

ON THE MARKET NEW CANAAN

Townhouse offers privacy downtown



Contributed photos

The spacious townhouse at 13 Bank St. in New Canaan is within walking distance to schools, parks, town, and train.

By Meg Barone

NEW CANAAN — The joys of home-ownership are often tempered by the reality of never-ending maintenance for that home; repairing a leaky roof, painting the exterior every few years, and, as Mother Nature reminded us last week, shoveling snow.

The spacious townhouse at 13 Bank St. offers the benefits of home-ownership without the headaches. In fact, it offers a perfect blend of care-free living, privacy and convenience. This stylish white-washed red brick townhouse with black shutters sits in the 43-unit Leefair East community, where the benefits go way beyond maintenance-free living. The location alone is worth the investment.

Home-owners' association fees include general grounds maintenance, building insurance, garbage pick-up, landscaping, and leaf and snow removal. No need to mow the lawn or even call landscapers to do the work allowing home-owners more time for leisurely pursuits.

"You lose the effort of maintenance and you gain the lifestyle of carefree living with all the amenities of a full-fledged house, and in one of the most desirable in-town locations. It's great for an experience-driven person who lives minimally and wants to be walking distance to the town and train," the listing agent said.

The owners of this home are only responsible for the interior and their exterior courtyard, comprising an expansive bluestone patio along South Avenue, which is hidden from view by a green "wall" of shrubbery. A red brick wall with a gate provides easy access to South Avenue.

Enjoy days and evenings outside on this professionally landscaped and lighted bluestone terrace with a long fire pit, which can be accessed via French doors in the formal

ABOUT THIS HOUSE

STYLE: Townhouse

ADDRESS: 13 Bank St.

PRICE: \$1,995,000

ROOMS: 7

FEATURES: level property, bluestone patio, walking distance to many town amenities including the train station, professional landscaping, exterior lighting, landscape lighting, one fireplace, zoned heating and central air conditioning systems, community association, Sonos sound system, full finished basement, attic, attached two-car garage, cedar closet, four bedrooms, three full and one half baths

SCHOOLS: South Elementary, Saxe Middle, New Canaan High School

ASSESSMENT: \$1,064,140**MILL RATE:** 16.16 mills**TAXES:** \$18,398

living and dining rooms.

Despite its in-town location this townhouse offers exceptional privacy while also providing easy access to every town amenity. The individual, couple, or family that chooses this townhouse as their next home could live a European lifestyle if they want to. Walk or bike everywhere in minutes. This house is within easy walking distance to local schools, the YMCA, and Waveny Park in one direction, as well as to the town center with its shops and restaurants, the public library, and the Metro North train station in the other direction. Also nearby are Mead Memorial Park — which has tennis courts, and the Bristow Bird Sanctuary on Old Stamford Road — which has wooded walking trails.

For those who do have a vehicle or two, this property is not far from the Merritt Parkway, and it has an attached, over-sized two-car

garage as well as a driveway with off-street parking for two more vehicles.

Although this 3,850-square-foot house was built in 1977 it does not show its "age." The renovated home looks like it was constructed in the modern era. French doors topped with an arched transom open to the foyer, where the staircase has a decorative skirt board and balusters. The house features four bedrooms, a designer kitchen; a fireplace, hardwood floors painted black, and a lower level with flexible use space. The lower level has two rooms with wall-to-wall carpeting, one of which could serve as a family, game, play or media room. The other could be an office or exercise room. There is also an en suite guest bedroom with a marble bath, and a large walk-in cedar closet with organizers on this level.

On the main living level there is a media room or office to the left of the foyer that has built-in bookshelves and cabinetry. To the right is the kitchen, which features marble counters, a breakfast bar for five, double wall ovens, a Sub-Zero refrigerator, and a white ceramic subway tile backsplash above the five-burner Bosch range top. The fireplace is in the formal living room, and there is wainscoting on the lower walls of the dining room.

On the second floor the master suite has egg and dart crown molding, a walk-in closet, and a marble bath with a double vanity. Two other bedrooms share a hall bath.

The garage has storage space in the vehicle bay area as well as a separate storage room that is quite large.

For more information or to make an appointment to see the house contact Leslie Razook of William Pitt Sotheby's International Realty at 203-918-4452 or lrazook@wpsir.com.

COLDWELL BANKER RESIDENTIAL BROKERAGE



Westport

\$1,675,000

You will love the near town convenience of this Saugatuck area Colonial w/many upgrades designed for today's lifestyle. Living room with crown moldings, French door to arbor covered patio. Double doors opening to study/office w/built-ins. Cook's kitchen with granite counter-tops, island & eating area. Great room w/fireplace and French door. Mudroom w/laundry area. Master suite with vaulted ceiling, walk-in custom closet, bath with double sinks, whirlpool tub, steam shower and second closet. Den with balcony. Fifth bedroom with its own bath. Third floor with loft area and playroom. Finished lower level. Many recent improvements.

Dave Harmuth



NEW LISTING

Westport

\$1,329,000

This one of a kind 1928 Federal Colonial sited on 1.20 acre in gorgeous Old Hill neighborhood. Spectacular curb appeal; beautiful landscaped acres of rolling lawns, perennial gardens, stone & brick walls. Over 3,800 sq ft, 5 bedrooms, 3.5 baths, great attention to detail w/rich wide plank wood floors, period moldings, library nook, arched doorways. The renovated gourmet state of the art kitchen w/high end custom cabinets, granite counter tops, Sub Zero refrigerator, Viking gas stove, hammered nickel farm sink and plenty of storage. Convenient first floor en-suite bedroom w/private entrance. Master bath features Waterworks fixtures, marble & steam shower.

Kelly Higgins & Jennifer Lockwood

