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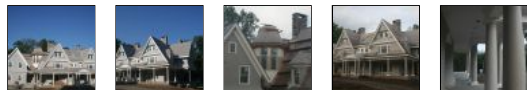
Skyview Lane colonial on market for \$4.6M

By Makayla Silva
Updated 1:04 pm, Monday, July 20, 2015

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The exterior of 114 Skyview Lane Photo: Courtesy Of William Pitt Sotheby's



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From the hand-cut stone foundation to its four-story spiral staircase, the transitional-style colonial at 114 Skyview Lane offers 7,200 square feet of premier new construction.

Designed by Mose Associates Architects and built by Fletcher Development, the westside property features 10-foot ceilings throughout with layers of millwork and an easy floor plan.

Built with high quality green construction, the home features a high efficiency gas HVAC system, a home automated electrical system and additional radiant heat designed to offer complete energy efficiency with virtually no maintenance.

Inside, a two-story foyer features floor-to-ceiling wood paneling and wide plank custom-stained floors.

With cathedral ceilings, ornamental beams and detailed millwork, the custom property is a



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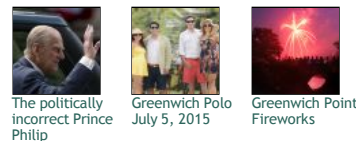
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More Information

About this house

Type: Colonial
 Address: 114 Skyview Lane
 Price: \$ 4,595,000
 Acreage: 2.04
 Year built: 2015
 Number of rooms: 14
 Bedrooms: 6
 Full bath: 6
 Half bath: 1
 Notable features: Three-car attached heated garage, mudroom, library, four-story spiral staircase, two covered porches, pool site, six bedrooms, six full bathrooms, one half bathroom
 Schools: West Elementary, Sax Middle School, New Canaan High School
 Assessment: N/A
 Taxes: N/A

classic example of a “transitional-style Colonial” that so many buyers are seeking.

“I create houses that are different,” said Ryan Fletcher, owner of Fletcher Development LLC. “The layout is different and much less formal than traditional homes.”

With traditional center hall layout, a living room sits right of the entry, featuring a wood-burning fireplace with access on either side into the kitchen and family room.

An easy open family room features a floor-to-ceiling hand-cut stone fireplace pre-wired for a TV hookup.

French doors with transom windows offering added light open to a wraparound deck the leads to a covered flagstone terrace perfect for outdoor entertaining.

A two-story kitchen features exposed beams made from reclaimed barn wood and interior windows that look down from a second-floor hallway.

Just off the kitchen are a formal dining room with a fully equipped butler’s pantry, a walk-in food pantry and an extensive mudroom with its own separate covered entry and access to a heated three-car garage.

A first-floor library features a coffered ceiling and wall-to-wall paneling and includes a full bath to easily convert to guest bedroom if needed.

The second floor features four guest bedrooms in addition to a luxurious and private master suite.

With tray ceilings, the master suite includes a sitting room, his and hers walk-in closets and a stunning master bath with a freestanding soaking tub, his and hers vanities and a full step-in shower.

A third level offers additional space for a playroom or family room and a sixth bedroom while an unfinished lower level offers potential for the buyers to weigh in on design.

The lower level will walk out to a lower stone terrace and two flat acres of property with an optional pool site available for an additional cost.

“We leave the lower level unfinished for the new homeowners to personalize,” Fletcher said. “We’ve done an indoor sports court, yoga studio and a custom train room on that lower level.”

For more information or to see the property, contact Robbie Bloisio, of William Pitt Sotheby’s, at 203-249-6123or email rbloisio@wpsir.com

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