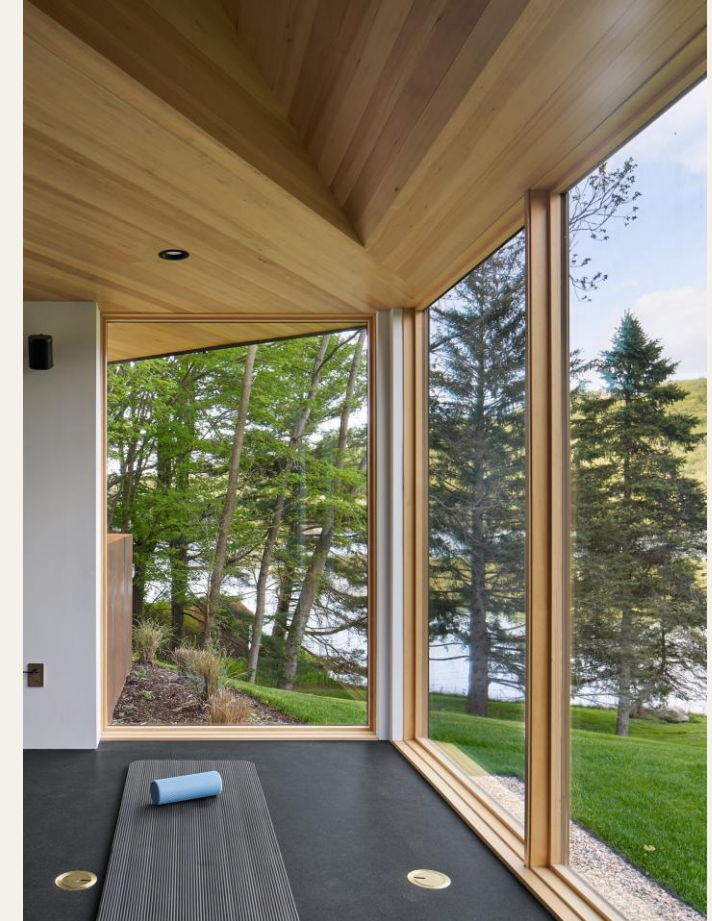
Candlewood House & Guest Studio



GUEST STUDIO FROM THE LAWN, DUSK



FITNESS STUDIO, LOOKING EAST



CORNER GLAZING LOOKING NORTH EAST

Fitness Studio

400 sq ft at grade, glazed on two sides, with a cedar soffit and direct access to the lawn.

Bedroom & Office



DESK AND SHELVING



GUEST APARTMENT, EAST FACING LAKE VIEWS

East-facing sweeping lake views, bedroom, office space and full bath, with an independent entrance.



READING NOOK GRAVEL COURT & FOREST VIEW



ENTRY DOOR TO THE PEBBLE COURT



BATHROOM



LOUNGE CORNER EAST FACING LAKE VIEWS



03

THE LANDSCAPE

Panoramic views of Candlewood Lake.

The property offers an exceptional variety of outdoor filming environments, including a Scandinavian cedar hot tub, private pea gravel courtyards, landscaped waterfront lawn with mature trees, bocce court, private dock, small sandy beach and a private boathouse with a 400 sq ft rooftop terrace offering spectacular lake views





Lakefront Lawn

300 feet of levelled lake
front access

SOUTH VIEW FROM
MAINHOUSE MASTER
BALCONY

SOUTH VIEW FROM
MAINHOUSE MASTER
BALCONY



NORTH VIEWS

03 THE LANDSCAPE

Lakefront Lawn

NORTH VIEWS

03 THE LANDSCAPE

Lakefront Lawn

Candlewood House & Guest Studio





WEST LAWN



VIEW FROM LAKE TOWARDS HOUSE

03 THE LANDSCAPE

Lakefront Lawn



EAST LAWN

Gravel Courtyard



MAIN HOUSE COURTYARD AT SUNRISE EAST FACING LAKE VIEW



03 THE LANDSCAPE

Bocce Court



03 THE LANDSCAPE

Kayak Landing Beach

03 THE LANDSCAPE

Scandinavian Cedar Hot Tub

Candlewood House & Guest Studio



Landscaping Details



GRASSES AND BOULDERS



BOULDERS AND GRASSES

Seasonal Views



SUMMER DAWN



FALL DUSK



WINTER DUSK



04

THE BOAT HOUSE

A terrace above the lake.

Waterfront amenities include kayaks and paddleboards, while a MasterCraft 8-passengers boat and jet ski are available for filming and photography and are operated exclusively by the owner unless otherwise arranged.





VIEW FROM THE HOUSE





ROOF TERRACE, LOOKING EAST

04 THE BOAT HOUSE

Roof top Terrace

180 degrees view of Candlewood Lake



ROOF TERRACE, LOOKING SOUTH



04 THE BOAT HOUSE

Roof top Terrace

ROOF TERRACE, LOOKING WEST

Press & Recognition



Gray Organschi Architecture

FEATURE

Dwell.com, Lucy Wong 2019

“Before & After: A Connecticut Lake House Gets a Dose of Scandinavian Style”

[VIEW DWELL FEATURE](#) →

RECOGNITION

Award

2024 Residential Architect Design Award

Project

Guest Studio

Category

Custom Home / 3,000 sq ft or less

[VIEW AWARD](#) →

05

Fact Sheet



PROPERTY

Location	Sherman, Connecticut
Plot	2.5-acre lakefront estate
Main residence	3,600 sq ft
Guest pavilion	800 sq ft
Lake frontage	300 ft, level
Orientation	East–west
Glazing	Floor-to-ceiling
Architect	Gray Organschi
Interiors	Scandinavian Mid-Century
Furnishings	Designer, original

PRODUCTION

From NYC	Approx. 90 minutes
Setting	Private residential
Suited to	Stills, commercial, film
Connectivity	High-speed Wi-Fi
Shooting zones	Indoor and outdoor
Natural light	Sunrise to sunset
Access	Multiple entry points
Parking	4 to 6, plus 4
Load-in	Direct, ground level
Facilities	Kitchen, restrooms

Site Plan

Sherman, CT 06784

Main house, guest pavilion and boathouse in a private lakefront parcel, with open lawn falling east toward the water.

Plot

2.5-acre lakefront lot

Lake frontage

300 ft level

On site

Boathouse, bocce court, hot tub



ILLUSTRATIVE, NOT TO SCALE

First Floor

3,600 sq ft over two levels

Living, dining, kitchen and family rooms run the length of the plan, with three bedrooms and baths in the east wing.

Principal rooms

Living, dining, kitchen

Bedrooms

Three, plus baths

Service

Pantry, mech, garage



Second Floor

Master level

Upper level over the east wing, opening to the rooms below and lit by a dormer above the hall.

Rooms

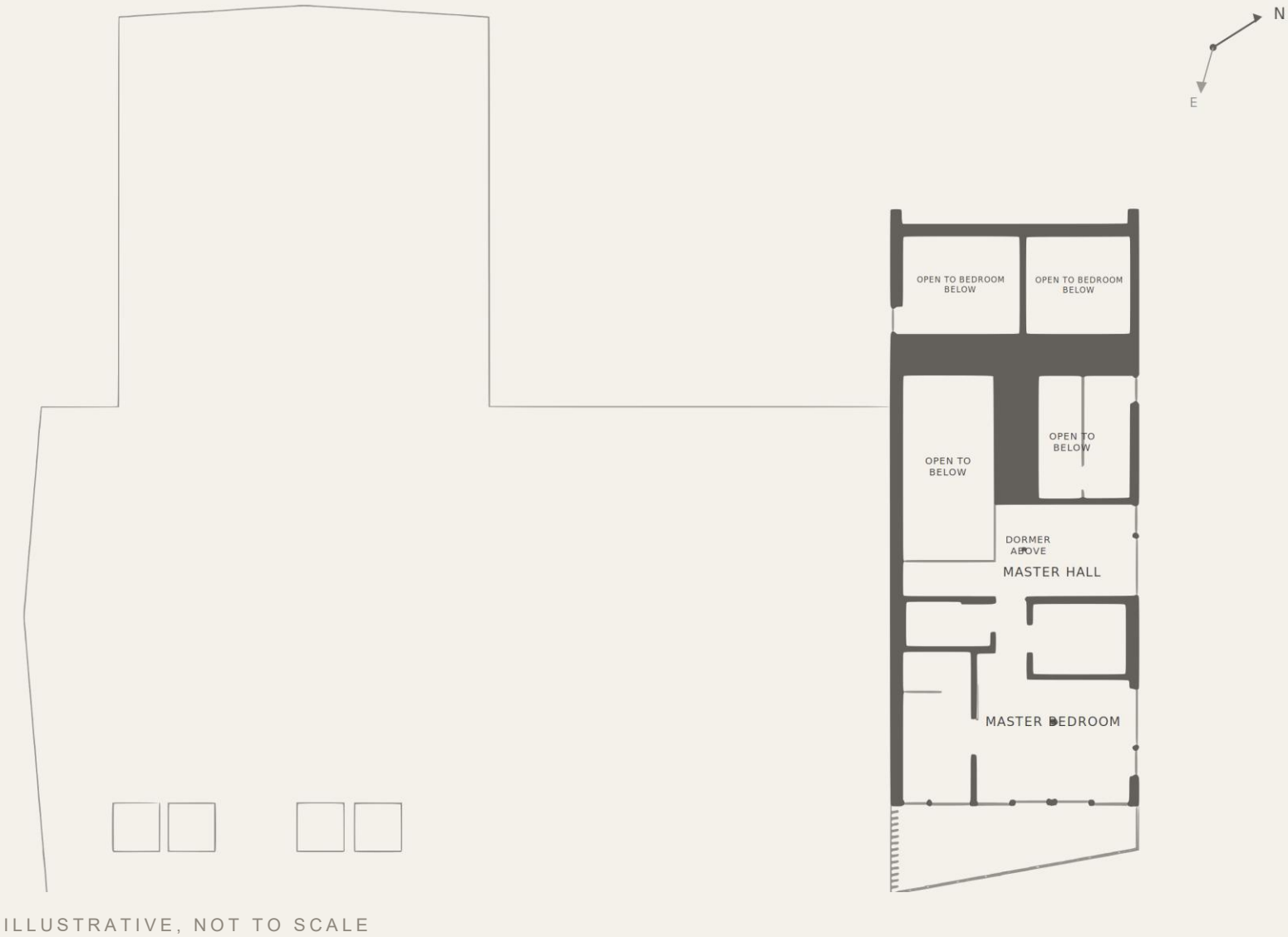
Master bedroom and hall

Volume

Open to bedrooms below

Light

Dormer above hall



Ground & Upper floors

Two levels, total 800 sq ft

Fitness studio at grade and guest studio above, opening onto the bluestone terrace and hot tub.

Ground floor

Fitness studio, 400 sf

Upper floor

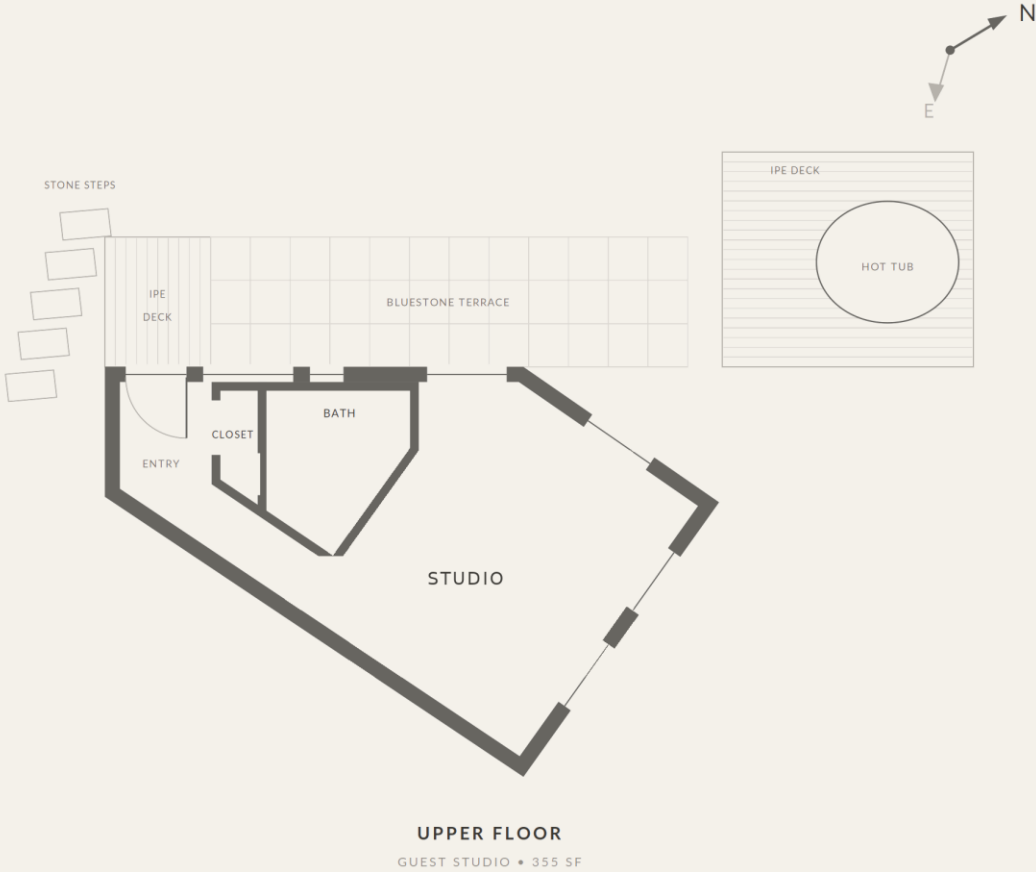
Guest studio, 355 sf

Exterior

Terrace and hot tub



GROUND FLOOR
FITNESS STUDIO • 400 SF



UPPER FLOOR
GUEST STUDIO • 355 SF

ILLUSTRATIVE, NOT TO SCALE

Location Plan

Sherman, Connecticut

On the western shore of Candlewood Lake, close enough to New York for a single-day crew call.

From Manhattan
122 km / 76 miles

Drive time
About 1 hr 35 min

Route
CT-39 S, I-84 W, I-684 S





09

09 CONTACT

Contact and enquiries

Replies within 24 hours. Scout visits by appointment.

CONTACT

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