

# REAL ESTATE

## HOT PROPERTY

# Lakefront villa in Brookfield is 'epitome of a resort lifestyle'

By Pamela Brown

Escape to your own private contemporary retreat in this more than 7,000-square-foot lakefront villa overlooking scenic Lake Lillintonah at 26 Hidden Brook Drive in Brookfield.

"This property is the epitome of a resort lifestyle," said Kellie Martone, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. "The home has a striking presence, gracefully set on 2.24 acres in a coveted location, and offers abundant living space, elegant design and exceptional amenities. Lake Lillintonah is always a glance away from inside the residence, and can be enjoyed from the decks, patio or in a boat launched from your private dock."

The mini estate includes a main house with a dramatic open floor design, a 1,440-square-foot guest house, an in ground swimming pool with a 360-square-foot pool house and a tennis court.

Step into the warm, inviting great room that features a two-story whitewashed floor-to-ceiling brick fireplace with mantel, a soothing color palette with white trim, a cathedral ceiling with wood beams, a ceiling fan and oak hardwood floors. Floor-to-ceiling windows flood the room with sunlight. Glass sliders offer gorgeous lake views and easy access to a wraparound deck.

Avid cooks will love the spacious eat-in kitchen. Detailed with wood paneling, the kitchen includes granite countertops, a tiled backsplash, beautiful custom cabinetry, a tiled floor, recessed lighting, a vaulted ceiling, large skylights and a wall of windows.

"It's a grand gourmet kitchen with a level of character and luxury rarely seen," Martone said.

A large L-shaped island and breakfast bar serves as the command center, featuring a six-burner propane range with copper hood, a prep sink and a



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

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beverage cooler. Appliances include a Sub-Zero refrigerator, two wall ovens, a microwave, a brick pizza oven and a wine cooler.

"All of this adds to the pleasing work space," she said. A bright dining area has a convenient built-in buffet.

A large entryway leads to the formal dining room. This sophisticated entertaining space features a warm color palette with white trim and oak hardwood floors. French doors open to the wraparound deck.

A huge master bedroom suite is located on the main level. The bedroom features a blue palette with white trim, neutral wall-to-wall carpeting, a mirrored wall and abundant closet space. The sitting area has wood beams, built-ins and numerous windows with lake views.

The spa-like master bathroom features recessed lighting, a

separate room with a Jacuzzi, a walk-in shower and a vanity with granite countertops. A large sitting area is ideally sited near sliders with access to the deck. A bonus room is the solarium.

"It's a perfect space for plant lovers. It's sizable to house larger plants and has a view of the lake," she said.

The main level also includes two additional bedrooms, one with a private loft. A full bathroom in the hallway services both bedrooms. An exposed staircase leads to a fully-finished walk-out lower level family room.

"The walk-out lower level adds versatile living space," Martone said. This room has a two-story brick fireplace, a tiled floor, custom built-ins and recessed lighting. It's a voluminous space with plenty of room for a pool table or entertaining.

"Lined with windows, the space is light and airy," she said. Glass sliders lead to a generously-sized stone patio, a yard area and down to the lake. "This creates an easy transition for outdoor living."

Also, there's an exercise room and an additional guest suite with a sitting room that has wall-to-wall carpeting and windows with a view. A guest bathroom has a vanity with a mirror, lighting, granite counters and a tub shower.

Additional amenities include Thermopane windows, a security system, three-zone central air conditioning, an audio system, oil heat, a walk-up attic, a lower level laundry room, a storage room with a custom-built wine rack and a three-car attached garage.

A lovely bonus is the guest house. "It's chic and spacious," Martone said.

A mini version of the main home, the upper level comprises of a great room with dining area, a vaulted ceiling, skylights, a master bedroom and a kitchen with a breakfast island and granite countertops. Sliders open to a deck. A spiral staircase leads to the lower level bedrooms and full bathroom. A TV room offers extra casual space.

The professionally landscaped, gated property features an in-ground pool surrounded by a custom stone deck. The pool has a convenient pool house with a small kitchenette with a tiled floor, a vaulted ceiling with track lighting and fan, wood detailing and a half bathroom. Sliders open to a platform deck and French doors open poolside. In addition, you can enjoy the use of your own private tennis court and private dock.

The location is ideal. "Set on Lake Lillintonah, the private grounds offer limitless opportunities for recreation and relaxation from every angle," said Martone, noting the wraparound lakefront deck is an integral design element of the main house. "Most rooms have access, reaffirming the harmonious setting: a perfect blend of interior spaces with the natural beauty of Lake Lillintonah," she said.

Custom stonework unites the outdoor areas, including the large patios. "Curving walls and stairs lead to the pool area, lakefront deck and private dock," Martone said.

The home is offered at \$1.595 million.

"This spectacular Lake Lillintonah Villa is truly one of a kind," she said. "The guest house, surrounding property, and amenities are the finishing touches on this versatile estate."

To view the virtual tour, visit [www.WilliamPitt.com](http://www.WilliamPitt.com); MLS#170010303.

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