



Island Way

This light and airy center hall Colonial offers a Nantucket feel, in a beautiful setting, in sought after Saugatuck Island. Full of style, wonderful detailing and many amenities that include a gourmet kitchen and master suite. Doors from the family room and kitchen open to a spacious stone deck, overlooking the fenced backyard, for outdoor living and relaxation. Enjoy a run or walk through this waterfront community with private beach, boat launch and fabulous waterviews!

\$1,485,000

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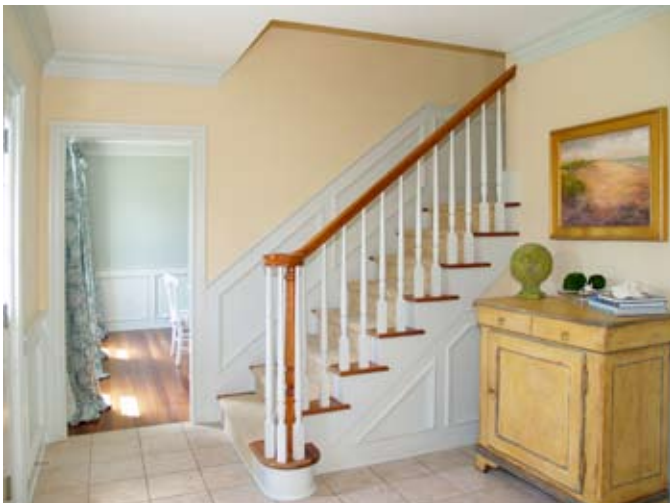
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WILLIAM RAVEIS
— EXCEPTIONAL PROPERTIES —

Welcome to Island Way



As you drive over the bridge to Saugatuck Island, you will be captivated by the charm of this waterfront community with its amazing waterviews. The beautifully landscaped front walkway brings you to the front door of this colonial, designed for life at the beach.



The spacious foyer, with its beautiful tile flooring and wainscoting, opens to the living room on the right and the dining room on the left. There is also a staircase to the upper level here. A hall straight ahead from the foyer takes you to a guest closet, door to the kitchen, a powder room and the family room. This excellent floor plan offers a great flow and wonderful living spaces.



The bright and airy living room, with hardwood flooring and crown molding, has a marble fireplace. You can enter the room either in the front from the foyer or the rear from the hall. This gracious room is perfect for all your formal entertaining.



Across the foyer from the living room is the formal dining room. This delightful room has hardwood flooring, wainscoting and crown molding that creates a wonderful ambience for all your dinner parties. A door from the dining room opens to the kitchen.



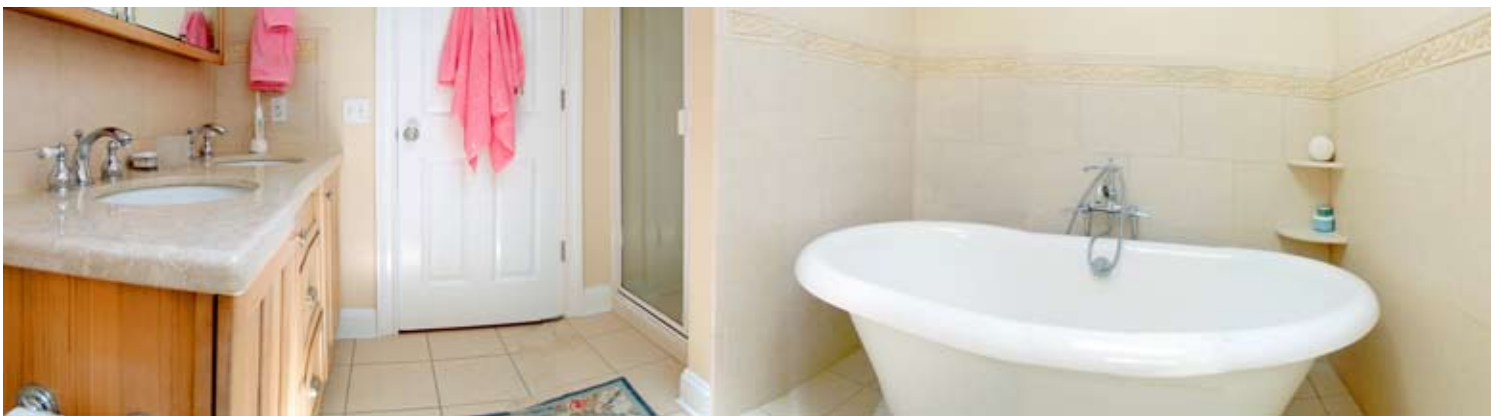
The spacious gourmet kitchen, with its tile flooring and recessed lighting, has cherry cabinets with granite countertops. The island has a 6-burner gas cooktop and offers lots of work space. There is a wall microwave and a combination traditional/convection oven. At the far end of the room is a light and bright breakfast area. Glass doors open to the stone deck for convenient outdoor cooking and dining.



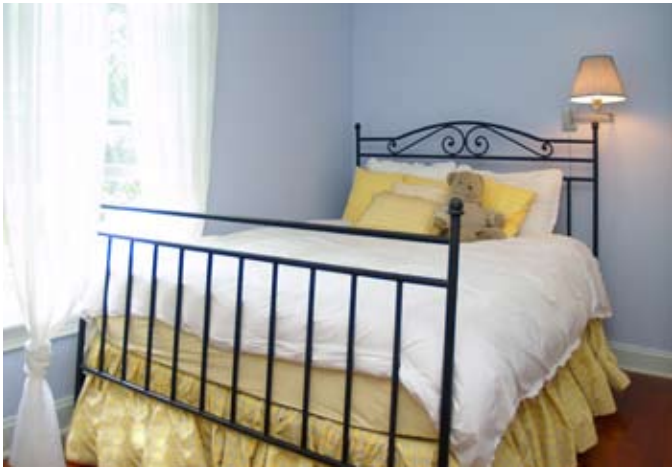
At the end of the hall off the foyer is a spacious family room with a cathedral ceiling, two skylights and ceiling fan. Sunlight pours in through the skylights and the glass doors giving the room a warm and cheery feeling. The brick fireplace is bordered by built-in book shelves and cabinets. Perfect for family living or casual entertaining, the glass doors open to the stone deck overlooking the private fenced backyard.



The staircase from the foyer takes you up to the bedroom level of this home. To the right of the stairs is the master suite with a spacious bedroom, walk-in closet and full bath.



The master bath, with tile flooring and a skylight, has a separate glass shower, a double bowl vanity and a whimsical, free standing tub with spray.



Also, on this level is a laundry room with a tile floor, sink, cabinets and counter space; a hall bath with a skylight and tub with glass doors; two other family bedrooms and a bonus room. Each bedroom, with hardwood flooring and crown molding, has its own character.



At the end of the upper hallway is a spacious bonus room with hardwood flooring, a vaulted ceiling and a walk-in closet. There is a wall of cabinets with two built-in desks. This room offers many options. It could be a bedroom shared by two children, guest quarters or an in home office...just ready to fill your needs.



The private fenced backyard has been professionally landscaped complete with a sprinkler system. Enjoy relaxing on the deck, listening to your favorite music. The entire home and deck have been wired for sound. Imagine having your first cup of coffee here on a summer morning.



The laid back lifestyle of this waterfront community might be just what you are looking for to give your life balance in this fast paced world. The panoramic waterviews have a way of calming the hustle and bustle of life. This private waterfront community also offers a beach and boat launch. All this is minutes from the train, I-95 and all the amenities of Westport.





Style:	Colonial
Acres:	0.26
Year Built:	2001
Square Feet:	3032+/-
Rooms:	8
Bedrooms:	4
Full Bath:	2
Half Bath:	1
Heating:	Oil/CA
Garage:	2
Sewer & Water:	Septic, City Water
Exterior Features:	Deck, Sprinkler, Lighting
Taxes:	\$15,007
Price:	\$1,485,000

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