

REAL ESTATE

HOT PROPERTY

Brookfield colonial has pool, tennis court on a 30-acre estate

By Pamela Brown

Life is more than idyllic in this spectacular passive solar home.

"It's your own private sanctuary in a tranquil setting," said Debbie Pizzo, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage.

A former Christmas tree farm, the property currently has a variety of more than 5,000 trees on the property, in addition to an orchard of six apple varieties, apricot and peach trees and a grape arbor.

This unique property is an exceptional compound sited on 30.10 acres in Brookfield, only 60 miles from New York City.

"It has sweeping lawns and a massive red barn that welcomes you to a one-of-a-kind sanctuary affording views for miles. It's ready for a new owner's touch," Pizzo said. The property is subdividable; maps are available.

Built in 1980, the four-bedroom, 2,997-square foot home located atvhas many special touches, including exposed wood beams, chestnut and cherry paneling, built-ins, a cupola and more.

"The wood beams bring a history and familiarity to the home that fosters both warmth and comfort," Pizzo said.

For the chestnut paneling, the current owners drove throughout Connecticut buying old chestnut boards and beams. Oak beams from a neighboring barn are featured on the main floor. According to the current owner, the master bedroom has maple paneling made from wood harvested from the property, and the lookout (a small room on the fourth floor of the house with windows on each of the four sides) has cherry paneling also using wood harvested from the property.

Sports enthusiasts will appreciate the home's 36-by-16-foot indoor swimming pool with a diving board and a tennis court.

"These features transform life here into a lifestyle," Pizzo said.

Located in a cool, tranquil building, the solar-heated pool has cobalt tile and liner and is surrounded by slate tile. From June through September, water is pumped through



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

The 2,997-square foot home at 23 Whisconier Road in Brookfield is located on 30.10 subdividable acres.

solar panels to keep the water at 80 degrees all summer. Windows and doors keep the space bright and sunny.

"Several light fixtures bounce off the water to create an aurora borealis pattern on the ceiling above," Pizzo said.

Secondly, a fenced-in outdoor Har-Tru clay tennis court with stone wall offers more recreation.

"Trees shade the spacious area that neighbors a small, tranquil, open field, a shed and a sitting area," she said.

The home is passive solar, designed by architect Ed Hicks who has designed passive solar homes in lower Fairfield County. A highlight of the property is its solar greenhouse that faces south, collecting and trapping the warmth of the sun in the winter.

"When the temperature in the greenhouse goes above 80 degrees, a thermostat turns on a fan which blows the hot air into the house. Two maple trees were placed outside the greenhouse so the leaves would minimize heating the greenhouse in summer," said the current owner. Also, the owner stated the north, east and west sides of the first floor of the house are covered with earth to provide a temperature

of 55 degrees.

The entire home has a quiet, comforting ambiance. "The historic feel takes you back in time to a place of simple serenity and timeless joy," Pizzo said.

She described the kitchen as quaint and functional. It has oak hardwood floors and recessed lighting. Appliances include a cooktop, a double oven, a refrigerator and a dishwasher.

"A window above the sink lights the kitchen with warm sun, giving life to the finished wooden countertops," Pizzo said.

The formal dining room is adorned with wood beams, oak hardwood floors and a vaulted ceiling.

"Two large windows illuminate the space, providing a warm backdrop to any family meal, gathering, or function," Pizzo said. A door opens to a rear balcony.

"The small den and sitting room is quaint and peaceful. "It's the perfect place to read a book and warm up during the winter months," she said. This inviting space has wood beams, built-ins, a vaulted ceiling, wall-to-wall carpeting and a Vermont Casting wood stove.

The focal point of the living room

is a huge, rustic, floor-to-ceiling stone fireplace constructed from field stones from an old sunken stone wall found on the property. The room has a dramatic vaulted ceiling and skylights, wood beams and wall-to-wall carpeting.

"It's overlooked by the loft upstairs and has large windows on two walls, giving the whole room an open feeling," Pizzo said. Doors offer access to a rear deck.

A relaxing retreat is the comfortable sunroom with wood paneling, a slate floor, skylights and screened windows offering numerous views of the natural landscape. "It's a livable outdoor space," Pizzo said.

The master bedroom, located on the main level, is nicely appointed with a walk-in closet, a peaceful color palette, white trim and wall-to-wall carpeting. The master bathroom offers soothing comfort. It has a Jacuzzi tucked away in a small alcove, in addition to a full bathroom. Completing the main level is a half bathroom off the foyer.

A wood staircase leads to the upper level. Here, there's a comfortable loft with wood beams, a skylight, and wall-to-wall carpeting. Two bedrooms are also on this level. One has wood beams and wall-to-wall carpeting; one has

sliders.

The finished lower level includes two bedrooms and a large full bathroom that resembles a rustic spa. Also, there's several storage rooms that can be easily used as a workspace, craft room or additional office. A workshop has a 9-foot ceiling and wood beams. Sliders open to a patio.

Additional amenities include a laundry room with shelving, a closet and hardwood floors. There is also central air conditioning, a two-car garage, a propane generator and Thermopane windows.

The property is astounding. Completing its New England feel is the quintessential red barn located at the bottom of the hill of the property. A huge building with electricity, it can be used for storage, a garage or even renovated into a rental property.

Being a former tree farm, the professionally landscaped property is filled with mature evergreens, fruit trees, grape arbors and a rolling meadow, in addition to junipers, maples, rhododendron, an ornamental cherry tree and a mulberry tree. A large Sequoia tree stands guard in the backyard while numerous stone walls add visual interest.

"There's natural foliage everywhere and Christmas trees stretching across the whole property," Pizzo said. It's an incredible yard for recreation. Enjoy entertaining or lounging on a wood deck, or a large gravelled area.

"With this home, you'll be purchasing a lot with endless possibilities, as well as an incredibly unique home that has a beautiful warmth and charm to it," Pizzo said. "A cupola at the top of a gorgeous spiral staircase gives you the capability to overlook the beautiful views of the property and truly absorb joy and happiness that comes with buying this home."

The home is offered at \$1,150,000. To view the virtual tour, visit www.WilliamPitt.com; MLS#99185990.

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