



Charming Village Getaway

STONINGTON VILLAGE, CONNECTICUT

Seaboard
PROPERTIES



LOCATION

Widely considered the most picturesque seaside village in Connecticut, historic Stonington Borough attracts an eclectic mix of summer people and permanent residents. The lure of the narrow tree-lined streets with stately 18th and 19th century residences, cozy restaurants and shops proves irresistible to anyone searching for old-fashioned ambience and friendly neighbors in a period setting. While the village is active year-round, summer brings farmers' markets, parades, entertainment on the square, and, of course, activity on the harbor.

The borough is blessed by geography. Situated on a narrow peninsula surrounded by Fisher's Island Sound and Little Narragansett Bay, Stonington is home to a sheltered and scenic deepwater harbor that is home to Connecticut's last remaining commercial fishing fleet. The harbor's many amenities, including full service marinas, many resident and guest moorings, excellent launch service, yacht clubs and location outside the eastern entrance to Long Island Sound have also made Stonington Borough a major yachting center.

The area is also conveniently located halfway between New York and Boston. Transportation needs are readily serviced by Interstate 95, Amtrak, and the nearby T.F. Green Airport in Rhode Island. Mystic has long been a popular tourist destination with attractions such as the Mystic Seaport, Mystic Aquarium, and various summer theatres. The proximity of true ocean beaches, numerous golf courses, horseback riding, excellent salt and freshwater fishing, and rivers and bays suitable for kayaking are only some of the reasons for the area's well-deserved reputation as a destination for outdoor recreation.

PROPERTY

Tucked out of the way on a quiet residential street just off the town square, the house is within a short walking distance to the harbor, Water Street with its shops and restaurants and all other village activities. Adding to the home's sense of privacy is an enclosed courtyard sheltered from its neighbors with specimen trees.

Built c. 1830, the home is a classic representation of a Federal style village dwelling. While it has been updated and maintained throughout the years, the majority of the original details have remained intact, such as the wide board pine flooring, doors, mouldings, trim, hardware, and fireplaces.

RESIDENCE

The first floor has the original staircase and banisters, a front parlor with a fireplace leading to a combination dining room and small library with built in shelves flanking the fireplace, and the updated kitchen with center island and access door to the courtyard. There is also a full bath on this level and a small side porch.

The second level contains three bedrooms with one of them currently used as an office, a full bath and access to an upper story rear deck which could be enclosed to create a more modern master bedroom suite. Laundry facilities are also on this level.

Inspection by appointment only.

Offered at \$775,000

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EQUAL HOUSING OPPORTUNITY

Seaboard PROPERTIES

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