

# Real Estate

C1 | Fairfield Citizen | Friday, April 29, 2016



The property at 1405 Round Hill Road is on the market for \$824,000.

Contributed photos

## Colonial is family friendly

By Meg Barone

FAIRFIELD — The Fairfield University section of town has smaller residential lots than other areas, and that creates a neighborhood atmosphere among residents. The gray Colonial house with dark shutters at 1405 Round Hill Road sits on a parcel that allows it to be an integral part of the neighborhood, while also enjoying a bit of privacy.

The 0.29-acre level property is a corner lot that shares one side with Limerick Road. But there is a second cul-de-sac, Shadowood Road, directly behind the house so there is no immediate neighbor to the side or the back.

With proximity to many town amenities, the house is only 1.5 miles from the downtown train station, as well as restaurants and retail shops on and around Post Road (Route 1). Interstate 95 is easy to reach in one direction, and 3.5 miles in the opposite direction is the Merritt Parkway.

One patterned red-brick path lined in Belgium block takes those who walk it to the backyard, and the other leads to the

See Colonial on C2



The kitchen has a pantry and stainless-steel appliances.

### ABOUT THIS HOUSE

**TYPE:** Colonial

**ADDRESS:** 1405 Round Hill Road

**PRICE:** \$824,000

**NUMBER OF ROOMS:** 9

**FEATURES:** corner lot, 0.29-acre level parcel, fenced yard, newly carpeted playroom, only 1.5 miles to train and downtown, insulated windows, some window treatments, one fireplace, wood-burning stove, central air conditioning, large wood deck, exterior lighting, two-car attached garage, skylights, ceiling fan, walk-up attic, first-floor laundry, full partially finished basement, attached two-car garage, four bedrooms, two full and one half baths

**SCHOOLS:** Riverfield Elementary, Tomlinson Middle, Fairfield Ludlowe High

**ASSESSMENT:** \$517,720

**TAX RATE:** 24.79 mills

**TAXES:** \$12,632

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The dining area next to the home's kitchen.

Contributed photos

### COLONIAL

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covered front entrance of the house, which was built in 1961 and has been "lovingly maintained." It has also undergone updates within its 2,685 square feet of living space. There is good room scale and hardwood floors throughout most of the house, including in the kitchen.

In the living room there is a fireplace with a mantel decorated with dentil molding. The formal dining room has chair railing and a built-in corner china cabinet.

Features in the spacious kitchen include a pantry, marble backsplash, black granite counters and stainless-steel appliances: a five-burner Wolf cook top, two GE Monogram wall ovens and a Samsung refrigerator with French doors. The preparation

portion of the kitchen is open to the eat-in dining area, which has a cathedral ceiling, track lighting, ceiling fan and a door to a large, raised wood deck.

The den has a wood-burning stove, slightly vaulted ceiling and a sliding door to access the same deck. Take one step up to the family room, where there is wall-to-wall carpeting and a bow window.

Four bedrooms are on the second floor; the master is en suite and the bathroom has granite counters.

The mostly finished lower level adds another 588 square feet of living space, including a large playroom and storage space.

*For more information or to set up an appointment to see the house, contact Harriet Stone of William Pitt Sotheby's International Realty at 203-913-1681 or [hstone@wpsir.com](mailto:hstone@wpsir.com).*



The master bedroom.