

## REAL ESTATE

## HOT PROPERTY

## Lakeside living is a dream come true in Brookfield

By Pamela Brown

If you ever dreamed of the perfect home, this contemporary colonial waterfront with incredible water views and a private dock and beach is it.

"It's a stunning custom design with 300 feet of direct waterfront in a secluded cove on Lake Lillinonah," said Terri Rotella, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage.

Built in 1986, the 4,242-square-foot, four-bedroom home is located on 1.91 acres in Barkwood Falls at 11 Cove Road in Brookfield.

"This is a wonderful community with 2-acre lots of custom homes built along the shores of Lake Lillinonah," noted Rotella. "This section of the neighborhood is unique in its location on the cove of the main lake, resulting in a quiet waterfront experience, yet a short boat ride brings you right out to the main lake for cruising and water sports or anchoring for a picnic."

The community association features a recreation area that includes docks for residents. A highlight of this property is its amazing vistas.

"The waterfront views are breathtaking at dawn and often include heron on the shore or ducks swimming by with their ducklings. At sunrise, the reflection of the sun creates bright splashes of light off the water and the sun setting hits the water and the shore across from this home with the late glow and reflection of the trees across the water. It's a beautiful vision at all times of the day."

The home was perfectly designed for entertaining both indoors and outdoors. "It has a flow allowing guests to move from one space to another via various entrances and for multiple smaller gatherings to form within a larger gathering," said Rotella.

The gourmet kitchen is a true cooking space.

"It's the heart of the home with a custom layout for maximum function to allow ease of entertaining,"



William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage

**The four-bedroom home at 11 Cove Road in Brookfield includes access to a private beach and dock.**

she said. The kitchen includes gleaming granite counters and a large center island, a wet bar with a sink and mini refrigerator, custom glazed maple cabinetry with soft close features and expansive storage capacity, a china cabinet, oak hardwood floors, a pantry, a ceramic cooktop with a vent hood and stainless steel appliances, including a refrigerator, microwave and a range. Enjoy casual meals at the airy eat-in area. A custom granite desk with cabinets is ideal for keeping the household organized.

From the kitchen, it is easy access to the dramatic family room, which is entirely surrounded by windows that peak with a floor-to-ceiling half octagonal bow window overlooking the lake. The top of this window wall gives you a view of the sky, creating a feeling of being outdoors. A French door leads to a large deck along the rear of the house. The kitchen to the family room provides a complete view from the front of the house all the way to the rear, making it one visual, open space.

The stunning dining room is located on the lake side of the property with easy access through the kitchen, living room, family room and entry hall.

"Pocket doors can be closed for more private dining or opened for free flow," said Rotella. The room has a wall of windows with stylish French doors that open to the large rear deck and offer majestic lake views. "It's spacious and comfortable for seating 12 easily, and it also has hardwood floors in the English chestnut finish."

Open and airy with a cathedral ceiling, the formal living room has oak hardwood floors with an English walnut finish and a tiled gas log fireplace with a marble mantel.

"There are walls of windows on either side of the living room offering views of the water and the front patio and front yard," Rotella said. Graceful French doors offer access to a rear deck.

Step down into an office/library that provides private space to read or study. "It's a comfy room with a tile floor, tongue and groove pine ceiling, bookshelves and brightness provided by windows," she said.

French doors open to the side yard and a private front cocktail patio. Two sets of glass folding doors can be closed for privacy. Completing the main level is a half bathroom with a granite countertop and oak hardwood floor and a mudroom/pantry area with a laundry room that includes a tiled

floor, closet space, utility sink and a laundry chute.

A center hall carpeted stairway leads to the bedrooms on the second level. Designed in a soft cream/terra cotta palette, the master bedroom suite has a tongue and groove ceiling, new Berber carpeting, and a ceiling fan. A sitting area has walls of windows and a French door that opens to a private nightcap balcony offering wondrous lake views.

The master bathroom is pure opulence, featuring ceramic tiled walls and floor, a travertine tile counter with double sinks, mirrored walls and a rain shower with a separate whirlpool tub. In addition, the bathroom has a large linen closet along with a dressing area with windows, cabinets and a large wall mirror.

"A laundry chute in the master closet is wonderfully convenient to the main level laundry room," noted Rotella.

Three additional generously-sized bedrooms have new Berber carpeting, large closets, mirrored closet doors, and ceiling fans. A main bathroom with a tiled shower, a whirlpool bathtub, Corian countertops, a double vanity and a closet services these rooms. A linen closet is located in the upper

hall.

The partially finished lower level includes ample-sized living space and a full bathroom with shower. "This space has in-law potential," said Rotella. Also, there's walk-out access to the patio.

Additional amenities include a central vacuum system, two-zone central air conditioning and heat, insulated Thermopane windows, a security system, an attic with pull-down stairs, a two-car garage with remote openers and ice cables installed on the roof for winter protection.

The professionally landscaped property is enhanced with specimen trees, weeping cherry trees, rhododendrons, forsythia, evergreens and flowering plants.

"This gives a natural feel to the landscape," said Rotella. A front walkway is dotted with daffodils, iris and annual flowers. "The home's curb appeal is a plus. It's beautifully landscaped with stone walls and perennial gardens, along with a lighted walking path to your own personal dock and beach area." Also, there's a storage cabana with roof-top deck. "This is perfect for boating, water skiing, kayaking, canoeing, fishing, water tubing, swimming, and bird watching," she said.

Enjoy warm evenings outdoors on a custom, ground level stone patio and expansive covered barbecue deck off the kitchen. The barbecue has a gas cable hook-up connected to the house.

"It allows for year-round grilling, complete with a picturesque lake view." This waterfront property offers relaxing, coastal-style living and a sophisticated interior.

"It's a home beyond compare — a natural paradise exquisitely designed and perfectly maintained," said Rotella.

The home is offered at \$1.295 million. To view the virtual tour, please go to [www.WilliamPitt.com](http://www.WilliamPitt.com), MLS#99146814.

**Listing agent:** Terri Rotella, William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage, (203)796-7700, [TRotella@wpsir.com](mailto:TRotella@wpsir.com).