

## REAL ESTATE

## HOT PROPERTY

## Inviting colonial has small town charm in New Fairfield

By Pamela Brown

The beauty of this grand center hall colonial in New Fairfield is found in its captivating landscape and its pristine interior.

"This gracious classic colonial set in the beautiful Rock Ridge cul-de-sac with views for miles says 'welcome home,'" said Jean O'Neill, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. "Featuring triple peaks marked with gambrel roof lines, this well-appointed home greets you with a gorgeous center hall entry with a massive chandelier and crisp trim and column details that accentuate the design making this home sparkle inside and out."

Built in 2004, the 4,500-plus-square-foot, 10 room home is located on 2.18 acres at 3 Rock Ridge Court on a private cul-de-sac.

"This home is in near new condition. It's 12 years young and well-kept," said O'Neill, noting the home was updated, both inside and outside, to include refinished hardwood floors throughout the main level, freshly-painted rooms in a soft neutral, updated appliances, a newly-painted deck and a walkout lower level patio adorned with functional stonework and walkway to the deck, lawn and driveway.

A classic front door, with transom side and top windows, opens to a spacious foyer that welcomes you into the home. The entry has ample-sized closets flanking the front door, oak hardwood floors and a warm yellow color palette.

"The center chandelier adds ambiance and light to the northwest-facing stairway," O'Neill said.

The formal living room, dining room, kitchen, family room and library/office all have 9-foot ceilings and oak hardwood floors. Off the foyer is the formal living room that's elegantly detailed with classic white columns and matching white trim, custom blinds and a yellow color palette. Located nearby is the formal dining room, continuing the sophisticated feel.

"While connected, these two rooms are distinct in their dimensions through architectural design," she said.



William Pitt Sotheby's International Realty

The kitchen at 3 Rock Ridge Court in New Fairfield has a center island with seating for four.

Entertain in style in the expansive, bright formal dining room. Complete with white trim, a chandelier with a decorative medallion base, and windows, the dining room is ideal for fine dining or holiday entertaining.

Home cooks will spend plenty of time in the efficient, eat-in kitchen.

"The room is perfectly laid out with a chef in mind," O'Neill said.

Some of its special details include a long center island with storage space and seating for four, ample counter space with granite countertops, plenty of hardwood cabinetry with crown molding, pendant and recessed lighting, a window above the sink and a large pantry. Appliances include a cooktop, a double oven, a dishwasher, a microwave and an oversized refrigerator. Also, the kitchen has a wet bar with built-in wine rack.

"It's a great location for guests to meet and refresh a drink," she said. A casual dining area is located in front of two large windows. "From the kitchen windows it's easy to get lost in the expansive views of the western sky." Glass doors open to a rear deck.

Featuring an open layout, the

kitchen adjoins the casual family room. This large space has a wood-burning fireplace with white mantel and brick insert, a soothing green color palette, overhead lighting, a ceiling fan and a picture window offering picturesque views of the sunset.

French doors off the foyer open to a spacious main level library/office that provides the perfect space for reading and/or studying. A yellow color palette and white trim wraps the room in warmth.

"It has a picture window facing out to the front of the house to the beautiful rock outcroppings inspiring the community's name," O'Neill said.

A wood staircase leads to the upper level and a spacious landing overlooking the entry. Here, you'll find a huge, yet cozy master bedroom suite.

"The bedroom is bright with windows framed by custom blinds. This room was designed with extraordinary square footage to include two large walk-in master closets and a sitting room which lends itself to an office, exercise space, or peaceful contemplation," O'Neill said.

Details include classic white trim, neutral wall-to-wall carpeting, a ceiling fan, recessed lighting and plenty of windows.

"The master bathroom is meticulous and designed with a soaking jetted tub with a picture window that has a view to the endless horizon," O'Neill said. The bathroom also includes a large, tiled, glass-enclosed, walk-in shower, classic white columns, a double vanity, a linen closet and plenty of cabinetry. Three additional bedrooms, all with large closets and neutral wall-to-wall carpeting, are located on the upper level. One bedroom has access to the balcony and its own private bath; the other two share a full Jack-and-Jill bathroom with a double vanity and separate shower area.

There is an upper level laundry room with a utility sink, a granite countertop with storage cabinets and a tiled floor. Additional amenities include an oversized three-car garage with epoxy floor, a central vacuum system, a security system and an attic with pull-down stairs.

"The walk-out lower level has finishing potential as an additional family room, in-law arrangement or

work-out room," O'Neill said. It has double walk-out doors, windows that bring in tons of natural light, high ceilings and easy access to the heating and central systems.

A level driveway leads to the immaculate, 2-plus-acre property featuring professional landscaping, a huge front lawn and private backyard, stonework and a variety of flowering and green foundation plants. "When the weather warms up, enjoy outdoor living and entertaining on the deck that leads to a large lawn area and a stone patio," said O'Neill.

Located in northern New Fairfield, O'Neill noted the home is close to Candlewood Lake, Squantz Pond State Park, the town center, schools and shopping. In addition, the property is just 45 minutes to White Plains and easily accessible to Metro North. Also, the town offers shuttles to Metro North's southeast train station and it's a comfortable New York City commute. A big bonus is New Fairfield, itself.

"Featuring the largest shoreline on Candlewood Lake, the town recreation department offers swimming lessons, boat docks and kayak rentals at the town beach. The town is proud of its AAAA Bond Rating, museum district, senior and community centers and updated library," said O'Neill.

In town, there's a bakery, food center, hardware store, restaurants, gifts shops, hair salons and more. Enjoy life in this colonial as you experience the beauty of a wonderful town.

"New Fairfield affords a small-town feel with an altruistic mindset," said O'Neill. "The perfect designation of space makes for carefree living here on Rock Ridge within the borders of bucolic New Fairfield where community-minded residents share a love of recreational and intellectual activities."

The home is offered at \$599,900. To view the virtual tour, please go to [www.WilliamPitt.com](http://www.WilliamPitt.com); MLS#99167693.

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