



## Franklin

More expansive than traditional New England Capes and full of classic Cape charm, this beautifully restored home sits off a private cul-de-sac. Enjoy the view of the lush lawn and charming tree-lined lane from its comfortable front porch or relax on the spacious deck nestled among a remarkably private park-like setting in back. Minutes from Long Shore, shopping districts and within walking distance of the train, this home is perfectly situated near the heart of Westport.

Offered at \$749,500



m i c h e l l e a n d c o m p a n y . c o m



# Welcome to Franklin

*The front porch provides the perfect perch to relax and greet passing neighbors.*



At first glance, this comfortably set back Cape is Colonial in appearance, but once inside, its traditional Cape plan and charming eave details make it unmistakable--this is a New England original.

Surrounded by a green lawn, bordered by mature trees and flowering rhododendron and nestled beside a hill that rises majestically beyond the property in back, this home enjoys a remarkably lush and private setting. Once inside, an open plan features bright and sunny rooms framed by elegant arched passageways from the living room.





*A handsome fireplace renovation incorporates a custom slate tile surround to focus attention on the original wood mantel and brick hearth, clearly inspired by and further enhancing its palette of rich natural color.*

Completely refinished throughout, the wood floors are flawless beneath a durable protective sheen. The open plan includes a wide entranceway forming an elegant connection between living and dining rooms. A spacious den has potential as an informal sitting or media room. And with a full bath on the first floor and plenty of privacy, the back room would make a great home office or potential fifth bedroom.



In the kitchen, solid wood kitchen cabinets have recessed v-groove plank faces with a timeless vintage appeal that is often emulated; yet these are original. A door from the kitchen opens onto the large deck making it convenient to take coffee or dinner outside and savor the great outdoors.





*Sunny bedrooms have inspiring spaces defined by eaves fondly familiar to Cape dwellers.*

At the top of the open stairs, a generous landing or wide hall allows ample space for a bonus sitting area. The second floor has four bedrooms, three of which have both full closets and bonus storage areas under the eaves. The vintage shared bathroom features a handsome combination of yellow and black tiles and sturdy original bath fixtures.

In case you're interested, the wood floors do continue into but are hidden from view beneath the bathroom flooring. There's even more room to be found in the basement. With plenty of built-in storage shelves, the unfinished side features a great laundry area. The other side is finished with natural wood paneled walls and painted concrete floors. The windows are surprisingly tall for a basement and so it's an unexpectedly sunny space.

Bilco doors allow easy walkout access to the gorgeous back yard, giving this area plenty of potential to extend entertaining from outdoors into this game room.





Style:	Colonial Cape
Acres:	.15+/-
Year Built:	1955
Square Feet:	1,967+/-
Bedrooms:	4
Baths:	2
Heating:	Oil/CA
Garage:	Off Street
Sewer & Water:	Septic, City Water
Exterior Features:	Private Level Backyard, Deck and BBQ
Taxes:	\$7,659
Price:	\$749,500



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