



Salt Acres Estate

STONINGTON BOROUGH, CONNECTICUT

Seaboard
PROPERTIES





LOCATION

Situated along the scenic southeastern corner of Connecticut's coastline and standing guard at the entrance to Fishers Island Sound, historic Stonington Village is blessed with a beautiful natural setting. Protected from the pounding surf of the ocean by a long stretch of unspoiled barrier beach, Stonington is widely considered the most picturesque seaside village in Connecticut, and is home to a scenic deepwater harbor which shelters Connecticut's last remaining commercial fishing fleet and many enthusiastic summertime yachtsmen.

Conveniently located 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

Secluded on a private and enchanting 38 acre peninsula, and yet located within easy walking distance of historic and charming Stonington Village, this magnificent waterfront property encompasses roughly 3 acres of beautiful land with over 700 feet of water frontage, and enjoys partial ownership in an additional 18 acres of conservation land that borders and surrounds it.

From its perch above the water, this handsome 6,000 square foot stone and clapboard residence enjoys breathtaking panoramic water vistas from each of its rooms and outside patios. Beautifully landscaped with perennial flower beds and specimen plantings, the home is surrounded by lovely lawns and gardens that gently slope to the water's edge and a sturdy dock—which acts as a gateway to an abundance of summer fun and waterfront recreation.

Ideally situated for both the sailor and fisherman, the property offers them protected anchorage on a quiet cove that leads into Little Narragansett Bay, Fishers Island Sound, and the ocean beyond. A brief minute's boat ride takes passengers to Sandy Point, an uninhabited private island with calm sandy beaches; while a 3 or 4 minute boat ride will lead swimmers, looking for a dip in the surf, to the gorgeous and private mile-long Napatree Point beach.

RESIDENCE

Constructed in 1992 by a well known local artist and sculptor, this beautiful and gracious 5 bedroom home is solidly built and offers handsome woodworking, hardwood floors, built in cabinets and two large fireplaces. The bright and generously proportioned rooms all enjoy wonderful ocean views, and the living room and dining room both lead through French doors to a wonderful outdoor flagstone patio that is bordered by beautiful landscaped grounds and a series of small decorative ponds connected by a waterfall.

First Floor: The Front Entrance Hall leads to a spacious and inviting Living Room (32x21.5) that features hardwood floors, built-in cabinetry & bookshelves, and large windows which offer incredibly beautiful and expansive water vistas overlooking Little Narragansett Bay, the beach, and the distant sparkling ocean. The south side of the living room opens into the Library (21x18.5) which is handsomely appointed with floor to ceiling bookcases and a large fireplace surrounded by a wooden mantel. The library is adjoined by a sun-drenched Conservatory (14x12) with terracotta floors and large windows overlooking the gardens and waterfront.

The entrance hall leads on the south side, through a hallway to a handsome and large Master Bedroom (21x17) which is outfitted with hardwood floors, high ceilings, plentiful closets (including a large walk-in) and an adjoining master bath with twin washbasins,





Second Floor: The second level of the main house includes a large upstairs Landing Area/Sitting Room (20x16) which on one side offers access to a large attic (which could be finished off and made into additional living space or bedrooms), and on the other side leads to two large guest bedrooms (both 16.5x15.5) offering wonderful water views, hardwood floors and ample closet and storage space. The bedrooms share a large full bath which includes double sinks, and a large shower and separate tub.

Inspection by appointment only

Offered at \$4,900,000

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EQUAL HOUSING OPPORTUNITY

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a Jacuzzi tub and a large walk-in shower. The north side of the entrance hall leads to a gracious Dining Room that features a tray ceiling with recessed lighting, hardwood floors, floor to ceiling windows and French doors that lead out to the stone patio, fountain, and sitting area—all of which enjoy unsurpassed water views. Directly off the dining room, a bright and cheerful Kitchen (19x15) is fully equipped with top of the line appliances, Corian topped counters and work areas, and handsome cabinetry and shelving with plenty of storage space. The kitchen is adjoined by a large pantry and laundry room (which offers access to a pull-down attic storage area) that also serves as a corridor to

a side entrance and hallway, that in turn leads to the north wing of the residence.

The North Wing: The ground level of this wing includes an entrance hall/breezeway which accesses both the front entrance side of the home, as well as the rear water side of the property; and also leads on the north side to a large 3 car heated garage.

The second floor of this wing includes two spacious guest bedrooms (23.5x16 and 18.5x17) or if one prefers, a bedroom and adjoining sitting room—along with a large full bath with tile flooring, Corian double sinks, and a separate tub and shower.