



Dramatic Waterfront Estate

STONINGTON BOROUGH, CONNECTICUT

Seaboard
PROPERTIES





LOCATION

Widely considered the most picturesque seaside village in Connecticut, historic Stonington Borough is a lovingly cared-for place of narrow tree-lined streets with stately 18th- and 19th-century residences, interesting shops, and cozy restaurants. The area has an old-fashioned ambiance with neighbors who still gather for farmer's markets, parades, and entertainment on the square. However, the main focus of life revolves around the sea. With its location on a narrow peninsula surrounded by Fisher's Island Sound and Little Narragansett Bay, Stonington is home to a scenic deepwater harbor that shelters Connecticut's last remaining commercial fishing fleet. Also, because of its many amenities and its location at the end of Long

Island Sound, Stonington has long been recognized as a major yachting center.

Conveniently situated halfway between Boston and New York, the area's many popular visitor attractions include the Mystic Seaport, Mystic Aquarium, and various summer theatres. Ocean beaches, tennis, numerous golf courses, horseback riding, and excellent salt and freshwater fishing are just some of the area's many recreational opportunities.

PROPERTY

Hidden away at the end of a quiet tree-lined street and surrounded by beautiful lawns and gardens, this magnificent waterfront property encompasses 1.21 acres (including an extra building lot), and adjoins an additional 3.08-acre parcel of waterfront

conservation land that gives the property incredible privacy. The property features multiple waterside Terraces, 2 stone Gazebos, a deepwater Dock, landscaped gardens, and specimen plantings. A wide wraparound Porch offers incomparable water views and is the perfect spot for relaxing and enjoying the delightful ocean breezes. Widely admired for its beauty and dramatic location, the home was once the setting for a major motion picture.

RESIDENCE

Originally constructed in 1886 and extensively remodeled in 1926, this beautiful and gracious 7,500-square-foot home is magnificently crafted and offers handsome paneling, hardwood floors, corner cupboards, and 10 large fireplaces. The bright and generously proportioned rooms

all enjoy wonderful ocean views. The spacious and dramatic Entrance Hall joins the common rooms and gives the house a comfortable flow. Easily adaptable, the home can be used either for grand-scale living and entertaining, or simply as a secluded waterfront hideaway offering both beauty and serenity.

First Floor: The front entry hall leads on one side to a spacious paneled Library with a large fireplace. On the other side of the hall is an oversized Living Room with fireplaces on both ends and built-in cabinetry. Large windows overlook the gardens and ocean below. The Dining Room also features a fireplace and a wall of windows overlooking the ocean. An Anteroom joins the living and dining rooms and gives access to the large Sunroom,



Inspection by appointment only

\$6,950,000

Offered at ~~\$7,800,000~~

THIS MATERIAL IS BASED UPON INFORMATION THAT WE CONSIDER RELIABLE, BUT BECAUSE IT HAS BEEN SUPPLIED BY THIRD PARTIES, WE CANNOT REPRESENT THAT IT IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE.

EQUAL HOUSING OPPORTUNITY

Seaboard PROPERTIES

108 Water Street

Stonington, CT 06378

Telephone (860) 535-8364

Fax (860) 535-4242

www.seaboardpropertiesre.com

Jim Michalove



porch, and terrace, all of which enjoy spectacular water views. Occupying a newer wing of the house (1995), is a large, gourmet Kitchen that opens to a wonderful Great Room, fitted with handsome wood paneling, a fireplace, built-in bookshelves, and a wall of French doors opening to a columned Side Porch. A Powder Room is also located nearby.

Second Floor: The oversized Master Bedroom Suite has French doors leading to a private mahogany Deck overlooking the ocean. The suite also includes an Office Area, a fireplace, many built-ins, his and her Baths, Laundry facilities, numerous closets, and a Dressing Room. A separate Gym

facility is located just off the master suite. Also on this floor are 4 sizeable Bedrooms, all of which include fireplaces, hardwood floors, and en-suite Baths. All but one of the rooms overlook the water, and all offer access to an outdoor Deck.

Lower Level: This level includes extensive Workshop Areas, 2 Powder Rooms, and a large 3-bay heated Garage.

Exclusive Affiliate of
CHRISTIE'S
GREAT ESTATES

www.christiesgreatestates.com