

REAL ESTATE

HOT PROPERTY

Ranch-style colonial has updated kitchen, room to grow

By Gretchen A. Peck

Located in town at 35 Skylark Road, this week's Hot Property pick has loads of charm, surprisingly spacious public rooms, with manageable square footage now, and the opportunity to expand.

Sotheby's International Realty's Courtney Belhumeur and Helene Barre are representing the seller. They've listed the six-room 1,341-square foot ranch-style colonial — built in 1955, but more recently renovated — at \$1.295 million.

The layout of the house allows for one-level living, essentially. That main level includes a formal living room — spacious enough to accommodate seating, a desk and a grand piano. The entrance to the room is framed with built-ins, and an elegant fireplace is a focal centerpiece. There's also a more intimate sitting room or library, with a veritable wall of windows on one side, and built-in book shelves and cabinets on the opposite wall.

The dining area is bright and opens directly to the home's kitchen, which has a classic black-and-white tiled floor, white tile backsplash, white cabinets, light granite surfaces and stainless appliances. It is an inviting space, but there's no mistaken that it has been designed to be functional, efficient, and to maximize space.

"The owner designed this kitchen to be functional, without sacrificing natural light," Belhumeur explained. "The cabinetry slides open fully, so you can see all of the contents without shifting anything around. It's meticulously organized and maintained."

The property's owner is a professional interior designer, so all the renovation and restoration work was completed under her direction.

The main-level living spaces are complemented by a lower level, which comprises a family room, a small wine cellar, a workshop/laundry room and storage space.

The home's layout allows for



Devin Groody Photography

The ranch-style colonial has been beautifully updated by its interior designer owner. The layout of the home provides 1,341 square feet of living space, but the F.A.R. on the property allows for considerable expansion if a buyer intends to grow the square footage.

Details

Price: \$1.295 million

Number of Rooms: 6

Features: This ranch-style 1955 colonial is located on a 0.29-acre lot in town. The home has 1,341 square feet of living space, with an updated kitchen, spacious public rooms, two bedrooms and two baths. The attached garage has one bay, and there's a workshop in the finished lower level, where there's also a family room.

Schools: North Street School, Central Middle, Greenwich High



two bedrooms, including the master suite. "There's also an oversized master closet inside the master bath, so it's convenient for dressing," Belhumeur said.

Another pleasant little surprise about this home is a good bit of closet space, the Realtors pointed out. "There are multiple closets in every room," Belhumeur qualified.

Buyers should also know that

the F.A.R. for this property allows for "substantial expansion," they suggested.

An exterior door in the kitchen/dining area leads out to a rather large, partly covered patio off the rear of the home. It affords plenty of room for a grilling station, lounge chairs and dining furnishings, with room to spare.

The owner recently had a new

roof installed.

The listing Realtors suggested that this property could be a feasible alternative to a condominium — in fact, a better option. "Easier coming and going, more privacy," Belhumeur noted. "The investment has more potential to go up in value, because there appears to be room for substantial expansion, and more outdoor entertaining

area than a condo."

The property spans 0.29-acre, so it, too, is manageable from an upkeep perspective. The Realtors describe the setting as "perfectly manicured" and "private." The central location allows for three options for commuting to New York City — via train, the Merritt Parkway and I-95, Belhumeur suggested.

Greenwich Avenue, Greenwich Academy, Greenwich Hospital and Brunswick School are also nearby.

"The street and connecting streets have homes selling in the low \$1 million range to mid-\$2 million range. ... The property backs up to Deer Park, a private association with homes upwards of \$10 million," Belhumeur said.

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