

HOT PROPERTY

Make this custom-built lakefront home your private escape

By Pamela Brown

A spacious interior. A stunning pool. Picturesque views of Lake Zoar. This custom-built waterfront colonial easily rivals a five-star vacation resort.

"It's a one-of-a-kind home overlooking tranquil waters with soaring eagles in the blue skies where you have 180-degree views of the lake from nearly every room in the home," said Necole Salvesen and Becky Hood, Realtors with William Pitt Sotheby's International Realty. "This home is impressive. It's ideal for entertaining and enjoying life."

Built in 2000, the 4,390-square foot, four-bedroom home is located on 1.4 level acres at 107 Glen Road in Sandy Hook, bordering Newtown Conservation land.

"This builder's home was thoughtfully designed and features many upgrades and restoration," said Hood and Salvesen.

Quality craftsmanship, soaring 9-foot-plus ceilings, extensive moldings, detailed custom millwork and architectural details create a beautiful work of art. Some of the renovations include refinished hardwood floors throughout, new carpeting in guest bedrooms, a newly-painted interior, new bathroom shower enclosures, new flooring on rear decks, extensive tree clearing for maximum views, copper gutters and downspouts on the entire main house and pool house and re-grading and re-surfacing of the boat ramp and second parking area.

"Prepare to be impressed as soon as you enter the home. A magnificent chandelier hangs above and trains your eye to the massive custom arched hallway overhead," said Hood and Salvesen.

The elegant foyer has hardwood floors and white custom panel molding. Take a step down into the great room where you can relax and enjoy full lake views. This formal space features a two-story ceiling spanning the two-story main foyer.

"The room is enhanced with a gorgeous custom wood-burning, stone fireplace, a coffered ceiling, and lovely chandelier," the agents said.

Oversized, palladium-style windows fill the room with natural



William Pitt Sotheby's International Realty

Above: The professionally landscaped property features a flat lawn, mature trees and gardens with stone patios and terraces. Below: The home features a large dock with an electric boat lift.

light. Off the great room is the den, which features an additional second staircase. It's perfect for watching TV or it can be used as an office/library or game room. Both rooms have French doors that open to a rear wraparound deck.

The spacious chef's kitchen is a true gem. "It's the heart of the home and it's great for cooking enthusiasts and can comfortably hold all your party guests," said Hood and Salvesen.

The room has granite counters, a huge granite island, custom cabinetry, including some with glass fronts, a professional Thermador cooking station with a custom vent hood, a double bowl sink, a walk-in pantry and Sub-Zero stainless steel appliances, including a dishwasher, range, refrigerator, and wine refrigerator. A comfortable breakfast nook with bay window is ideal for casual dining and enjoying views of the pool and lake. Doors lead to a private covered porch.

Beautiful oversized, double glass French doors invite you into the sophisticated dining room. The room is exquisitely appointed with a lighted 9-foot tray ceiling with extra custom molding, intimate recessed lighting, and picture frame and chair rail molding.

"A gorgeous soft grey palette is accented by white trim," said Hood and Salvesen. Natural light and a fabulous hardwood floor with inlay pattern complement the room's elegance. A powder room completes the main level.

A sweeping staircase leads to the



upper level and serene master bedroom suite.

"It has the most spectacular view of the lake and is beautifully enhanced with gleaming hardwood floors, soft grey color palette, tray ceiling with contemporary ceiling fan, and French doors that open to a small private balcony where you can enjoy morning coffee gazing at the lake," said Hood and Salvesen.

The room's massive walk-in closet has hardwood floors and a window. Luxuriate in the full, generously-sized master bathroom featuring a walk-in shower with new glass enclosure, double sink vanity and linen closet. French doors open to a private balcony and rear deck where you can enjoy wondrous lake views.

The back staircase provides additional access to the separate guest/children's bedroom wing. The front bedroom has a huge walk-in closet and custom built-in window seat storage. The middle bedroom also has a built-in window seat storage and access to the huge walk-

up attic. The final bedroom has an ample-sized closet and abundant lake views. A fully-tiled bathroom with new shower enclosure completes this bedroom wing.

The fully-finished lower level offers a welcome surprise — an Irish pub with a hand-crafted mahogany bar with cherry finish, glass cabinetry and professional-grade refrigeration.

"The entire room feels cozy with wooden floors, wood-burning stove with brick hearth, and painted drop ceiling," said the agents. The room has recessed lighting, surround sound speakers, a full bathroom and room for a pool table and furniture. It also has French doors that open to a terrace.

Additional amenities include an upper level laundry room, zoned central air conditioning, a security system, propane heat, insulated windows, a walk-up attic with storage space, a generator hookup, a heated, three car garage with a separate door from the driveway and service access from the garage

Details

For more information or to schedule an appointment to see this home, contact Necole Salvesen or Becky Hood at William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage at 112 Federal Road, at (203)796-7700, or e-mail them at nsalvesen@wpsir.com or bhoo@wpsir.com. To view the virtual tour, go to www.WilliamPitt.com, MLS#99120803.

staircase to the lower level mechanical room and a second driveway for additional parking.

The professionally landscaped property features a flat, sprawling lawn with stone patios and terraces softened by mature trees, gardens and evergreens. Weeping cherry trees and and magnolias line the bluestone front walkway. A wrap-around, mahogany-covered front porch with recessed lighting welcomes you to the home. The backyard features perennials, hostas, junipers, and hedges. A gentle slope leads to the waterfront, a large dock with an electric boat lift, a jet ski dock, and private boat ramp. The lower level is fully-fenced.

"This home offers outstanding recreational opportunities. Lounge by or swim in the gorgeous in-ground pool, barbecue on the lovely patio or head to the lake where your boat, jet skis, and kayaks await you," said Hood and Salvesen.

Electricity is available at the pool house and waterfront. The pool, featuring fiber optic lighting, is surrounded by a custom-built stone wall on one side and a new split rail fence on the other. A cabana, equipped with plumbing and electricity, is nearby. "The cabana and lower terrace gives you privacy, while overlooking a tranquil cove," they said.

The home, set back from the road, offers complete privacy.

"Waterski in your backyard, sunbathe by the pool, or simply appreciate stunning lake views. You can have it all!" said Hood and Salvesen. "A boat ramp, dock, and boat lift overlook a peaceful, private cove and give new meaning to tranquil, lakeside living."

The home is listed for \$799,900.