



## Marvin Place

A marvelous vintage Colonial, Marvin Place presides over a quiet cul-de-sac with views of the Saugatuck River. Originally built circa 1940, this delightful home has been expanded and completely restored. A renovated kitchen, spacious family room and pool with professionally landscaped patio and cabana enhance it's exquisite period details. Surrounded by courtyards and lush gardens, this elegant home embraces with an immediate and comforting feeling of home. Marvin Place is a grand yet cozy retreat just minutes from the beach, train station and Westport's downtown.

MICHELLE & COMPANY

Your Life 🏡 Your Home 🏡 Your Realtor

203.454.HOME | 203.454.4663

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

WILLIAM RAVEIS  
EXCEPTIONAL PROPERTIES

# Welcome to Marvin Place

*An elegant home that radiates charm,  
warmth and refinement!*

A bluestone path leads beneath flowering trees and through gardens that surround you with the home's character and affection before you even enter the paneled front door. Once inside, you are welcomed into a gracious foyer. The living room beyond is flooded with golden sunshine during the day. In evenings and winter months, an imported stone mantel provides a stately frame for flickering firelight. Rest assured, regardless of time of day or season, the reception guests receive in this formal room is a warm one.





*The rooms are served up in a delicious succession of courses — from the appetizing view on the patio, to the hearty formality of the dining room and the sweet and comfy culmination of evening in the living room — each provides something to savor!*

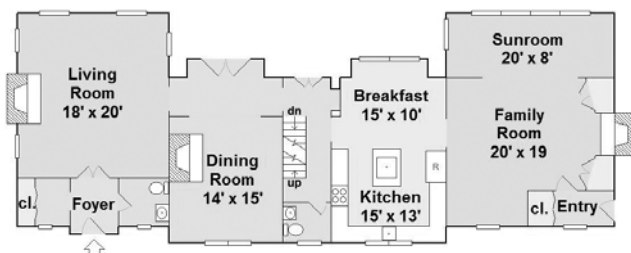
Floor to ceiling windows and French doors open the formal rooms onto the patio allowing a hospitable connection between indoors and out especially when entertaining during warmer months. An intricately carved antique mantel serves as the centerpiece of exquisite trim details and woodwork in the dining room. Surrounded by lush landscaping and dining areas, a gunnite pool forms the central attraction in the back gardens. Landscape lighting draws attention to specimen trees and flowering plants that include magnolia, Japanese maple, towering arborvitae and dogwood. Surround sound inside and out set the mood.





*The sunny eat-in dining area is the perfect spot to enjoy reading the morning newspaper over a hot cup of coffee.*

The heart of the home, this bright and sunny, pristine kitchen has been beautifully renovated to include granite counters and professional appliances. It overlooks both the front and back patios and is ideally situated between the formal living and family rooms — at the center of family life. The gardens are easily reached from French doors. Currently the beds are planted with pink roses and flowering annuals, but could also include herbs and other gourmet fresh essentials.





*This great room is able to contain boundless energies and interests. Ideal for curling up with a good book, family movie night or cocktails with friends.*

Gleaming hardwood floors continue, seamless as the flow from formal rooms through the kitchen, into the vaulted family room. Soaring cathedral ceilings add a touch of grandeur to this radiant space perfect for informal gatherings or movie night with the family. Built-ins provide ample storage, display collections and conceal media. Open but separated from the main room is a sunny area with potential as a home office, sunroom or a playspace for smaller children and their toys.





*The master suite's private "tree house" balcony provides the perfect vantage point for enjoying Saugatuck river views.*

A radiant master suite full of charm with an extra attraction — a third floor with private balcony perfect for a home office, sunny atelier or romantic sunset getaway. The bedroom receives soft evening light through over-sized windows and enjoys the warmth of a wood burning fireplace. An extra deep tub is set into a mahogany-topped platform with old world fixtures in the master bath that also features a walk-in shower and separate water closet.





*Grab a book from the hall shelves on the way to tuck the children into their enchanting bedrooms with a great story.*

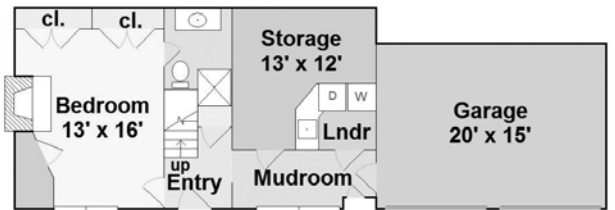
With en-suite baths and fanciful built-ins, the bedrooms are replete with both comfort and character. Fine bathroom fixtures include elegant sinks and heated towel racks. In a home with a bookcase lined hallway, it is easy to share the love of reading with the whole family.





*Pamper your guests!*

Guests enjoy the privacy of a ground floor suite with a separate front entrance and the supreme comfort of charming rooms reminiscent of old country B&Bs.





Style:	Colonial
Acres:	.59 +/-
Year Built:	1940
Square Feet:	4,174 +/-
Rooms:	10
Bedrooms:	4
Baths:	5 Full/2 Half
Heating:	Oil
Garage:	2
Sewer & Water:	Sewer, City Water
Exterior Features:	Patio, Balcony, Pool, Sprinkler, and Cabana



MICHELLE & COMPANY

Your Life 🏡 Your Home 🏡 Your Realtor

203.454.HOME | 203.454.4663

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

WILLIAM RAVEIS  
EXCEPTIONAL PROPERTIES