



Salt Acres Estate
STONINGTON, CONNECTICUT



SEABOARD
Properties



amenities, this property's location is among the very best there is in the area.

Every room in the 6,000 square foot residence enjoys east southeast views of blue water with sailboats gliding to and from Watch Hill. The land is naturally landscaped with perennial flower beds and specimen plantings, and surrounded by lawns and seaside gardens. The dock and seasonal float allows boaters and swimmers easy access to the water and nearby Sandy Point, an uninhabited private island with calm sandy beaches, or for those who prefer pounding surf, to the gorgeous and private mile long Napatree Point ocean beach just a few minutes further south.

RESIDENCE

Constructed in 1992 by a well known local artist, this gracious, well-built and sunny five bedroom home has a very good floor plan for entertaining. All the common living rooms are generously proportioned with nice ceiling height, have many windows and doors leading to the outdoors, including the flagstone patio and decorative stone lily pond, hardwood floors, built-in cabinetry and bookshelves, and attractive moldings. The attached stone garage has space for three automobiles.

First Floor: The front entrance hall leads to an oversized living room (32'x22') that features oak floors, floor to ceiling windows overlooking the bay, and built-in cabinets. The south side of the living room opens into the Library (21'x19'), which has a wood burning fireplace, floor to ceiling shelves, and access to the garden. The library then opens to a sun-drenched conservatory (14'x12') with terracotta tile floors and large windows overlooking the gardens and waterfront.



LOCATION

With its well kept residences, interesting shops and several restaurants housed in stately 18th and 19th century architecture, Historic Stonington Village is widely considered the most picturesque seaside village in Connecticut. It is also home to a scenic deepwater harbor that shelters Connecticut's last remaining commercial fishing fleet and, because of its location outside Long Island Sound, has long been a major yachting center for many fine sailing and motor yachts. Excellent marine facilities include a full service boatyard and two yacht clubs with moorage and dockage readily available. Other recreational opportunities include ocean swimming, tennis, numerous area golf courses, horseback riding, and excellent salt and fresh water fishing. Stonington is conveniently located

between Boston and New York on Interstate 95 and is serviced by Amtrak as well as the nearby T.F. Green Airport in Rhode Island.

PROPERTY

Situated on a secluded 38 acre, mostly protected peninsula within Stonington Village, this waterfront property has long sweeping views across Narragansett Bay toward Watch Hill, Rhode Island and Sandy Point. The estate encompasses approximately 3 acres of elevated, gently sloping land with over 700 feet of bay frontage. Ownership of this property includes a partial interest in an additional 18 acres of private conservation land, some of which is adjacent bay frontage. Given its pastoral and private waterfront setting together with its walking distance proximity to village



The north side of the entrance hall leads to a large dining room (30'x17') which features a tray ceiling with recessed lighting, hardwood floors, sliding French doors leading out to the patio and lovely water views. Adjacent to the dining room is the fully equipped kitchen (19' x 15') with large center island, Corian countertops, and an abundance of storage space. The mudroom, laundry area, and large pantry forming a hallway also adjoin the kitchen. The hallway also leads to the private second floor north wing of the residence.

The south side of the entrance hall leads to the spacious master suite. The bedroom (21'x17') has an extra large walk-in closet and a master bath with his and hers sinks, a whirlpool bath and separate walk-in shower. A powder room and office (12'x9') complete the floor plan on the main level.

Second Floor: The upper story of the central part of the house includes a large landing area/sitting room (20'x16') which, on one side provides access to a large attic that could be converted into additional living space or bedrooms, and on the other side, leads to two large guest bedrooms (both 17'x16') which share a large bath with separate tub and shower and twin sinks.

Second Floor – North Wing: The ground level of this wing includes a separate entrance hall with a staircase to the upper story which includes two spacious guest bedrooms (24'x16' and 19'x17') with shared bath, or if one prefers, a bedroom and adjoining sitting room each having hardwood floors, large closets and tall windows that overlook the bay.



Inspection by appointment only

Offered at \$4,250,000

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