



260 South Lake Drive, Stamford, CT

MLS#: **170599167**DOM: **35**Status: **Active** Last Update: **11/10/23**

Single Family For Sale

Neighborhood: **North Stamford**List Price: **\$2,750,000**Orig. List Price: **\$2,995,000**Current \$Per SqFt: **\$229.38**

School Information

Elem: **Roxbury**Interm: **Per Board of Ed**Middle: **Cloonan**High: **Westhill**Year Built: **1993**New Construction: **No/Resale**Acres: **8.57**Estimated heated above grade Sq.Ft. is **9,027**, below grade is **2,962**; total **11,989**Property Tax: **\$46,925**Assessed Value: **\$1,918,420**Mil Rate: **24.46**Style: **Colonial, Chateau**Rooms: **17**Bedrms: **5**Bathrms: **5 Full & 2 Half**Fireplaces: **4**Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Bay/Bow Window, 9 ft+ Ceilings, Fireplace, Hardwood Floor
Formal Din. Rm.	Main		9 ft+ Ceilings, Hardwood Floor
Library	Main		9 ft+ Ceilings, Book Shelves, Built-Ins, Dry Bar, Hardwood Floor
Half Bath	Main		9 ft+ Ceilings, Marble Floor
Family Room	Main		Palladian Window(s), 9 ft+ Ceilings, Wet Bar, Fireplace, French Doors, Hardwood Floor
Kitchen	Main		9 ft+ Ceilings, Granite Counters, French Doors, Island, Pantry, Marble Floor
Dining Room	Main		9 ft+ Ceilings
Half Bath	Main		Marble Floor
Primary BR Suite	Upper		Balcony/Deck, Double-Sink, Fireplace, Stall Shower, Whirlpool Tub, Walk-In Closet
Bedroom	Upper		Skylight, 9 ft+ Ceilings, Full Bath, Tub w/Shower, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Jack & Jill Bath	Upper		Jack & Jill Bath, Tub w/Shower, Tile Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Rec/Play Room	Upper		9 ft+ Ceilings, Hardwood Floor
Additional Rooms:			Bonus Room, Foyer, Laundry Room, Mud Room, Sauna
Laundry Location:			Main Level, Main Floor

Has In-Law Apart: **Yes/Over Garage**

Features

Appliances Incl.:	Electric Cooktop, Counter Grill, Wall Oven, Microwave, Range Hood, Refrigerator, Freezer, Icemaker, Dishwasher, Washer, Dryer, Wine Chiller
Interior Features:	Audio System, Auto Garage Door Opener, Cable - Pre-wired, Central Vacuum, Humidifier, Open Floor Plan, Sauna, Security System
Energy Features:	Generator, Programmable Thermostat, Thermopane Windows
Attic:	Has Attic - Walk-up, Floored, Storage Space
Exterior Features:	Balcony, French Doors, Fruit Trees, Gazebo, Grill, Shed, Tennis Court, Terrace, Underground Sprinkler
Garage & Parking:	3 Car, Attached Garage, Driveway, Paved
Lot Description:	On Cul-De-Sac, Secluded, Corner Lot, Treed, Fence - Full, Professionally Landscaped
Waterfront Feat.:	Not Direct Waterfront - Pond, Walk to Water
Nearby Amenities:	Basketball Court, Golf Course, Park, Tennis Courts

Basement Desc.: **Full With Walk-Out, Fully Finished, Heated, Garage Access, Apartment, Storage**In Flood Zone: **No**
Swimming Pool: **Has Pool**

Home Owners Association Information

Home Owner's Association:	No	Association Fee:	Fee Payable:
Association Fee Provides:			
Special Assoc. Assessments:	No		

Utility Information

Hot Water System	Oil	Est. Annual Heating Cost:	
Heat Type:	Hot Air, Zoned, Fueled By: Oil, Propane	Fuel Tank Location:	In Ground
Cooling:	Attic Fan, Central Air, Zoned	Radon Mitigation:	Air Yes , Water No
Water & Sewer Service:	Private Well, Sewage System: Septic		

Public Remarks

Gracious estate sited on 8.5+ sprawling acres abutting Greenwich & Pound Ridge is your private country refuge. Gated property sits at the apex of a private cul de sac, surrounded by rolling lawns, fruit trees, gazebo & manicured landscaping. 2-story entry foyer w/marble-floor, circular stair & lavish chandelier. Traditional style & Chateau architecture blend so formal spaces boast ornate finishes, inlaid hardwood floors & crown molding. Light & bright Great room has custom mood lighting, natural stone FP, marble wet bar & French doors to terrace. Newer kitchen w/double ovens, double sinks, walk-in pantry & center island breakfast bar. Sun-drenched breakfast room could double as atrium. Solid cherry wood library. Take your morning meditation on the Primary BR Juliet balcony, with the serene bubbling of the koi pond in the background. Oversize bath fully marble, with double vanity, bidet & soaking tub. 4 additional bedrooms with 3 full baths + option for extended family/staff quarters off the back staircase; easy access to 3 car garage with Tesla charger for your convenience. Walkout finished lower level provides Caterer's kitchen, perfect for pool parties and family gatherings. Relax in the steam sauna after a workout in home gym with pro-grade equipment. Lower level french doors open to stone courtyard w/fountain, a stone's throw to the tennis court & in-ground stone deck surround free form pool & spa. Magnificent property for a one of a kind luxury lifestyle experience!

Marketing History

Date Listed:	10/06/23	Possession Available:	Immedaite
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