

9 WOODSIDE AVENUE, WESTPORT



MILTON

LIVE YOUR DREAM



jillian klaff homes

at william raveis real estate

real hard facts for really smart moves

Jillian Klaff 203.858.2095 Email: Jklaff@jillianklaff.com JillianKlaffHomes.com

9 WOODSIDE AVENUE, WESTPORT

\$4,995,000



Brand New One of a Kind MILTON Retreat in Picture Perfect Old Hill overlooking Historic Nash's Pond. Expansive water views from most rooms. Incredible Living and Entertaining Spaces! Desired En Vogue look throughout the house. This gorgeous estate includes incredible landscaping, pool deck, Glen Gate Pool and New dock for pond access.



GOURMET KITCHEN WITH BREAKFAST ROOM

OVERLOOKING NASH'S POND

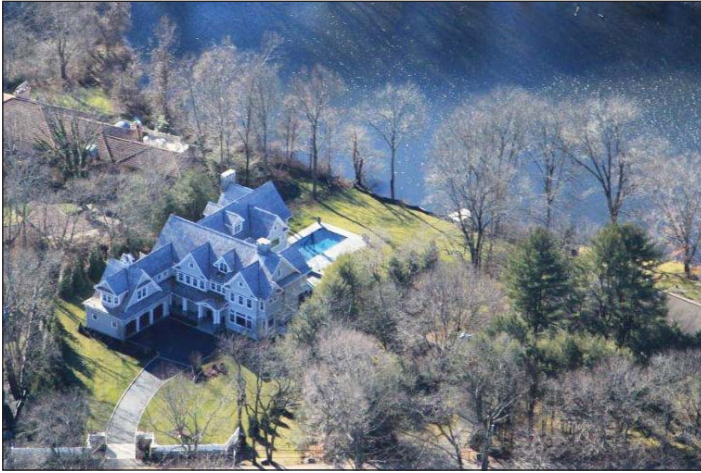


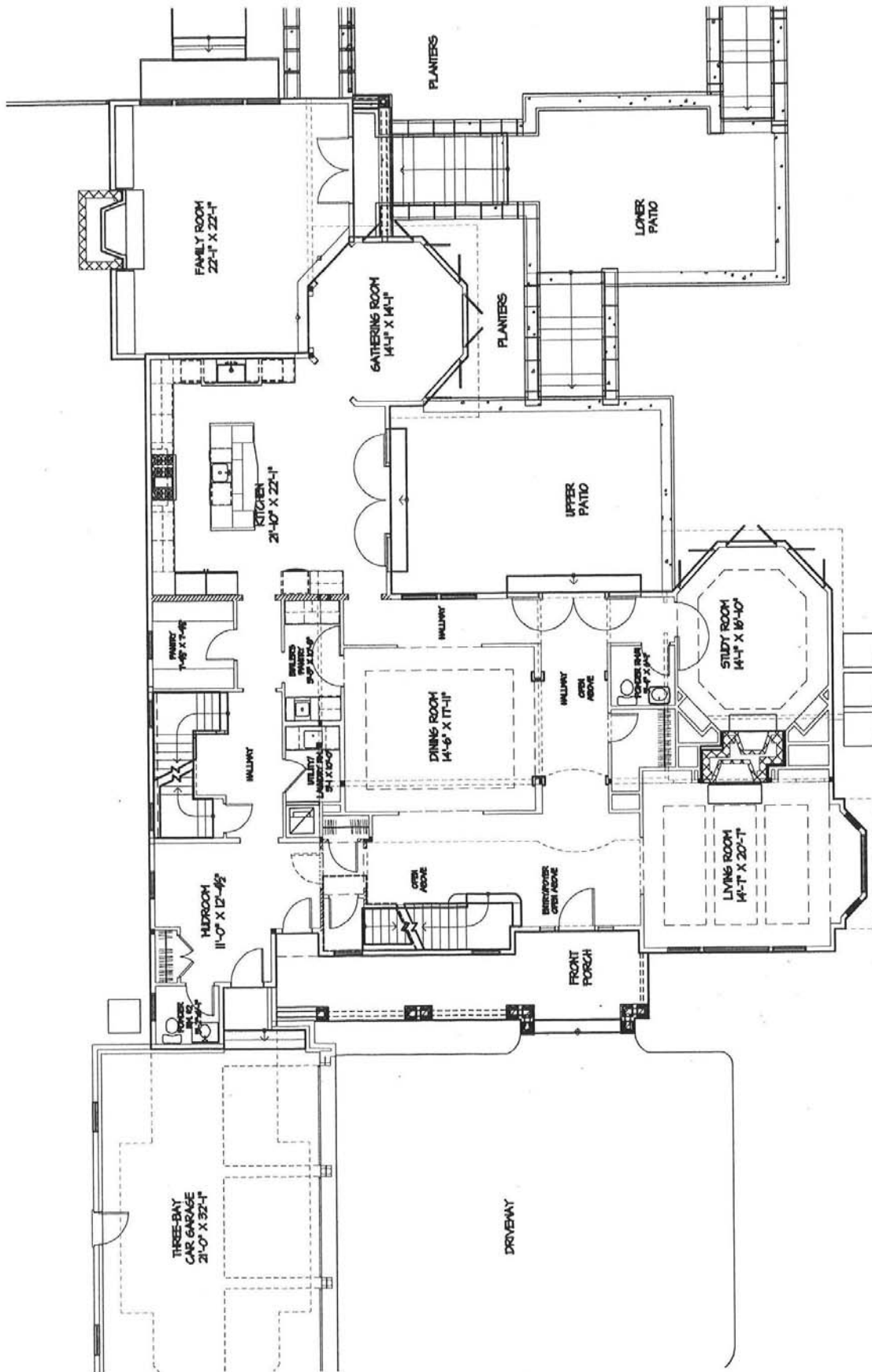
BEAUTIFUL LOWER LEVEL WITH GAME ROOM, DEN, SAUNA,
EXCERCISE ROOM, AND WET BAR WALKS OUT TO POOL DECK



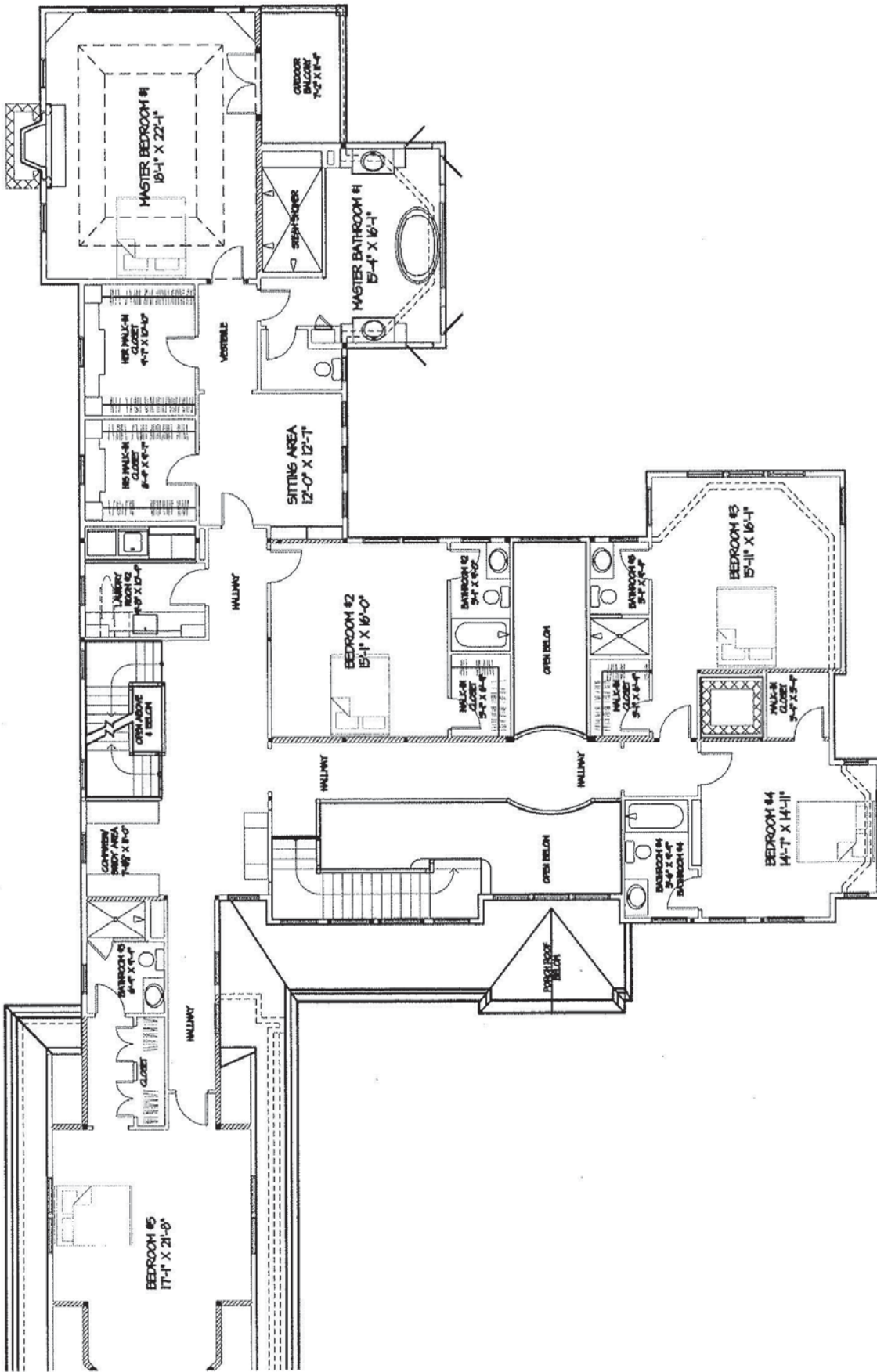
9 WOODSIDE AVE RADIATES SERENITY AND ALL THAT IS

BEAUTIFUL AND TASTEFUL!

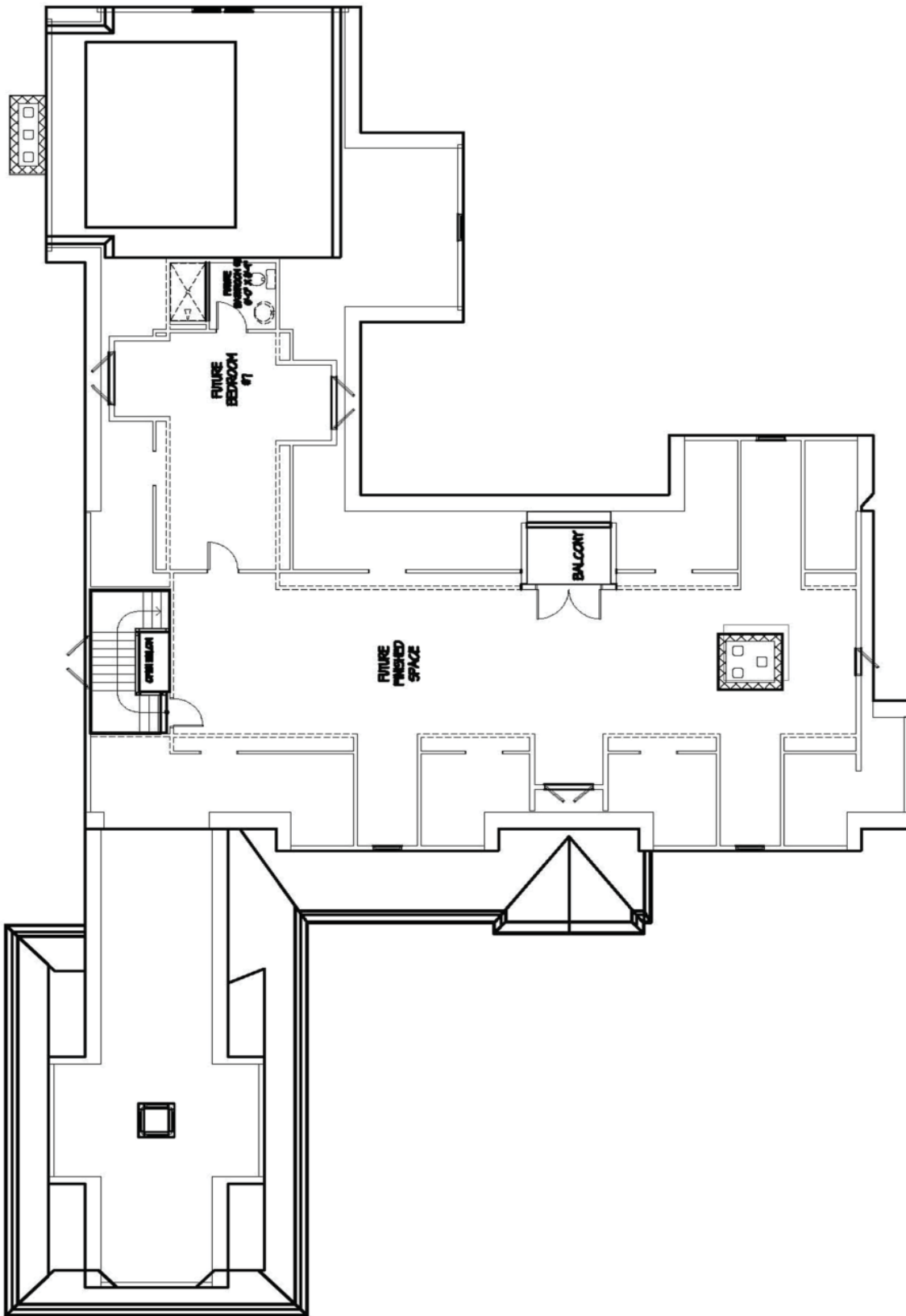




FIRST FLOOR



SECOND FLOOR



ATTIC



SF / SF	LN: 98514413	ER	ACTIVE	DOM: 118	List \$: \$4,995,000		
Off Market:	Closed:	SO:	SA:	Sale\$:			
Address: 9 WOODSIDE AVE		Town: 540	WESTPORT	HO Assoc: No			
Market Area: OLD HILL		Town Profile -		Direct Waterfront: Yes			
Directions: KINGS HWY NORTH TO WOODSIDE		Zone: RES	Waterfront: Pond, Frontage, View, Access				
Style: Colonial	Color: TBD	Ext: Cedar, Stone, Shingles	Built: 2011	NC: Under Construction			
Rooms: 15	BR: 6	Baths: 6 / 2	Acres: 1.00/-				
Basement: Full, Finished, Walk-Out, Interior Access, Storage		SqFt: 6850/-	Park/Gar: 3 ATT				
Roof: Wood Shingle	Adult Community No	Heat: Zoned, Gas	AC: Central Air, Zoned				
Water/Sewer: Sewer, City Water							
Ext Feat: Patio, Deck, Aboveground Pool, Sprinkler, Lighting							
		Asmt:\$ 0	Mil: 17.430	Tax:\$ 0			
Room	Dimensions	Lvl	Description	Room	Dimensions	Lvl	Description
LR:	14.7X20.7	1	FPL, HWFL	BR1:	15.1X16	2	BTH, HWFL
DR:	14.6X17.4	1	HWFL	BR2:	15.4X16.4	2	BTH, HWFL
FR:	22.4X22.4	1	FPL, HWFL	BR3:	14.7X14.4	2	BTH, HWFL
Den:		1	HWFL	BR4:	17.1X21.8	2	BTH, HWFL
Kit:	21.4X22.4	1	PNTRY, HWFL, E-I-K	Bedroom	14.2X15.2	L	BTH, WW
MBR:	18.4X22.4	2	FPL, BTH, HWFL	Sitting Room	20.8X20.8	L	FPL, WW
				Other	20.8X21.4	L	
Apl: Cooktop, Wall Oven, Microwave, Dishwasher, Refrigerator, Freezer							
Interior: Wet Bar, Walk-In Closet							
Desc: BRAND NEW COUNTRY COL ON NASH'S POND IN DESIRABLE OLD HILL							
GS: KINGSHIGHWAY		MS: COLEYTOWN'		HS: 'STAPLES			
Remarks: EXQ NEW HOME BY SOUGHT AFTR BUILDR, MILTON BEAUTIFULLY SITED ON HISTORIC NASH'S POND IN DESIRABLE OLD HILL. EXPANSIVE WATR VIEWS FRM MST ROOMS-6850SF 6BR,6/2BA. FIN WLKOUT LL TO GLEN GATE POOL OVRLOOKING PND BRND NEW DOCK- SWIM,FISH,BOAT ...SUPERB DESIGN, QUALITY,STYLE & FLOW . DEC 2011 OCCUP.							
Showing Instructions: CALL JILLIAN (203)858.2095 FOR INFO- SPECS & PLANS ON DOC CENTRAL				Sign: Yes			
Owner Name: WOODSIDE LLC		Phone:		Lockbox: NONE			
Tenant Name:		Phone:		Possession: DEC 2011		Disclosure: No	
REO Property No							
Office Name and Phone: WILLIAM RAVEIS WESTPORT - OfficePh: (203) 227-4343				Buyers Agent Comp: 2.0			
Agent Name and Phone: JILLIAN KLAFF - (203) 858-2095				Comp Code: Call LB for Bonus Info.			

This information is deemed reliable, but not guaranteed.



9 WOODSIDE AVENUE, WESTPORT

Brand New One of a Kind MILTON strategically sited in picture perfect Old Hill overlooking historic Nash's Pond. Luxury abounds in this 6 bedroom, 6/2 bath exquisite home with superb design and craftsmanship. Features include gorgeous chef's kitchen with Viking appliances, island, breakfast area and butler's pantry, oversized master suite with fireplace, outdoor private deck and beautiful bath, finished lower level ideal for an Au-Pair or Guest suite with bedroom, full bath and 2nd laundry area.

Special Features

Coffered and vaulted ceilings

Two custom stone chimneys

Custom cabinetry

High end appliances

Possible smart home

Security system

Central vacuum

Sprinkler system

Extensive landscaping

Cedar Shingle roof

High end sound system



9 WOODSIDE AVENUE, WESTPORT

FIRST FLOOR

GRAND FOYER:

- Spacious 2-story grand entry hall with upper bridge and balcony
- Large foyer chandelier
- Wide width oak flooring
- Paneled wainscoting around entire foyer and up the grand oak stair case
- Custom 8 foot front entry door and glass transom with glass sidelights
- Large walk in coat closet
- 10' ceilings throughout first floor

POWDER ROOM:

- 42" paneled walls
- Tile floor
- Pedestal vanity
- Chandelier

LIVING ROOM

- Wood burning or gas fireplace
- Built ins
- Wired for sound

DINING ROOM:

- Tray ceiling
- Oak floors with inlay optional
- 42" Paneled walls with chair rail
- Chandelier and sconces
- Wired for sound
- Overlooking the pond

GREAT ROOM:

- Custom soaring tapered stone gas/wood burning fireplace with antique beam mantel and raised stone hearth.
- Wide Oak plank flooring
- Overlooking the pond
- Wired for HDTV, over fireplace and surround sound speakers
- Built ins on either side of fireplace
- French doors leading out onto multi deck patio

9 WOODSIDE AVENUE, WESTPORT

KITCHEN:

- Spacious floor to ceiling custom designed kitchen. Unobstructed views of the water.
- Wide plank oak floors
- Paneled ceiling
- Large multi level center island with separate seating area
- Viking 48" cook top
- Sharp Microwave built in to the island
- Viking double ovens
- 36" Viking refrigerator
- 36" Viking Freezer
- Two Viking dishwashers
- Pot filler
- Granite countertops and butcher block
- 3 Pendants over center island
- Under counter lighting
- Large walk in pantry with built in shelves
- Wired for sound

BREAKFAST ROOM:

- Large separate breakfast room over looking the pond.
- Designed for large circular table

BUTLERS PANTRY:

- Services kitchen / dining room
- Separate serving pantry
- Granite counter tops
- Marvel wine cooler
- Under counter lights
- Under counter sink

SEPARATE FIRST FLOOR OFFICE

- Built in desk

STUDY

- Encased in (Rift Sawn Oak) wood paneling and coffered ceiling
- Views of the pond
- Two large cherry built in bookcases
- Wired for TV above cherry fireplace with marble surround
- Wired for sound
- Ample recessed light with sconces flanking fireplace



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MUD ROOM AREA:

- Staircases to basement and second floor
- Mudroom tiled
- Exits to backyard, front yard and 3 bay garage
- Individual cubbies with hanging and pullout storage over bench.
- Large closet for ample storage and hanging space
- Entire mudroom will be paneled walls
- Back powder room

SECOND FLOOR

The magnificent master suite provides an oasis of privacy with its separate wing for master bathroom and closets. The master bathroom features a large free standing Jacuzzi overlooking the water. Relax in the sitting room off the master bedroom. The balance of the second floor has another four large bedrooms each with en suite bathrooms.

MASTER BEDROOM SUITE

- Enter into a master suite that encompasses an intimate separate sitting room. Views of the pond.
- Oversized master bedroom
- Additional sitting area as an extension of master bedroom with its own fireplace and wired for HDTV
- Huge separate large his and her walk in closets (Rift Sawn Oak)
- Custom make up area

MASTER BATHROOM:

- Designer bathroom with spacious shower
- Multi jet spray system
- Steam unit
- Radiant heated floor
- Large seating area in shower
- Ultra Bain free standing bath and air-jet system
- Exclusive top of the line tiling throughout bathroom by Ceramic Design in Greenwich
- Private water closet
- Two Custom vanities

FOUR (4) FAMILY BEDROOMS

- Four 200 Square foot plus bedrooms on suite
- Three showers and one bath
- All bathrooms will be wainscoted to 42" with tile or paneled
- Oak flooring throughout
- All bedrooms have large walk in closets with custom built-ins



LAUNDRY ROOM:

- Large spacious laundry with sink, granite top and custom cabinets
- Extra large closet area for storage
- Tiled floor
- Roughed in for washer and dryer of any size

CHILDREN'S WORK AREA:

- Separate children's wing with built in desks.

LOWER LEVEL

The spacious finished basement features a full walkout leading to pool area. It is configured and fully wired for a home theatre. Additional finished space for an exercise room and playroom. A separate bedroom with full bathroom and shower allows for an au-pair suite or private space for extra guests. Full bathroom and separate Sauna. Complete built in Bar and wood burning fireplace.

AU PAIR SUITE:

- Wall to wall carpet

BATHROOM:

- Tastefully designed spacious bathroom with shower

SAUNA:

- Large Sauna with separate change room

FAMILY ROOM:

- Stone fireplace with raised hearth. Gas/wood burning.
- Wired for TV above fireplace
- French doors leading onto back yard and pool
- Additional windows for extra light
- Wired for sound
- Carpeted

BAR:

- Built in bar

EXERCISE ROOM:

- Rubber floor
- Mirrored wall
- Wired for sound and TV

LAUNDRY ROOM:

HOME THEATRE:

- Part of playroom can be converted to home theatre

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CONSTRUCTION FEATURES

Exterior

- Stunning two story country colonial on Nash's Pond
- Two custom stone chimneys
- Maibec shingle siding combined with custom stone work on the base and garage section
- Cedar shingle roof
- Three car garage
- Belgium block edged asphalt driveway
- Pool with Spa

Interior

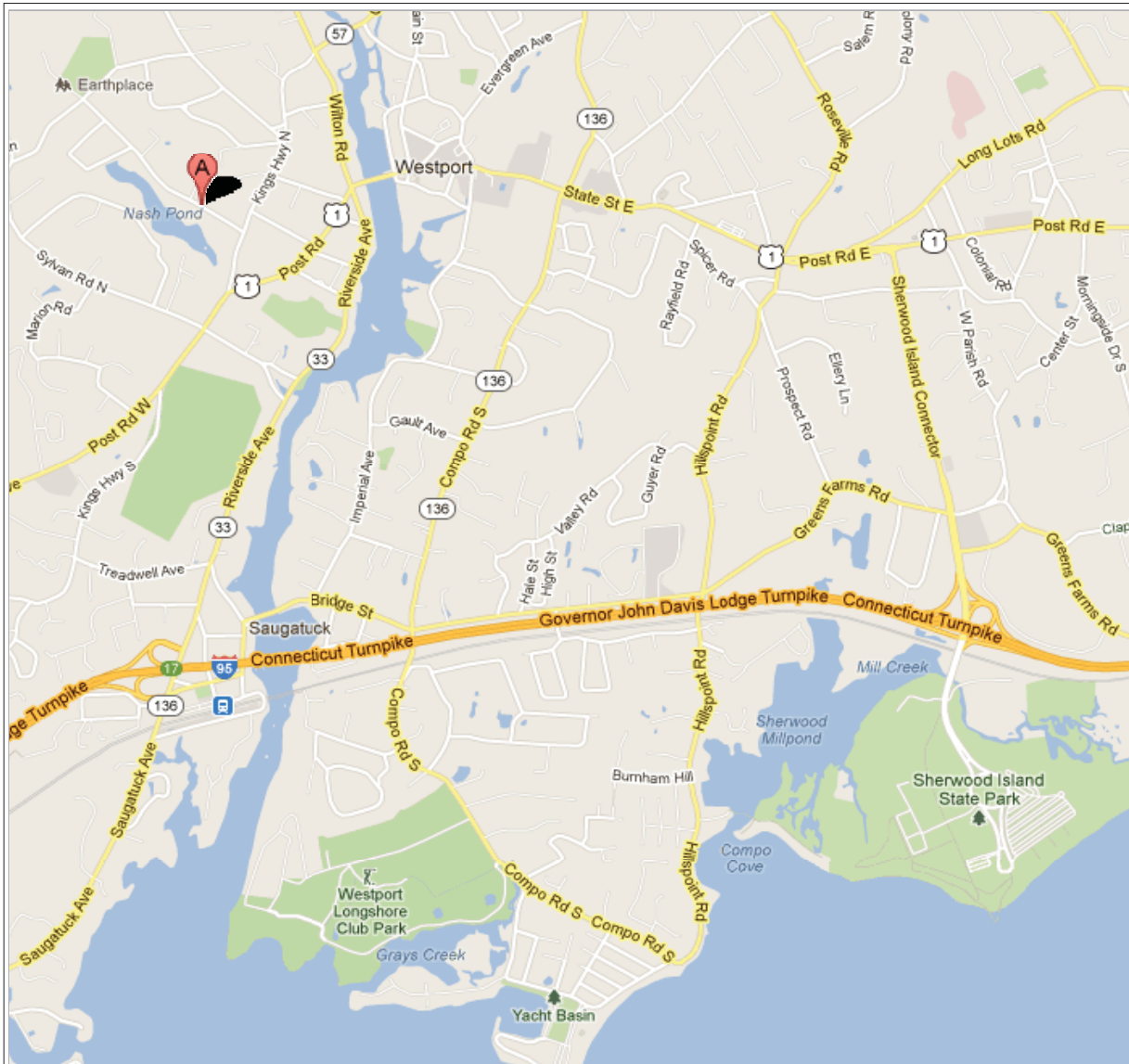
- 10 ft ceilings on main floor
- 9' and 10' Ceilings on second floor
- Extra wide width oak flooring
- 1 3/4" solid core interior doors
- 400 amp main electrical service
- High end millwork and tile/stone finishes
- Security System
- Central vacuum

MECHANICAL ROOM

- Two 15.0 SEER, 410A high efficiency Rheem air-conditioning and heating systems
- Three condensing units. Total 6 tons
- Three April Air 7 day electronic programmable thermostats
- Weil McLain "ultra" 92+ efficiency gas fired boiler
- 80 Gallon hot water heater



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Call, Text or Email Jillian

Cell: 203.858.2095

Email: JKlaff@JillianKlaff.com

Visit us at www.jillianklaffhomes.com for more information

