

## REAL ESTATE

## HOT PROPERTY

**'Entertain with distinction' at Brookfield center hall colonial**

By Pamela Brown

This is the home you have always dreamed of and will cherish forever.

"Every detail of this colonial is breathtaking — meticulous landscaping, soaring foyer, front and rear staircases, polished hardwood floors, custom molding, cathedral ceilings and exquisite living spaces," said Kellie Martone, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. "This residence shines. Whatever the occasion, formal or casual, you'll entertain with distinction here. This house offers the perfect floor plan for large gatherings. With oversized rooms on the main level, guests have plenty of space to congregate."

Built in 2006, the 4,128-square-foot center hall colonial home is located on 2.49 acres at 56 Riverford Road in Brookfield.

"Riverford Road is a desirable address," she said. "There are many very large houses, and other homes that have lake frontage which captures property values north of \$1 million."

The voluminous two-story entry is an impressive introduction to the home's classical detailing.

"It makes a striking first impression," Martone said. "Exceptional craftsmanship, richly detailed interiors and wonderful amenities create the perfect blend for memorable entertaining and comfortable living."

The sun-filled foyer has beautiful white custom paneling, hardwood floors and a grand staircase.

"Light streams through front door transom and sidelight windows, as well as the oversized arched window above," Martone said.

The home's public rooms feature hardwood floors and 9-foot ceilings. From the center hall, you enter a formally designed living room through a wide doorway featuring bulls-eye rosette accents. The living room has a soft beige color palette with classic white crown molding and raised



William Pitt Sotheby's International Realty

**This kitchen at 56 Riverford Road in Brookfield features custom cabinetry, granite countertops, a center island with a breakfast bar, a stainless double bowl sink with a decorative tile backsplash and a walk-in pantry.**

panel wainscoting. Two large windows bring natural light into the space. The home's layout offers easy access to the family room and kitchen area.

The formal dining room is a reflection of the living room, exuding elegance and style. Details include a soft beige color palette, white crown molding, raised panel wainscoting and wall sconces. The dining room leads to a gourmet kitchen through a butler's pantry that has a beverage cooler, a granite countertop and glass cabinetry.

Allow your inner chef to cook up wonderful meals in this exemplary kitchen.

"This spectacular kitchen anchors the first floor layout. It combines a generous work area with an engaging social atmosphere," Martone said.

This grand space is detailed with custom cabinetry, recessed lighting and pendant lamps, abundant workspace with granite

countertops, a center island with a breakfast bar, a stainless double bowl sink with a decorative tile backsplash and window above and a walk-in pantry. Stainless steel appliances include a six-burner cooktop with a double oven, a refrigerator, a dishwasher and a microwave.

A casual, light-filled breakfast nook with a large picture window with plantation shutters is a delightful space. A glass French door opens to a rear patio.

"The kitchen also has an attractive back staircase with wooden balusters and decorative wrought iron spindles," Martone said.

"From here, the floor plan flows into an expansive, yet comfortable family room. Casual gatherings are a natural fit for the warm and welcoming family room."

This inviting space features a dramatic floor-to-ceiling fieldstone fireplace with raised hearth and a mantel illuminated with recessed lighting and a ceiling

fan. French doors open to a private office. This quiet room has crown molding, a sage green palette, recessed lighting and three large windows with views of the property.

"It's a cozy room. The French doors create a quiet space with a view," she said. A half bathroom with a pedestal sink completes the main level.

A wood staircase takes you to the upper level that leads to a large private master bedroom suite.

"It offers privacy and comfort," Martone said. "A walk-in closet lets you organize with ease."

The bedroom is well-appointed with a soft gray palette; a 9-foot ceiling, white crown molding, raised panel wainscoting, hardwood floors and recessed lighting. Numerous windows warm the room with natural sunlight.

You will enjoy pampering yourself in the full bathroom detailed with a double vanity, a tiled floor,

a Whirlpool tub, a frameless glass shower and windows. Conveniently down the hall is a second spacious bedroom with a cathedral ceiling and a sitting room.

This room includes a Jack and Jill full bathroom shared with another bedroom. A special bonus is a fourth bedroom with a full bathroom.

Additional amenities include a mudroom located off the kitchen, central air conditioning, surround sound audio system, a security system, an attic with pull-down stairs, an unfinished basement ideal for storage, hot air zoned heat, a private well and a three-car garage.

The property, comprising 2.49 level acres, is immaculately adorned with various trees, shrubbery and foundation plantings including evergreens, ornamental grasses, hydrangea trees and perennial gardens.

"Manicured landscaping and stone walls wrap the soothing property," Martone said. "The backyard features a large multi-purpose stone patio with a built-in gas grill. There's plenty of room for dining, lounging, and hot-tubbing."

The center hall colonial offers a wealth of magnificent amenities.

"This exquisite residence has over 4,000 square feet of beautifully proportioned rooms with spectacular finishes. It offers gracious elegance, practical design, and stylish outdoor living," said Martone, noting the home has a private location but is also convenient for commuting, shopping, and dining. "Outdoor recreational opportunities abound in Brookfield and surrounding towns. Live in style and experience all that this home and the town of Brookfield has to offer," Martone said.

The home is offered at \$840,000.00. To view the virtual tour, visit [www.WilliamPitt.com](http://www.WilliamPitt.com); MLS#170029720.

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