

REAL ESTATE

HOT PROPERTY

Energy-efficient contemporary Cape in Brookfield

By Meg Barone

A choice location two blocks from Candlewood Lake coupled with the Town of Brookfield's elderly conversion zoning regulations allowed the Bernardo family to create a family compound in every sense of the word; one that included grandma and provided all of them a wealth of recreational amenities.

In 2008, Joe Bernardo was constructing a luxury four-bedroom Cape contemporary house with 4,100 square feet of living space at 80 Prange Road next to Cadigan Park when his mother needed a place to live.

Bernardo went back to the drawing board and came up with plans for an attached 800-square-foot residence that allowed her to be close to family while occupying her own space and maintaining privacy.

This one-of-a-kind, custom-built home sits on a 1.38-acre level property near the end of a cul-de-sac just steps from Cadigan Park, across the street from Town Park Beach on Candlewood Lake and walking distance to Brookfield Bay Marina. Swim in the 20-by-40-foot heated in-ground pool in the backyard or go for a dip in the lake. Walk over to the adjacent 14-acre Cadigan Park to play tennis or sand volleyball. Cadigan Park also has athletic fields, and picnic areas with tables and grills.

"You can walk to the side yard from the front or back door and be on the brand new tennis courts at Cadigan Park. There's no fence or barrier," Bernardo said. "Next to the park is a marina for your boat; all within walking distance."

Another person familiar with the Cadigan Park and Town Park Beach said, "It's like going to two parties but you only have to get out of your car once."

Even with the summertime activities at the park and on the lake, Bernardo said his property is "quiet and beautiful." He managed to create for himself and his family a sports resort. "I love the pool. I love the lake," he said.

Details

Address: 80 Prange Road, Brookfield

Price: \$850,000

Rooms: 14

Features: This five-bedroom contemporary Cape is on a 1.38-acre level property with a heated in-ground swimming pool, a hot tub, slate patios and decks. It is steps from Cadigan Park and is across the street from Town Park Beach on Candlewood Lake. The home offers a fireplace, tank-less hot water, a central vacuum system, skylights, some window treatments, ceiling fans, well water, an attic, two heated garages totaling three bays and a shed.

There's a lot to love about the main house and the elderly conversion unit, both of which are connected by a door on the first floor and another on the second floor. The living level of the elderly unit is largely on the first floor but Bernardo finished a space above that unit "that can be closed off and used by the resident of the elderly unit or by the occupants of the main house, depending on the needs of the family," he said.

The unit can be rented for supplemental income or used as an in-law, au pair or in-home caregiver apartment. It is handicapped accessible. There are no steps to negotiate. Someone who uses a wheelchair can easily get in and out of the unit from its one-car attached garage. The rear deck is also handicapped accessible and it has a ramp to the backyard. The full bath has a roll-in shower as well as a built-in seat with special safety handrails.

This garage and the two-car attached garage of the main house are heated and have their own thermostats. In fact both living spaces function as two separate houses. There are two furnaces, two cooling systems and the electricity is metered and billed separately.

Bernardo built "a very tight house." It features Energy Star-rated windows and spray foam insulation. The insulation be-

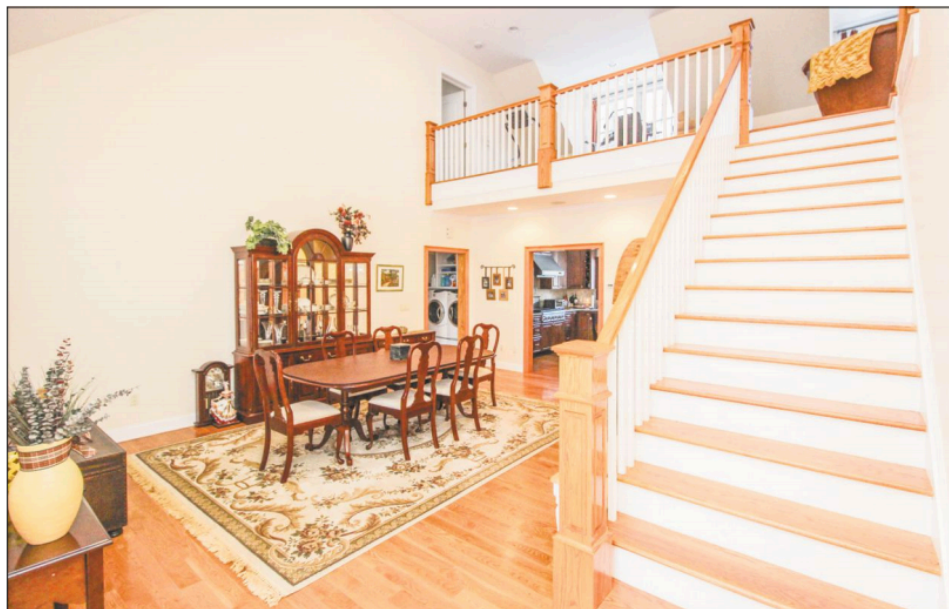


Photo by William Pitt Sotheby's International Realty

Above: On the second floor of the contemporary Cape, there is a wide loft that looks down into the two-story foyer. **Below:** The home at 80 Prange Road in Brookfield is on a 1.38-acre level property steps from Cadigan Park and across the street from Town Park Beach on Candlewood Lake.

tween the houses is thicker to reduce sound. The main house and unit have tank-less hot water.

In the main house there is an open, flexible floor plan and its features include 3.5-inch wide planked hardwood floors, a fireplace in the family room, radiant heated floor in the sunroom, gourmet kitchen, and two master bedroom suites — one on the first floor and one on the second floor. The house is wired for audio speakers on the first and second floors and outside on the deck. The kitchen features granite counters, a center island with a breakfast bar and high-end appliances, including a GE Monogram six-burner range top.

On the second floor there is a wide loft that looks down into the two-story foyer. This area serves as a gym. There is a laundry room on the first floor and another hook-up on the second floor, where there are also two more bedrooms in addition to the master.



There are full basements on both sides. In the elder unit the basement is almost completely finished. In the main house the basement is unfinished but has lots of potential.

Bernardo said the property and house can be purchased alone or the house can be sold as a fur-

nished lake house. Also negotiable is a 26-foot Sanpan pontoon boat that Bernardo called "the Cadillac of pontoon boats."

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