

REAL ESTATE

HOT PROPERTY

Masterpiece colonial on 2.18 acres in heart of New Canaan

By Robert Storage

Enter through the private gate of this mini 2.18-acre estate and you'll come across a one-of-a-kind home that has been completely renovated with like-new construction and an open floor plan.

Located in the heart of New Canaan, this masterpiece colonial was built in 1965, but it has been taken down from the studs.

"The only thing that was not changed were the hardwood floors on the second floor. They were brand new anyway," said listing agent Robert Bloasio, who is with William Pitt Sotheby's International Realty. The property was sold to Jeffrey and Christopher Salvatore, a well-renowned regional father-and-son building team.

The home has three finished levels — the basement, the main level and the second level.

The finished basement, Bloasio said, includes all the utilities and the high efficiency propane heat and hot water heater. The 850-square-foot basement has an open floor plan and a mudroom. In addition, the basement can be used as a family room, game room or bonus room.

"It can be converted into anything you want it to be," Bloasio said.

Walk into the front door of the main level and you will notice that a new covered portico was added. Take a left past the main entrance and you can have either a large living room or a large dining room with wood-burning fireplace, Bloasio noted.

"You can set it up how you want," he said. "The floor plan was changed to make it an open floor plan."

Next to the large room area used to be an open patio. Bloasio said that space is now an enclosed heated air-conditioned office with fireplace. There are three fireplaces in total.

An office is located past the living/dining room and to the right is the pantry area with half bath that has shiplap moldings. From there, you walk into the heart of the home — the kitchen.

"It is a white kitchen and it's gorgeous," Bloasio said. "There are high-end stainless-steel appliances, quartz countertops and a big island



Photos by Bryan Haeffle

Above: The kitchen at 1267 Smith Ridge Road in New Canaan features high-end stainless-steel appliances, quartz countertops and an island that can seat four. **Below:** The master bathroom includes a freestanding tub, his-and-her sinks, a large shower and heated floors.

Details

Address: 1267 Smith Ridge Road, New Canaan

Price: \$1.495 million

Rooms: 11

Features: The 1965 home was totally redone and renovated over the last two years, including a new modern kitchen with top-of-the-line appliances and sunny and bright rooms.

Schools: East Elementary, Saxe Middle, and New Canaan High School.

in the middle." The island can seat four. In addition, Bloasio said, there is a kitchen nook area where you can put a table that can seat six more. The kitchen also has beautiful back-splash.

The first level also has a nice-sized family room with large sunny

windows, millwork and a cathedral ceiling. The whole house, Bloasio said, has LED lighting throughout.

The master is one of four bedrooms on the second level. The master, Bloasio said, has a large walk-in closet, his-and-her sinks, a freestanding tub, a large shower and heated floors in the master bath. The three other bedrooms, he said, all have been redone and have nice closets and windows.

It should be noted, Bloasio said, that the Salvatore's knocked down 200 trees on the property, leaving about 100.

"They also put a big fence across the front of the property, put in stone pillars and electric gates. It's like night and day what they did do the house. It used to be a disaster."

Listing agent: Robert Bloasio, William Pitt Sotheby's International Realty, (203) 249-7164, rbloasio@wpsir.com.

