

REAL ESTATE

HOT PROPERTY

Custom Southbury home with pool in idyllic country setting

By Pamela Brown

Enjoy a fairytale life in this unique custom-designed colonial.

"Storybook meets Southbury in this Victorian-style home with turrets in the front, interesting architectural lines and scalloped siding on upper level peaks," said Becky Hood, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. This is the home's first time on the market.

Built in 1993 by the current owners, the 3,995-square-foot home is idyllically sited on 2.15 level acres at 10 Southridge Road, a quiet cul-de-sac in desirable Southridge Estates in Southbury.

"The homes are all unique with beautifully landscaped level lots and a lot of privacy," Hood said. "The neighborhood is a mix of new families with young children and original owners who have become empty nesters. Everyone comes together at the holidays and lines the street with luminaries. It's become the Southridge Estates tradition and draws visitors every year who come to enjoy the lights."

A large entry invites you into the stunning home.

"It's a grand welcoming foyer with diamond shaped tiled flooring, rich woodworking and custom painted faux finish walls. You feel a touch of southern hospitality upon entering the home," she said.

The interior features solid wood doors and hardwood floors throughout, except for the foyer, mudroom and bathrooms which are tiled.

The huge, newly-painted great room with hardwood floors and wood trim has a unique rounded section adorned with small recessed lights within a soaring turret ceiling. A brick floor-to-ceiling fireplace with a wood-burning stove insert, a slate hearth and a mantel provides a country ambience.

"This great room is big enough for two seating areas — one more formal under the turret ceiling and another more informal in front of the cozy fireplace," Hood said. Numerous windows offer sensational views of the property.



William Pitt Sotheby's International Realty

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Cooking is a pleasure in the large and sun-filled eat-in kitchen.

"This modern kitchen is truly the heart of the home and overlooks the beautiful property and gorgeous pool area," she said.

This room, with access from four different areas, is detailed with hardwood floors, plenty of cabinetry, wood trim, granite countertops with a tiled backsplash, a large angled center island with a cooktop and seating, recessed and pendant lighting, double sinks and a huge built-in pantry. Stainless steel appliances include a cooktop, a double wall oven, a microwave, a refrigerator and a dishwasher. The informal dining area has windows that keep it bright and cheery and French doors that open to a spacious rear deck.

Elegance defines the formal dining room.

"Besides the nice hardwood flooring and chair rail molding, the room has a beautiful textured tray ceiling and a comfortable window box seat overlooking the gorgeous backyard," Hood said.

Spend quiet time in the private rounded office/library featuring custom faux finish paint, hardwood floors, a high ceiling, a built-in wooden desk with shelving and cabinetry and large windows. A full bathroom with a pedestal sink and bathtub completes the main level.

A grand wood staircase leads to the upper level and an amazing master bedroom suite, located in the front of the home.

"This huge space includes a reading area in the rounded part with a high peaked ceiling," Hood said.

The room has an expansive walk-in closet and cozy propane fireplace with a granite surround and wood mantel. The spacious master bathroom continues the luxury with a glass-enclosed tiled walk-in shower, a tiled floor and a granite double vanity.

Three additional bedrooms are on the upper level, all with new engineered hardwood flooring, ceiling fans, generous closet space and windows overlooking the backyard pool. A full bathroom

with a separate shower room services these bedrooms.

Additional amenities include a main level mudroom/laundry room, central air conditioning, a high efficient 4-zone heat system, a security system, an attic with pull-down stairs and a three-car attached garage.

"Recessed lighting in all exterior soffits of the home make a dramatic effect when lit up at night (red and green for holiday season)," Hood said.

A large, completely above-grade, fully-finished 500-square-foot lower level recreation/playroom features hardwood floors, two windows, a full bathroom with a vanity and glass-enclosed shower, an exercise space, a workshop and more unfinished space for a potential fifth bedroom.

"This extra living space is where the kids will want to call their own with plenty of room for seating, games, pool table, etc.," Hood said. Two walk-out French doors provide access to an oversized stone paver patio that can accommodate a huge crowd.

"The home has tremendous curb appeal, set back nicely from the road with lush landscaping, mature trees, flowering perennials and stone paver walkway to the front door," Hood said.

The backyard has a large 20-by-15-foot private deck with Sun-setter awning, a large stone patio, a deck for a hot tub, a fire pit and a self-cleaning kidney-shaped in-ground Gunite pool surrounded by a landscaped stone deck.

"Beyond the pool, there's tons of flat usable yard for a play area with swing and hammock," Hood said.

Open a new chapter on your life with this amazing storybook home.

"Nothing to do but move in and begin enjoying vacation at home this summer at the pool," she said.

The home is offered at \$599,000. An open house will be held from 1 to 3 p.m. Aug. 5. To view the virtual tour, visit www.WilliamPitt.com; MLS#:170083788

Listing agent: Becky Hood, William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage, (203) 796-7700, BHood@wpsir.com.