

REAL ESTATE

HOT PROPERTY

Italian Tuscan villa nestled in the hills of Southbury

By Pamela Brown

Live the life of your dreams in this extraordinary colonial.

"It's an incredible Scholz-designed Italian Tuscan villa nestled in the beautiful hills of Southbury with incredible living space and luxurious appointments," said Becky Hood, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. "Scholz is a high-end architectural design company in Toledo. Their designs have a certain look and all very expensive and unique. This home is perched up on hill with brick facing, interesting lines, columns, and tall chimneys."

Built in 2002, the five-bedroom, 6,000-plus-foot colonial is located on 2.07 acres on a quiet cul-de-sac at 180 Lake Ridge Road in Southbury.

"This home has a very grand feel to it, featuring soaring 9-foot ceilings, gleaming oak hardwood flooring accented with inlay in the living room and dining room and two-story windows with an open flow from the marble foyer into the living room and dining room. At the same time, it has a warmth and charm," Hood said.

This space is separated by columns and a 6-foot, extra wide interior balcony. The stunning marble foyer begins the infinite beauty of this home's interior, featuring a 9-foot ceiling, two-story expansive windows, an elegant staircase and a marble and inlay wood floor.

A gourmet, eat-in kitchen is detailed with many desirable features.

"It's a very spacious cook's kitchen," she said. It has 9-foot ceilings, a stone backsplash, an abundance of cabinetry, built-ins, granite countertops and hardwood floors. High-end stainless steel appliances include a dishwasher, a freezer, a restaurant-grade DCS gas range with warming station and a Sub Zero refrigerator and Sub Zero wine cooler. An abundance of windows, including a Palladium window offer the breakfast nook a naturally-sunny ambiance. Nearby is a fabulous



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

Built in 2002, the five-bedroom, 6,000-plus-foot colonial is located on 2.07 acres. The yard, in addition to a large wood deck, offers plenty of room for outdoor recreation and entertaining.

butler's pantry with matching wood cabinetry and a granite counter and backsplash.

Classic white columns and triple crown moldings delineate the kitchen from the family room. Comfortably sophisticated, the family room has 9-foot ceilings, two-story windows, a gas log fireplace and hardwood floors. A wall of French doors lead to the outdoor deck space, perfect for relaxation or entertaining friends and family.

The two-story formal living room is an expansive space detailed with columns, a 9-foot ceiling, oversized windows, hardwood floors with wood inlay, an interior balcony with wood ceiling and recessed lighting. Columns adorn this space that effortlessly flows into the dining room.

The two-story dining room is elegant and refined. The 19-by-13-foot room has a 9-foot ceiling, wood inlay hardwood floors, two-story windows and an interior open balcony with triple crown molding and flanked by columns.

"You could have a massive dinner party in this dining room," Hood said. Sliders offer access to

the rear deck.

A bonus on the main level is a large great room with a full bathroom, a 9-foot ceiling, floor-to-ceiling windows and hardwood floors. Currently this room is being used as a second main level master bedroom.

The master bedroom suite is ideally located on the main level is a tranquil spot for relaxation.

"This bedroom contributes to the 'wow' factor of this amazing home," Hood said.

It's a spectacular room lovingly detailed with hardwood floors, a 9-foot coffered ceiling, recessed lighting, a Palladium window and a dressing room with a huge, dual door walk-in closet with a convenient shelving system. A gas log fireplace adds to the room's warm ambiance. Elegant French doors offer access to the rear deck.

Feel transported in the master bathroom that has travertine flooring, granite countertops, a whirlpool tub with separate stone shower and glass door, two separate vanities and a separate European toilet room including a bidet.

An office, located off the foyer and entered through French

doors, rounds out the main level. This inviting space has a vaulted ceiling with wood beams.

"It also has a floor-to-ceiling fieldstone fireplace surrounding an upper level rounded window like you might see in a German castle," said Hood.

A main staircase (there's also a rear staircase off the kitchen) leads to the upper level and three additional bedrooms. One en-suite bedroom has a vaulted ceiling, recessed lighting and a full bathroom. The other two generously-sized rooms share a Jack-and-Jill bathroom. Both have 9-foot ceilings and oak hardwood floors; one has a walk-in closet. Also, there's a loft with a 9-foot ceiling and oak hardwood floor located at the top of the back staircase. Currently it's used as a den but has numerous possibilities.

"It would be a great recreation room for extension of party entertaining as it overlooks the entire kitchen and family rooms below," said Hood.

A fully-finished, walk-out lower level features a carpeted playroom, natural light, and a bedroom with full bathroom. This space is cur-

rently being used as an in-lav set-up. In addition, the lower level includes a pool or exercise room and a huge bedroom, family room, and recreation room. This level has its own entrance.

Additional amenities include a huge laundry room, a central vacuum, central air conditioning, an audio system, a three-car garage, a mud room with stone flooring, high-efficiency propane heat with seven zones and three air handlers, Thermopane windows and underground utilities.

The home's curb appeal is amazing, featuring a cement drive with pavers leading to a welcoming entry adorned with a bluestone walkway softened by shrubbery, in addition to a brick front, columns, and classic French doors.

"Perched up on hill at the end of this upscale neighborhood is a private yard with a unique enclosed gazebo off the deck and a really unique stone water feature that cascades water at the top and ends under the gazebo in a pool for recirculating," said Hood. The yard, in addition to a large wood deck, offers plenty of room for outdoor recreation and entertaining. "Underneath the deck is a huge patio accessed by the lower level walk-out doors for grilling or just getting out of the sun on a hot day."

Being at the end of a cul-de-sac, the home is private, but it's close to the highway, restaurants, schools, and shopping, and only 70 miles to New York City. In addition to its gorgeous location, this colonial offers an impressive interior.

"It's a very luxurious, unique, high quality in the Connecticut hills and away from the city lifestyle," said Hood. "You can entertain large crowds or live quietly tucked away with plenty of privacy."

The home is offered at \$895,900. To view the virtual tour, visit www.WilliamPitt.com; MLS#F10236427.

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