



Stonington Village Waterfront

STONINGTON, 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 is blessed with a scenic deepwater harbor which shelters Connecticut's last remaining commercial fishing fleet and many enthusiastic summertime yachtsmen. With its tree-lined streets, interesting shops, cozy restaurants and stately 18th and 19th century homes, Stonington Borough is widely considered the most picturesque seaside village in Connecticut.

PROPERTY

Tucked away on a beautiful quiet side street, this wonderful seaside residence is blessed with an enchanting setting that entices visitors with both its dramatically beautiful waterfront and its unspoiled pastoral setting. Its waterfront terrace sports incomparable water vistas looking out across the ideal sailing waters of Little Narragansett Bay to Watch Hill's Napatree Point and the ocean, while its private walled garden, with its lush lawns, perennial flower beds, and large grape arbor covered outdoor dining patio is the perfect refuge to relax and enjoy the scenic



views overlooking the neighboring conservation land.

First Floor: The front entrance opens to a bright and cheerful Solarium (12 x 7) filled with flowering plants and highlighted with brick floors, handsome wood paneling, large picture windows and French doors that open to the beautiful side garden. The solarium opens to a gracious Living Room (30 x 14) which includes beautiful wide-board pine floors, built-in shelves and cabinets, a handsome wood-burning fireplace, and two large picture windows—with window seats—that take full advantage of the glorious water views. A handsome wooden door in the living room opens to the charming Dining Room (21 x 11) which is accented with handsome wood paneling, wide-board pine flooring, an exposed wooden beam ceiling, a china cabinet, a wood-burning fireplace and a picture window that overlooks the side patio and private yard. A Dutch door at

the back of the dining room leads to the lovely outdoor dining terrace and gardens.

The dining room adjoins the Kitchen (13 x 11) which includes a large Jenn-Air refrigerator, a 4 burner gas stove, and a Thermador oven, as well as double sinks, butcher block counter tops and extensive built-in cabinets and drawers for storage. The back of the kitchen has a large picture window that overlooks a small rear yard and the beautiful fields of the adjoining four acre tract of conservation land that borders the rear of the property. The kitchen adjoins a large pantry and opens to the back entrance Mud Room (8½ x 8) with its random width pine flooring, exposed wooden beam ceiling and coat closets, which in turn adjoins the tile floored utility room which houses a 3 zone new Burnham oil furnace, electric hot water heater and workshop with extensive shelving and storage.



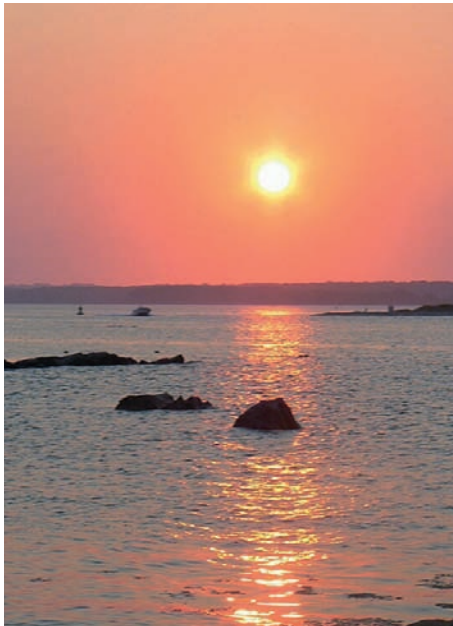
adjoining full baths and wonderful water views. Between the two bedrooms is a cheerful Sitting Room/Bedroom (16 x 10) with hardwood floors, handsome wainscoting and views of the waterfront garden and dock.

Inspection by appointment only.

Offered at \$2,595,000

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EQUAL HOUSING OPPORTUNITY



Second Floor: The second floor is accessed by two stairways. The front stairway leads to an upstairs Hallway/Sitting Area (12 x 8) with hardwood floors, an octagonal window and floor to ceiling bookcases. The hallway leads in one direction to a Guest Bedroom/Office (11 x 11) which includes hardwood floors, two corner cupboards and beautiful vistas of the gardens and open fields of the conservation land. In the other direction the hallway leads to a wonderful sun-filled Master Bedroom Suite (20½ x 19) whose large windows enjoy both pastoral views of the neighboring conservation land as well as spectacular panoramic water views of Little Narragansett Bay, Napatree Point, and the open ocean. The master bedroom

includes hardwood floors, a handsome wood-burning fireplace, built-in drawers and cabinets, and a walk-in closet, as well as an adjoining full bath with hardwood floors. French doors from the bedroom open to a lovely sun porch which overlooks both the side and waterfront gardens, and is the perfect spot to relax and enjoy the breathtakingly beautiful water vistas.

The second floor also houses a small laundry room which adjoins a back hall and the stairway leading to the third floor.

Third Floor: The sun-filled top floor includes two Guest Bedrooms (16 x 14 and 11 x 11), both of which are outfitted with hardwood floors, ample closet space,

Seaboard PROPERTIES

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