



Devonshire

Reminiscent of a by-gone era, this new “English Stone Cottage” sits proudly on a gentle knoll, on one of the most sought after streets in the “great estate area”, called Greens Farms. In collaboration with interior designer, Marsha Matto and architect, Kenneth Boroson, award winning, master craftsman, Michael Cerreta, captures a sense of history and romance, building to the highest level of architectural standards, exemplifying the enduring qualities of outstanding design, refined elegance, and in harmony with today’s amenities. Its comprehensive emphasis on fine craftsmanship and rare materials make this remarkable estate, “like no other”.

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WILLIAM RAVEIS
EXCEPTIONAL PROPERTIES

Welcome to Devonshire

FIRST FLOOR

The moment you walk up to the custom front door and enter the the classically inspired foyer, you realize you are “home”. Offering gracious livability, well suited for both entertaining and casual living. From the gourmet kitchen with pizza oven and well-equipped butler’s pantry, to the handsome library with a hidden staircase to the wine cellar and “tasting room”, it’s portico and screen porch overlooking the picturesque grounds and pool, you discover this is the lifestyle you have been looking for.



Staircase in the grand foyer to upper level.



Living room with fireplace, wainscoting & bookcases.



Family room, with coffered ceiling and stone fireplace, opens to the kitchen.



Kitchen with English country cabinetry, center island, brick pizza oven. Breakfast area with built-in seating and custom-built armoire.



Main level hallway.



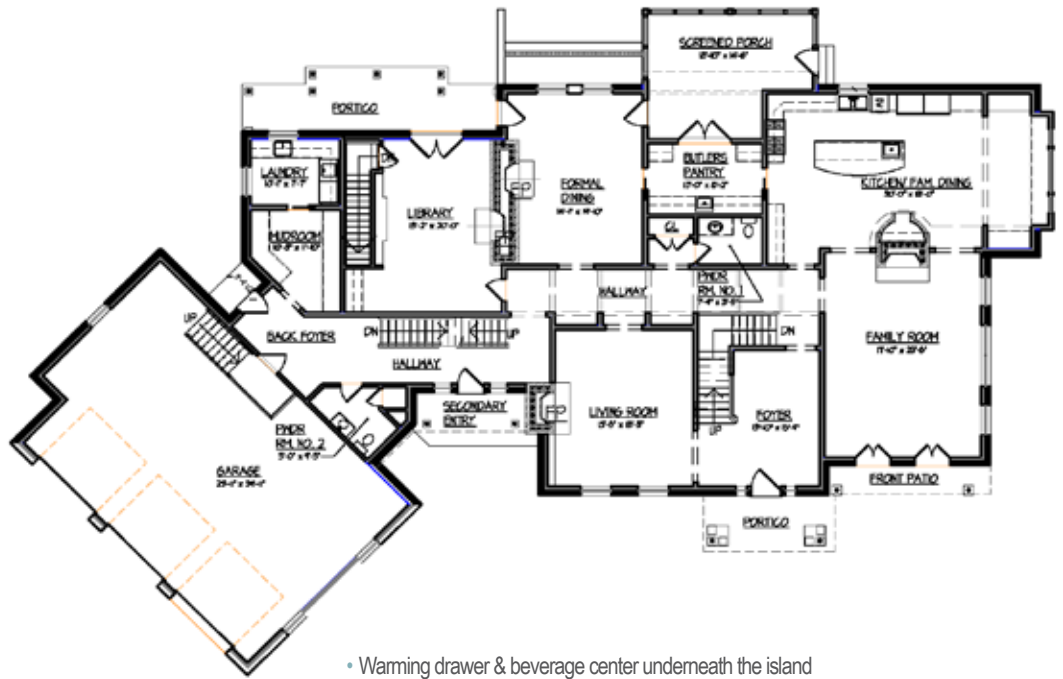
Butler's pantry situated between the dining room and kitchen opens to a screened porch. Wine cooler to be installed



Library, with fireplace and secret door to wine cellar, opens to a portico.

FIRST FLOOR

Floor Plan & Specifications



GRAND FOYER:

- Large 2-story entry hall with upper balcony
- Grand chandelier done in warm Oil rubbed bronze
- Coffered ceiling
- Custom front entry in knotty alder with antique glass

POWDER ROOM:

- Vanity to be an antique chest with cut in sink.
- Venetian plaster

LIVING ROOM (DRAWING ROOM):

- Fireplace with marble/granite surround - polished fossil brown marble
- Built in bookcase beside fireplace
- 10' high ceilings
- Full height paneling around the entire room
- Antique random plank flooring
- Antique brass lighting fixtures

DINING ROOM:

- Antique wooden beams in the ceiling
- Floor to ceiling stone fireplace with antique beam mantle
- Random width antique oak flooring
- Doors to screened porch, back patio and veranda
- Antique brass lighting fixtures

FAMILY ROOM:

- Floor to ceiling stone fireplace
- Random width antique oak flooring
- 10' high-coffered ceiling
- Two french doors to front outdoor veranda
- Wired for television over fireplace

SCREEN PORCH:

- Bead board ceiling
- Bluestone flooring
- Floor to ceiling screens
- Access to butler pantry, formal dining room

KITCHEN:

- Spacious country kitchen done in English country cabinetry
- Large center island with prep sink that fits 42" stools

- Warming drawer & beverage center underneath the island
- Wood fired pizza oven veneered in old tumbled brick
- All plumbing and lighting fixtures in oil rubbed bronze
- Breakfast area fully paneled walls and ceiling, built-in bench, bookcases, Large window overlooking the pool
- Built-in armoires at either end of seating area in alder wood
- Counter tops and backsplash in polished Volcano Travertine
- 60" Wolf range dual fuel
- ROHL farm sink
- Asko dishwasher
- Two 27" sub-zeros. 1 Fridge. 1 Freezer

BUTLERS PANTRY:

- Services kitchen/dining room with pocket doors
- Cabinets in distressed black finish
- ROHL farm sink with mahogany counter top
- Upper cabinetry in "seeded glass" doors
- Asko dishwasher, warming drawer, wine cooler
- Flooring in sand slate

LIBRARY:

- Encased in distressed alder wood paneling and coffered ceiling
- Fireplace with surround in "NY STATE black stone"
- Bar area with icemaker/refrigerator and sink
- Built in credenza, bookcases set up for desk in front of fireplace
- Wired for TV above fireplace
- Entrance to back veranda
- Hidden door to staircase leading to the wine tasting room and wine cellar
- Reclaimed antique chestnut flooring

MUDROOM AREA:

- Staircases for upstairs and lower level access.
- Exits to backyard, front yard, and 3 1/2 bay garage all separate. (Door to backyard to be a Dutch door in knotty alder)
- Separate room for individual lockers with hanging and pullout storage for everyone in the family.
- Laundry room is separate but connected for convenience, cabinetry for extra storage
- Entire mudroom has 4' high V-joint walls
- Back powder room with a freestanding porcelain sink with farm legs and separate closet for storage
- All lighting and plumbing selections in oil rubbed bronze
- Floor tile in varying sized sand slate



Master bedroom with marble fireplace, built-in bookcases and wainscoting. Glass French doors open to private balcony overlooking pool. Hallway leads to "his and her" walk-in closets and master bath.



Master sitting room, with a fireplace, has floor to ceiling bookcases and desk niche, a kitchenette and spacious secret walk-in cedar closet.

SECOND FLOOR

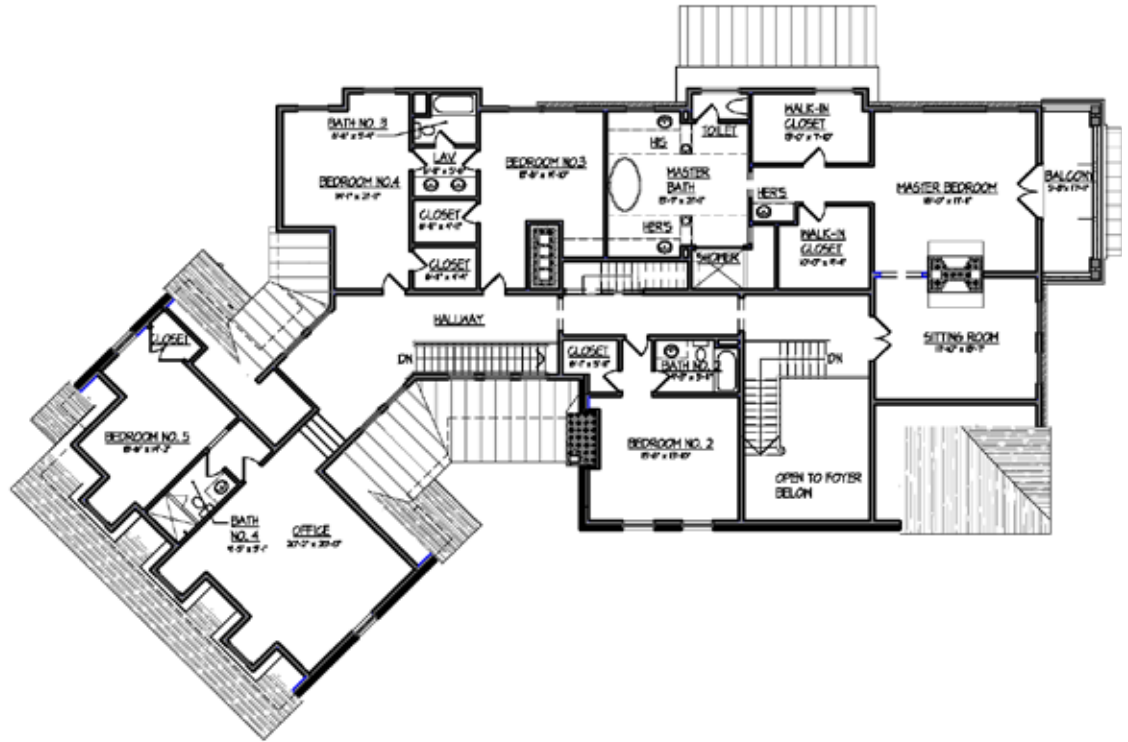
The romantic master suite is the perfect retreat at the end of the day with its fireplace and built-ins, and french doors opening to a private balcony overlooking the pool. The "spa-like" master bath with its barrel ceiling showcases a freestanding soaking tub and offers a 2 person shower with a separate heated "drying room" equipped with heated towel bars and floor for extra comfort.



The luxurious master bath, with a barrel ceiling, features a free standing soaking tub, "his and her" vanities, a steam shower and water closet.

SECOND FLOOR

Floor Plan & Specifications



MASTER BEDROOM SUITE:

Master Sitting Room:

- Enter into an intimate separate sitting room with floor to ceiling bookcases and a desk niche.
- Fireplace with marble/granite surround in polished french vanilla marble (wired for television above)
- Kitchenette area with refrigerator, microwave & sink
- Hidden behind bookcases will be a spacious walk in cedar closet
- Bead boarded trayed ceiling
- Plumbing fixtures in polished nickel by ROHL
- Lighting fixtures in silver finish

Master Bedroom:

- Fireplace with marble/granite surround in polished french vanilla marble (wired for television above)
- Bead boarded trayed ceiling
- Built in bookcase next to fireplace
- Double door entrance to large outdoor porch over looking the pool
- His and her walk in closets with custom cabinetry
- Random width antique oak flooring
- Lighting selections in silver finish

Master Bathroom:

- Barreled ceiling in vanity and tub area
- His and hers separate vanities
- Private water closet
- Entire bathroom to be paneled to 42"
- Spacious two-person shower with a bench and niche
- Steam shower with 3 shower heads, and a separate "drying room" equipped with hooks, towel bars and built-in, for extra towel storage
- Cast Iron freestanding tub
- Plumbing fixtures by ROHL, in polished nickel
- Lighting fixtures in polished nickel
- All tile and stone selections in combinations of Afyon Sugar, White Thassos, Crema Marfil And Bursa Beige.
- Vanities and Shower Seat in Polished Noce Travertine
- Radiant heated floor

FOUR (4) FAMILY BEDROOMS:

- Additional bedrooms are en-suite
- Tile and stone selections are as follows:
 - Bath 2: Polished carrera marble
 - Bath 3: Polished oasis blue marble
 - Bath 4: Polished ming green marble
 - Bath 5: Polished carrera marble
- All lighting and plumbing fixtures in satin nickel
- All bathrooms will be wainscoted to 42" beadboard
- One of the bedrooms can be a separate guest suite with attached sitting room
- Random width antique oak flooring
- All family bathrooms have heated floors

BONUS ROOM:

- Can be used for playroom or large in home office
- Random width antique oak flooring
- Lighting selections in satin nickel

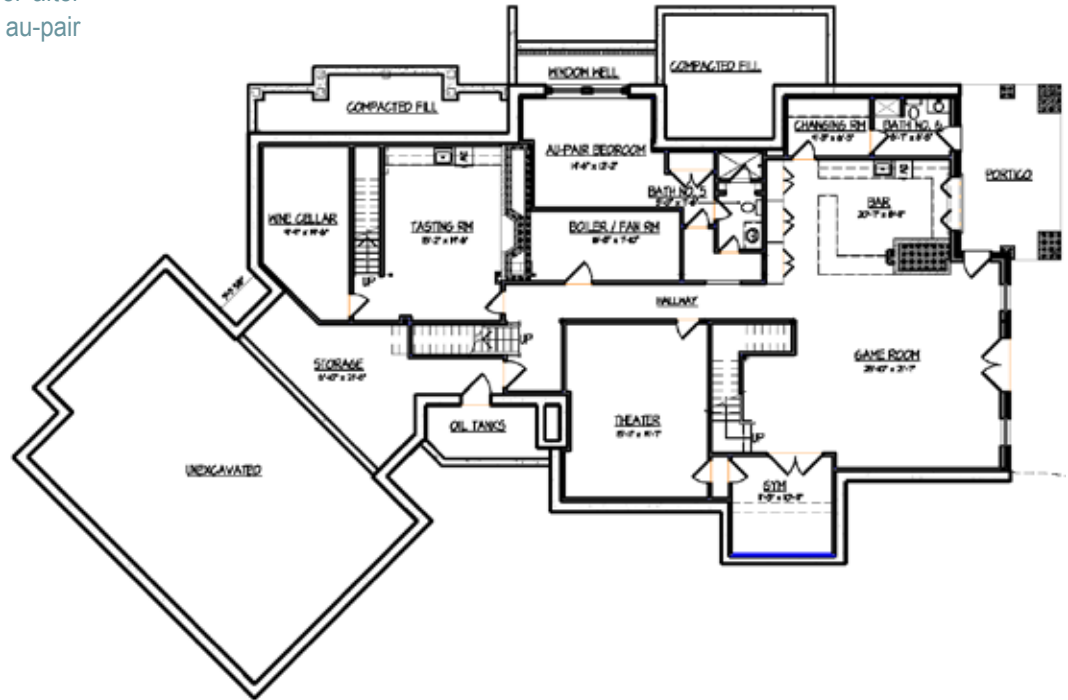


Upstairs landing leads to additional bedrooms, bonus room and back staircase.

LOWER LEVEL

Floor Plan & Specifications

This level offers the “ultimate retreat”! You’ll find a wine tasting room with stone fireplace and smoking filtration system adjacent to a large, separate area perfectly prepped to become the ultimate wine cellar. Not up for going out to a movie? Grab some popcorn from the 2nd kitchen and watch from one of the 8 leather chairs, in the state-of-the-art home theater, or have fun in the game room. The changing area, with full bath, makes the perfect “cabana” for the outside pool or a great place to shower after using the gym. You will also find a great au-pair suite on this level, as well.



GYM

GAME ROOM:

- Spacious family room with double doors opening to pool
- Random width antique oak flooring

LOWER KITCHEN POTENTIAL:

- Customized wide width window opening to pool area and acting as a service bar with stools outside
- Random width antique oak flooring

CHANGING AREA/BATHROOM:

- Entrance from inside and outside from pool
- Bathroom finishes satin nickel
- 2'X2' Jerusalem gold stone floor

AU PAIR SUITE:

Bedroom:

- Random width antique oak flooring
- Finishes satin nickel

Bathroom:

- Random width antique oak flooring
- Plumbing and lighting finishes satin nickel

LOWER LAUNDRY:

- Laundry area to handle pool towels

THEATRE:

- Pre-wired for home theatre system
- 42" paneled walls along with pilasters following up to ceiling beams

WINE TASTING ROOM:

- Flooring "old" brick
- Floor to ceiling stone fireplace
- All plumbing and lighting selections in rough bronze
- Smoking filtration system

WINE CELLAR:

- Prepped
- Flooring "old" brick



CONSTRUCTION FEATURES

Exterior

- Stunning two-story stone entrance porch
- Stone and shingle siding
- "Tapersawn" red cedar shake roof
- Copper gutters
- Three and a half car garage
- 3 walk out basement entrances
- Stone portico accesses pool
- Heated pool

Interior

- 10 ft ceilings on main floor
- Random width distressed white oak flooring
- 1st floor, 8' 1 3/4" solid core interior doors
- 2nd floor and Lower level, 7' 1 3/4" solid core interior doors
- High end millwork and tile/stone finishes
- Security System
- Heated 3 1/2 car garage

State-of-the-art pre-wiring for AV system/ Distributed audio

- 7.2 surround sound in Theatre room
- 5.1 surround sound in Master bedroom
- Speaker wiring throughout main house
- High definition digital cable in selected areas
- Structured cable throughout the house for internet, security cameras, intercom system, doorbell, CATV, video sharing, and telephone, etc.
- Pre-wired for a total of 13 zones including speakers and keypads/volume control locations
- Zones include: tasting room, basement bar, game room, library, dining room, kitchen, living room, 2nd floor office, master bedroom, master bath, master sitting room, screened porch, and future pool zone
- Family room pre-wired for 5.1 surround sound which can also be a zone on the distributed audio system
- High definition video wiring provided from local equipment location to TV in game room, library, family room, master bedroom & master sitting room

THIRD FLOOR: (future)

- 1,500 SF of living space
- Provisions for large bathroom
- Separate bedroom
- Large room for playroom and or in home office
- Plenty of walk in storage

Meet The Builder

Michael A. Cerreta, Cerreta builders

Founded in 1986, Cerreta Builders was started by master tradesman and craftsman Michael A. Cerreta, who has worked in residential construction for over 25 years. Cerreta Builders has an excellent reputation for building spectacular luxury homes.

Design, quality of workmanship, energy efficiency, and functionality are characteristics found in each and every house they construct. They specialize in building high-end custom and spec homes. No matter what size luxury home they build, you can be assured Cerreta Builders always provides a superior level of craftsmanship.

Their many satisfied customers throughout Fairfield County appreciate their meticulous attention to detail. Whether they build a spec or custom home, they always deliver superior quality.

Owner/managing principal Michael Cerreta oversees each and every phase of your home building project -- from initial design to construction to the exquisite finishing touches. He is always on-site and available to meet with his customers.

Cerreta Builders were the Winner of Two Home Builders Association of Connecticut, Inc. (HOBI) Home Building Industry Awards

- HOBI Grand Award

One of top four awards in the state Best Spec Home of the Year in Connecticut in all price ranges

- Best Spec Home of the Year in Connecticut for \$4 and \$5 million price range

Meet The Interior Designer

Marsha Matto, Point of View Interiors

Marsha Matto has owned her own Interior Design firm for 10 years. Point of View Interiors specializes in contract and high-end interior design.

Marsha has studied in Boston at The Chamberlayne School of Design and Merchandising for 4 years earning her a B.S. degree in interior design.

She has been published in Westport Magazine Porch and Patio issue for an exclusive home on the water in Greenwich. Marsha's approach to design is simply to carefully listen to the client's vision as well as their needs to reach their final goal. She considers her client relationships to be the most important aspect of design. Therefore communication of every detail is considered, discussed, and executed.

Marsha's construction knowledge appeals to architects and builders alike creating a wide range of capabilities. She prides herself in being a team player, considering every point of view.



Style:	English Country Cottage
Acres:	.88
Year Built:	2011
Square Feet:	10,000 +/-
Rooms:	18
Bedrooms:	6
Full Bath:	7
Half Bath:	2
Heating:	Oil/CA
Garage:	3 1/2 Car
Sewer & Water:	Septic, City Water
Exterior Features:	Pool, Cabana, Balcony, Portico, Screened Porch

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