



Sprucewood

A new home with an old soul; gracious in stature, fitting in proportion and rich in architectural detail, this classic colonial harmoniously blends into the historic New England landscape with contemporary lifestyle. Situated on a desirable cul-de-sac steps from the Fairfield County Hunt Club, flowering trees, exquisitely landscaped gardens, a rolling lawn and stonewalls grace the grounds of this unique property. With close attention to every detail, this fine home embraces the proud heritage of old world elegance.

Offered at \$2,995,000



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



Welcome to Sprucewood

FIRST FLOOR

A sweeping drive directs arrivals along the stately façade to a portico and mahogany front entrance. Once inside, a grand newel post draws the eye to the base of a soaring three-story staircase. White oak flooring bordered with walnut inlays, raised-panel wainscoting and shapely crown moldings create a splendid foyer and fitting overture for the many beautiful architectural details throughout the home.

Off the elegant formal living and dining rooms extends an open floor plan. From the professional kitchen into a central dinette, beneath a grand beam ceiling in the family room to a radiant sunroom, alluring features of each room entice you into the next. French doors provide opportunities to extend this gracious flow outside to the bluestone patio or covered porch, perfect spots for dining alfresco.



FIRST FLOOR

Floor Plan & Specifications

FOYER

Custom mahogany entry door with handcrafted sidelights and transom
White oak flooring with walnut border inlays
Gracious three-story staircase
Raised paneling
Coat closet

LIVING ROOM

Wood burning masonry fireplace with custom mantle, black granite surround and hearth
White oak flooring with walnut border inlays
French doors to family room

FORMAL DINING ROOM

White oak flooring with walnut border inlays
Elegant Tray ceiling
Chair rail
Butlers Pantry with cabinetry, granite counter, bar sink and Marvel wine refrigerator
Service Pantry with cabinetry for china and flatware

SUNROOM./STUDY

Built-in cabinetry and bookshelves
French doors to covered porch with wainscoted ceiling

FAMILY ROOM

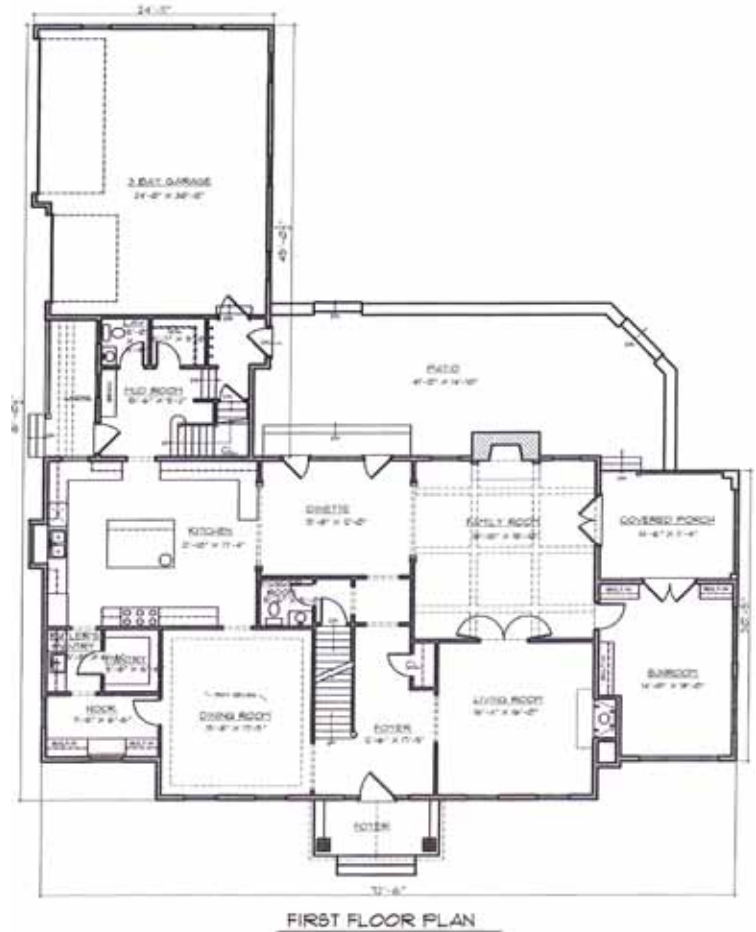
Coffered ceiling
Wood burning masonry fireplace with custom mantle, fieldstone fire surround and hearth
HDTV (High Definition) wiring for TV
French doors to covered porch with wainscoted ceiling

GOURMET EAT-IN KITCHEN

Custom raised panel beaded inset cabinetry
Granite counter tops
Honed marble backsplash
Under cabinet lighting
Center island with granite counters, maple chopping station, vegetable sink and extensive storage
Viking 48" commercial range with grill and two self-cleaning ovens
Professional dual vent hood with custom wood panel
Subzero 48" paneled side by side refrigerator
Bosch fully integrated dishwasher with custom wood panel
Sharp top loading microwave drawer
Built-in desk with corkboard
French doors to 40' bluestone patio with stone sitting wall
Walk-in food pantry

POWDER ROOM

Kohler pedestal sink and toilet
Newport Brass faucet



MUDROOM

Ceramic tile floor
Tongue and groove wainscoting
Built-in bench with storage
Coat closet plus utility closet
Powder room w/Kohler fixtures and Newport Brass faucets
Back staircase leading to second floor
Access to three-car garage with Artisan garage doors and electric openers with remote keypad



MASTER SUITE

A gracious master suite provides a five-star retreat to begin and end each day in style. The bedroom, warmed by a wood burning fireplace, is served by spacious dressing areas.

A richly stained wood and marble platform surrounds an inviting spa tub and is the centerpiece of the luxurious master bath. Polished nickel fixtures and an apothecary cabinet add a romantic old-world ambiance.



SECOND FLOOR

Second Plan & Specifications

MASTER BEDROOM

Wood burning fireplace with custom mantle, marble surround and hearth

Dressing Room with crystal light fixture, custom closet system and center island with drawers

Vanity alcove with crystal light fixture and large closet

MASTER BATH

Stone and marble tile

His and her vanities with honed marble counters

Kohler fixtures and Rohl faucets in polished nickel finish

Apothecary cabinet

Spa bath

Separate shower

SECOND BEDROOM

Full bath with custom vanity and carrera marble counter, carrera marble floor, ceramic subway tile, Kohler fixtures and Newport Brass faucets in chrome finish

Closet system

THIRD BEDROOM

Full bath with custom vanity, double sinks and carrera marble counter, tongue and groove wainscoting, carrera marble floor, ceramic subway tile, Kohler fixtures and Newport Brass faucets in chrome finish

Closet system

FOURTH BEDROOM

Closet system

GUEST SUITE/FIFTH BEDROOM

Spacious and bright with multiple windows

Full bath with custom vanity, marble counter, marble floor, ceramic tile, Kohler fixtures and Newport Brass faucets in chrome finish

Walk-in closet

LAUNDRY ROOM

GE front loading washer and dryer

Storage cabinetry with carrera marble counters and utility sink

OTHER

Light filled two-story landing

Raised paneling

Reading nook with built-ins and window seat



SECOND FLOOR PLAN



THIRD FLOOR

Third Plan & Specifications

SIXTH BEDROOM

Full bath with tongue and groove wainscoting, custom vanity, marble counter and floor, ceramic subway tile, Kohler fixtures and Newport Brass faucets in chrome finish

Custom closet

OFFICE

Spacious room with built-in bookshelves



Careful consideration has been paid to every detail of this beautiful new home, from its timeless architectural values to its family neighborhood, ensuring that all who live here reside in quality, comfort and ease.

LOWER LEVEL

Finished walkout lower level suitable for playroom, exercise room, media room or pool cabana
Mud Room with ceramic tile floor and storage bench
French doors leading to yard
Full Bath with tumbled stone floor, counters and shower
Wall to wall carpeting
Utility/mechanical room and storage areas
Access to lawns and pool site

MECHANICAL SYSTEMS

6-Zone Hydro Air Heating and Cooling System
Central Vacuum
Security System
Irrigation System

EXTERIOR

Finished walkout lower level suitable for playroom, exercise room, media room or pool cabana
Mud Room with ceramic tile floor and storage bench
French doors leading to yard
Full Bath with tumbled stone floor, counters and shower
Wall to wall carpeting
Utility/mechanical room and storage areas

Meet The Builder, John Dumke

Sterling Building and Restoration



Sterling Building & Restoration has been restoring and building new homes in Westport for the past ten years. Sterling's experience with antique and older homes provides a unique perspective to new construction, combining grace and charm with the amenities of today's luxury homes.

Built one at a time, new homes by Sterling emphasize classic design, vintage detail and timeless elegance. Each home site is carefully selected to enhance this vision with emphasis on well-established neighborhoods, mature trees and stone walls. Recent projects have evoked the pre-war clapboard colonial of the 1920's resulting in Quintessential Connecticut homes in classic New England settings.

The principal of Sterling Building and Restoration is Westport resident John Dumke. As a neighbor and builder, John maintains open, friendly and professional relationships with those who have purchased his homes.



Style:	Colonial
Acres:	1.01 +/-
Year Built:	2009
Square Feet:	7,000 +/-
Rooms:	14
Bedrooms:	6
Full Bath:	6
Half Bath:	2
Heating:	Hot Air/Zoned, Oil
Garage:	3
Sewer & Water:	Septic, City Water
Exterior Features:	Porch, Patio, Sprinkler, Pool Site
Taxes:	\$29,235
Price:	\$2,995,000



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