

Real Estate



The gray contemporary colonial house at 2 Talmadge Hill Road in Darien is set on a two-acre property in a location convenient to the Talmadge Hill train station, Merritt Parkway, and the town centers of Darien and New Canaan.

ON THE MARKET IN DARIEN

Colonial offers flexible floor plan, convenient location

By Meg Barone

DARIEN — Comfort, convenience and flexibility are just a few of the words that can be used to describe the gray contemporary colonial house at 2 Talmadge Hill Road, on a two-acre property in northern Darien.

There is an abundance of comfort within its 10 rooms and 3,666 square feet of living space and continuing outside to the large, raised wrap-around wood deck and the covered patio below it. There is ample convenience because of its location. It is one of three homes on a friendly cul-de-sac on a corner lot, with one side bordering Mansfield Avenue. It has easy access to the Merritt Parkway, is an easy commuting distance to the Talmadge Hill train station and is equidistant to the centers of Darien and New Canaan.

The flexibility is evident in the floor plan of this house, which was built in 1984, but accommodates modern living. There is versatility to the rooms and how they are used.

The full finished above-grade lower level offers space for living, entertaining and exercising, but it also has a bedroom and full bath, so it could be an au pair suite. There are two master bedroom suites. The first is on the main living level and the other is on the second floor with two other bedrooms. That gives young parents the chance to choose where to sleep. They can remain on the second floor as their children grow up or maybe they would prefer the main level master for privacy's sake. Either way, they can age in place moving down to the first-floor master, if necessary, or they perhaps would want to invite aging parents to move in with them.

The approach to the house can be from the circular driveway to the covered front entrance or through the attached three-car, under-house garage, which requires stairs to climb to the main living level. The front door opens into a spacious and attractive two-story foyer, which has an eye-catching

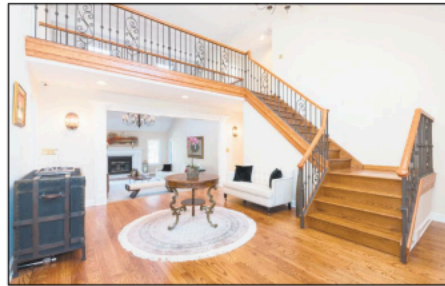
staircase with decorative wrought-iron balusters.

Inside, many of the rooms have vaulted ceilings and the baths have all been updated with sleek features imported from Italy.

To the right is the family room, which has a fireplace and sliding doors to the deck. The dining room has chair railing, a skylight and a hand-painted mural on one wall.

In the updated state-of-the-art gourmet, eat-in kitchen there is a center island with a built-in wine rack, Calacatta marble counters with a beveled edge, a marble tile backsplash in a basket-weave pattern, and high-end appliances including a Sub-Zero refrigerator. In the breakfast dining area there are French doors to the deck.

The first-floor master suite features two walk-in closets, a huge bath and sliding doors to a private balcony. The upstairs mas-



The front door opens into a spacious and attractive two-story foyer, which has an eye-catching staircase with decorative wrought-iron balusters.

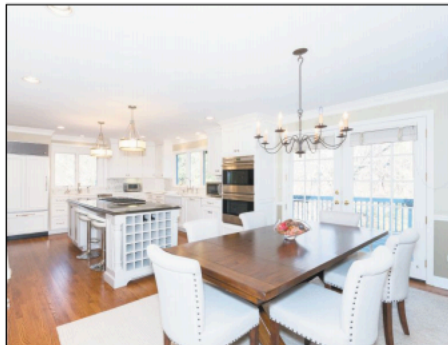
ter also has a door to a balcony. The two other bedrooms on that level share a Jack-and-jill-style bath. One of those bedrooms has a door to its own balcony.

On the lower level there is a secondary foyer with a marble tile floor from the garage into the living space. This level contains a second family room in addition to the bedroom, full bath and sizable exercise room. In the garage there is a workshop.

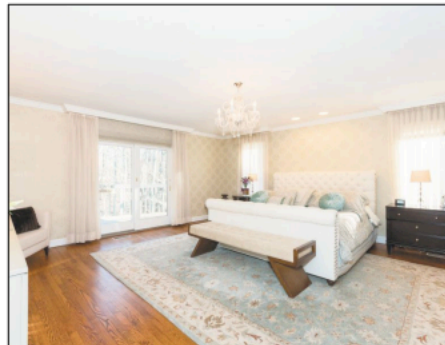
For information or to make an appointment to see the house, contact Amy Barasanti of William Pitt Sotheby's International Realty at 203-722-1781 or abarasanti@williamspitt.com.

ABOUT THIS HOUSE

STYLE: Contemporary colonial
ADDRESS: 2 Talmadge Hill Road
PRICE: \$1,650,000
ROOMS: 10
FEATURES: two-acre level property, corner lot, easy commute to the Merritt Parkway and Talmadge Hill train station, equidistant to the centers of Darien and New Canaan, first-floor master bedroom, wrap-around deck, balconies, skylights, generator, storm windows, circular driveway, two fireplaces, central vacuuming system, home gym, in-law or au pair suite, exterior lighting, shed, covered patio, freshly painted, full finished basement, attic, attached under-house three-car garage, zoned central air conditioning and oil heat, private well, five bedrooms, four full and one half baths
SCHOOLS: Ox Ridge Elementary, Middlesex Middle, Darien High
ASSESSMENT: \$1,373,190
MILL RATE: 16.08 mills
TAXES: \$22,191



In the updated gourmet, eat-in kitchen there is a center island, Calacatta marble counters, a marble tile backsplash and high-end appliances.



In the first-floor master suite there are two walk-in closets and sliding doors to a private deck.