

CLASSIC TUSCAN RETREAT



Middlebury, Connecticut

16-ROOM COLONIAL ON 10.23 ACRES



90 MINUTES FROM NYC

Wine Tasting Room! Watch Films in the Theater Room. Have



EXPLORE LITCHFIELD/NEW HAVEN county vineyards and the Connecticut countryside. Drive along Tranquility Road, by Lake Quassapaug, past old stone walls and pastures. Park in the circular cobblestone driveway by the sparkling 4-tier limestone fountain, in front of this custom-built, **8,500-square-foot Tuscan/Mediterranean-style estate**. Walk through the front door surrounded by some of many Palladian windows, into the 2-story foyer with a crystal chandelier and Brazilian cherrywood staircase.

Built in 2004, this palatial 4-bedroom, 5.3-bath home is an architectural masterpiece. Custom designer features include ceilings over 15 feet high (some with domes); large windows allowing plenty of light; faux stone and Venetian plaster finishes. Spacious, epicurean gourmet kitchen with butler's pantry has adjacent breakfast room with domed ceiling and chandelier.

First floor master bedroom suite with marble bath, steam shower/Jacuzzi, fireplace, walk-in closets and private office. Open floor plan is great for entertaining and offers



Drinks in the Pub. Lanai & Exercise Rooms by Pool Deck.



views to formal living and dining rooms, wine tasting room with perimeter wine racks, wood-paneled library/office with a fireplace and comfortable family room with a fireplace. Burn calories in the exercise room with steam shower. Relax under custom ceiling fans in the enclosed lanai room, with summer kitchen, for indoor/outdoor barbecues and summer fun by the gunite pool. Feel the wonderful flow of all the rooms, most of which lead out to the pool and surrounding deck with fountain and trellised gardens.

Watch sports in the restaurant-quality, mahogany-paneled pub/bar room with fireplace or relax overlooking the pool on one of several limestone balconies. Screen the latest movies in multi-tiered, 8-seat theater room with custom state-of-the-art audio, video and twinkling starlit ceiling. Drive through an arch into the large, open cobblestone car court offering ample parking. Protect cars in 1 of 5 extra-long, heated, custom garage bays with oak stained wood floors. Convert the large 1,200-square-foot unfinished space over the garage wing into an au pair/in-law suite or large office space. Finish off the basement (with extra-high ceilings) for additional rooms under the house.

High efficiency, 8-zone gas heat and central A/C. World-class living, at its best! Only 90 minutes to NYC, 60 minutes to Westchester County Airport, 15 minutes to Southbury or private Oxford Airport, 10 minutes to I-84 and 2.5 hours to Boston. **Price Upon Request.**



*Drive up one of the most scenic roads in Connecticut, past meadows & pastures,
by Lake Quassapaug, to the Classic, Custom, Recently Built Home.*



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UNIQUE PROPERTY SPECIALIST • GLOBAL REPRESENTATION & SEARCHES



Mary Kay is a multimillion-dollar producer and Hoffman International Properties, LLC firm founder/owner, with over 24 years of experience. She is certified as a Luxury Home and Buyers Specialist, a Previews Broker and an International Property Specialist. Mary Kay lists and sells properties in Connecticut, the United States and in Europe. She is especially skilled in marketing upper-tier properties and utilizes her Internet strengths and a global market network. A multi-award winner, Mary Kay also is an expert in horse properties and waterfront listings. Mary Kay works one-on-one with exclusive clients, previewing properties locally, nationally and internationally, while protecting her clients' privacy. Hoffman International Properties, LLC has a full-service team at their disposal, that includes agents, architects, builders and interior designers; all available to clients, to help keep their search focused on finding their dream home.



Mary Kay Daughters

500 West Putnam Ave., Suite 400, Greenwich, CT 06830

Phone: (203) 325.1281 • Cell: (203) 829.8113 • FAX: (203) 359.3217

Email: Hoffman2@optonline.net • Website: www.HoffmanIP.com