

REAL ESTATE

HOT PROPERTY

Center hall floor plan, backyard are among compelling features

By Gretchen A. Peck

Riverside colonial is elegant, sensible for entertaining

This week's Hot Property is practically brand new and move-in ready in Riverside. The asking price is \$2.65 million for the 2014 colonial created by LoParco Associates.

"The developer and builder, Steve LoParco, is known for high-quality buildings," the current homeowner suggested. She and her husband are selling the property, with the help of Barbara Hindman of Sotheby's International Realty. "With this home, [LoParco] was able to mix elegance and sensibility extremely well."

The sellers purchased the property in 2015, when it was brand new, and have been the only residents here since the debut.

Once they moved in, they made some minor improvements, including having custom built-ins made. Three rooms received entertainment centers, and the playroom was appended with bookshelves.

"We installed well-designed quality window treatments everywhere," the seller recalled. "We also hand-picked simple but elegant lighting, fans and quality hardware in the bathrooms. We customized the closets in every bedroom to fit the needs of each family member and our guests. Lastly, we lined the driveway with Belgian block to give the curb appeal a final touch."

The interiors span 4,438-square-feet of living space, with an architectural style intended to blend traditional and more contemporary design. With a center-hall layout, the entry foyer is buttressed by the home's formal living and dining rooms.

The current residents particularly appreciated the high ceilings and how the home fills with an abundance of natural light.

The kitchen opens to the family room, which "keeps us all con-



Sotheby's International Realty

The interiors blend traditional and contemporary style for a perfect balance and transitional design interpretation. Designed by LoParco Associates, this 2014 center hall colonial in Riverside has been listed for \$2.65 million by Sotheby's International Realty.

ected," the seller explained. It has a center island with a three-inch quartzite surface. It seats four for informal dining, or it makes for a great spot to set out family-style dishes as a self-service buffet.

"A functional and well-designed kitchen is so very important to us," she said.

And it was this home's kitchen, formal dining room and backyard deck that made entertaining possible. They planned for all sorts of casual events here, including school socials, Super Bowl parties, children's birthday parties and sit-down formal dinners. They've hosted as many as 40 guests at a time.

"The interior is set up to easily entertain numerous families, adults or children," the homeowner suggested. "With the flow of the three levels, there is plenty of space to meet the desires of our guests. ... Entertaining here is easy and fun."

The home has five bedrooms, including the master suite.

"The master bedroom is extremely spacious and has the most magnificent shower," the seller



said. "The walk-in closets for her and him offer tremendous space."

Three additional family bedrooms are located on the second level, along with the master, while the fifth bedroom is found among the lower-level spaces, which include a spacious playroom, an exercise room, and the bedroom suite. The location of the suite ensures privacy for guests.

The 0.26-acre lot was compelling to the current owners when they made a bid for the home in 2015, and it will likely be a determining factor for the next residents. The grounds are landscap-

ed, with a large, level backyard for family games and sports. The property's developer reportedly procured a permit for a future pool site, if the new residents wish to build one.

"We loved to lounge on the back deck in early summer evenings, watching the kids play 'til dusk. When nights cooled as fall approached, we loved tracking the full moon from the high windows in the family room," the seller recalled.

The first family to enjoy life at 11 Meyer Place appreciated the local schools. The neighborhood loca-

Details

Address: 11 Meyer Place, Riverside

Price: \$2.65 million

Number of Rooms: 13

Features: Built in 2014, this Riverside colonial was built by LoParco Associates. It affords 4,438-square-feet of living space, with five bedrooms, four full baths and one partial bath. The floor plan follows a center-hall colonial design with an entry hall, formal living and dining rooms, a spacious kitchen with a breakfast nook, and a two-story family room. Through an interior mudroom, residents may access the attached two-car garage. The home is equipped with both a security system and back-up generator. The 0.26-acre lot has a backyard deck in place, with a permit in place for a future pool site.

Schools: Riverside Elementary, Eastern Middle, Greenwich High

tion made it easy to coordinate after-school activities, carpooling and play dates.

"Meyer Place is a very child-friendly street, which ends in a cul-de-sac, so there's no through traffic," the seller noted. "There are a number of families on the street, with children in elementary and middle schools."

The property is within walking distance to the train station and to the local elementary and middle schools. It's close to grocery stores and restaurants, Binney Park and Perrot Library, the beach, picnic sites, walking paths and more.

"The town of Riverside is a playground for everyone," the seller wanted homebuyers to know. "[It's] a healthy, wholesome and helpful community, and our home is centrally located, offering everything anyone would want in a neighborhood and home."

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