

PROPERTY FACT SHEET

Address:

44 North Porchuck Road, Greenwich, Connecticut

Property:

- 4.23 Acres
- Complete privacy bordering 370-acre Fairchild Land Trust
- Heated Swimming Pool
- Pool House: Sitting Room, Kitchen, Bath/Changing Room, A/C
- Outdoor Speakers for Pool/Pool House
- 3 Stall Barn - Tack/Feed Room
- Dressage Ring
- 2 Paddocks
- Close to Bridle Trails (maintained by GRTA)
- 3-Car Garage
- Whole house back up Generator

Residence:

- Center Hall Colonial with major updates/additions in 2006 & 2009
- 5,634 SF, 5 Bedrooms, 5.5 Bathrooms (6-Bedroom septic)
- Additional 1600+/- SF Lower Level walk-out to Pool/Backyard (not included in SF of house)
- Christopher Peacock professional Chef's Kitchen
- Central stereo music inside/outside in key areas
- Expansive Terrace/Covered outdoor dining area

Main Floor:

- Center Hall – fanlight entry door, domed/coffered ceiling, panel wainscoting, archways to formal rooms
- Living Room – limestone floor, gas fireplace, elaborate millwork, 4-over-1 windows facing garden and woodlands
- Dining Room – double door entry, generous scale, wainscot paneling
- Formal Guest Bath
- Library – oak paneling, wine cooler, wet bar
- Great Room – vaulted ceiling, linen walls, marble fireplace, French doors to side lawn & Gazebo overlooking peaceful woodlands
- Center island Peacock Kitchen – honed marble/granite countertops, limestone flooring, side by side Sub-Zeros, a Wolf stove, wine refrigerator
- Family room – open concept kitchen and breakfast areas, sitting areas, fireplace
- Powder room, mudroom, laundry room with convenience to kitchen/pool

Second Floor:

- Beautiful Palladian window atop center staircase

- Back staircase to family/guest suites plus 3rd floor playroom/office or bedroom en-suite
- Master Wing – double door entry, fireplace, coffered ceiling, 3 windows with pool/terrace views, walk-in dressing room has built-ins, granite countertop.
- Master Bathroom – Victoria & Albert tub, oversized shower, makeup vanity, 2 sinks, water closet
- Bedroom #1 and Bedroom #2 – Jack’n Jill Bathroom
- Bedroom #3 – private Bathroom

Third Floor:

- Private Office/Guest retreat is Bedroom #4 - full Bathroom, balcony, coffee station, treetop views

Finished Lower Level:

- Walk out to terrace and pool
- Game room with stone fireplace
- Gym
- Bedroom #5 - full Bathroom
- Sauna