

## REAL ESTATE

## HOT PROPERTY

## Elegant New Fairfield colonial offers breathtaking views

By Pamela Brown

A sophisticated design with a warm, inviting ambiance is the beauty of this wonderful home.

"Set on 3 lush acres, this colonial blends elegance and casual comfort," said Kellie Martone, Realtor with William Pitt Sotheby's International Realty's Northern Fairfield County Brokerage. "The soaring foyer, with a formal living and dining room on either side, introduces a sense of refined sophistication. As you pass into the back of the home, the mood is more relaxed. The space opens up, and this casual flow from kitchen to family room to deck creates a warm and welcoming atmosphere."

Built in 1991, the 2,700-square-foot, eight room, two level home is located on 3.88 acres at 2 Squantz View Drive in New Fairfield.

"This quaint town has abundant natural beauty," Martone said. "Candlewood Lake and several state parks add to the pleasure of living here. Outdoor enthusiasts appreciate Squantz Pond State Park for its swimming, fishing, and boating opportunities. Breathtaking views include steep, wooded slopes that disappear into the blue waters below. Hiking trails connect to the adjacent Pootatuck State Forest."

The home brings the splendor of nature indoors.

"You can see distant views of Squantz Pond from the kitchen, family room and two of the upper level bedrooms," Martone said.

Stunning interior details make the home casual yet sophisticated.

"A soaring tiled entry, spacious rooms with 9-foot ceilings and hardwood floors enhance the natural light throughout the main level," she said. "Light streams into the two-story foyer from the oversized, custom arched window above the entry."

According to Martone, both the formal living and dining room are perfectly suited for special occasions.

"In true colonial fashion, the foyer is flanked by a formal living room and dining room," Martone said.

Both rooms are elegant and



Photos by William Pitt Sotheby's International Realty

**Above: Built in 1991, the 2,700-square-foot colonial is located on 3.88 acres at 2 Squantz View Drive in New Fairfield. Below: The family room is detailed with a floor-to-ceiling stone gas fireplace with a large slate hearth and mantel, hardwood floors and white trim.**

well-appointed with hardwood floors, 9-foot ceilings, white trim and large windows that bring in natural sunlight. You'll appreciate the kitchen's stylish country charm.

"This well-designed space has a soothing gray color palette with granite counters and accent tile backsplash. A breakfast bar promotes casual dining and is also a convenient serving station for social gatherings," Martone said. Appliances include an oven/range, a microwave, a refrigerator and a dishwasher. Additional details include recessed and pendant lighting, hardwood floors, plenty of cabinetry and ample storage and workspace for meal preparation. A casual dining area bridges the kitchen and family room.

The kitchen has an ideal flow to the family room.

"The open layout of the kitchen, dining nook, and family room creates an inviting living space. This keeps everyone connected and allows for effortless entertaining," Martone said. "Whether for daily living or entertaining, this design brings people together. The chef can prepare meals amid homework being done at the kitchen table or while guests mingle."

The spacious family room is detailed with a floor-to-ceiling



stone gas fireplace with a large slate hearth and mantel, hardwood floors and white trim. A tiled threshold and French doors open to a rear deck.

"This is an ideal vantage point for views of wooded hills and the blue waters of Squantz Pond," she said.

An elegant staircase accented with whitewashed wood leads to a balcony and an upper level that includes a peaceful master bedroom suite. Some of its details include plush carpeting, a ceiling fan and a walk-in closet.

"Painted a soft green makes it light and airy. This blends with the vista of wooded hills and water

below," Martone said.

The rich, natural tones of the master bathroom continue the sense of tranquility. This room is well-appointed with light pebble gray walls, a mocha granite double vanity, a glass stall shower, sand-colored tiles with accents and a raised, jetted tub with treetop views.

Three additional bedrooms on the upper level are all generously-sized and have wall-to-wall carpeting, closets and windows. The home also has a full, unfinished, walk-out basement.

"It offers excellent storage and workspace. This walk-out lower level, which has French doors to the

backyard, could be remodeled to make a wonderful bonus room," Martone said.

Additional amenities include central air conditioning, a security system, an attic, propane forced air heat and a two-car attached garage.

The professionally landscaped property has picturesque curb appeal, featuring custom stone masonry woven throughout the property complimented by a carpet of grass, trees and other plantings.

"There's almost 3 acres, including an expansive front and backyard that brings privacy to this country setting," Martone said.

The front walkway, outlined by a stone wall, leads to a stone porch and a front door adorned with a Palladium window. The level backyard is fenced in for playtime or for your pet to run free. You'll find tranquility amidst a wooden garden bridge that leads to a peaceful, shaded sanctuary.

"A fire pit adds to the atmosphere of this quiet retreat. A hammock or Adirondack chairs are almost required here!" Martone said.

The home is ideally sited in this small town.

"New Fairfield boasts an excellent school system, lower taxes and a convenient location for commuters to New York City and Westchester County," Martone said. "It's just a few minutes' drive to Squantz Pond and Candlewood Lake (and) 15 minutes to local businesses, grocery store and restaurants.

"With its sprawling property, spacious floor plan, and soothing vistas, this home is a pleasure inside and out," Martone continued. "The combination of formal and casual living spaces brings flexibility to suit your mood. Outdoor areas bring versatility as well: a fenced backyard, deck, and a shady spot with garden bridge. This property is like no other."

The home is offered at \$499,000. To view the virtual tour, visit [www.WilliamPitt.com](http://www.WilliamPitt.com); MLS#170091393

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