



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT

EXTERIOR FEATURES

- 9.31 Acre Lot
- Private Gated Entry
- Extended Driveway with Secondary Entry from Meadow Woods Road
- 5 Primary Structures
- Stucco Siding
- Cedar Shake Roofs
- Copper Gutters & Awnings
- Over 6,000sf of Finished Outdoor Living Spaces
- 2 Balconies
- Extensive Stone Walls and Retaining Walls
- Professional Landscape and Exterior Structure Lighting
- Stone Pathways and Solid Granite Steps
- Irrigation System
- Babbling Brook and Spring-Fed Pond
- Sprawling Flagstone Patios with Multiple Open-Air Dining and Seating Spaces
- Propane-Fueled Fire Bowls (Buried Propane Tanks)
- Bocce Court
- Upper Patio Fountain
- Stone Outdoor Kitchen
 - High-Varnish Wood Cabinets
 - Granite Countertops
 - Wet Bar
 - Viking Grill
 - Pizza Oven
 - Built-In Storage
 - Firewood Storage
- In-Ground Pool
 - Gunite Lined
 - Chlorine
 - Heated
 - Surrounding Flagstone Patio
- Spa with Terraced Waterfall
- Pool Equipment Housed in Discrete Stone Structure
- Second Built-In Grill (Main Residence Kitchen Patio)
- Professional Landscaping with Extensive Variety of Specialty Species
- European Boxwood Courtyard Garden
- 4 Septic Systems
- 4 Wells
- 2 Generators
- Under Ground Electric Utilities



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

UTILITIES

- MAIN HOUSE
 - Shared Well (Services Main Residence and Pool Table House)
 - Dedicated Septic System
 - Generator 1 with Faux Boxwood Surround (Services Main Residence and Pool Table House)
 - Central Air (3 Air Handlers - 2 in Basement and 1 in Attic) - Installed June 2012
 - Heat Source - Radiant Flooring Throughout and Forced Hot Air
 - Burnham Alpine Boiler (Fueled by Propane) - Installed September 2012
 - 70-Gallon Burnham Hot Water Heater (Indirect)
 - Buried Propane Tanks
 - 1,000-Gallon (Services Gas Fireplace Logs and Gas Cooktop) - Buried in Middle Garden
 - 250-Gallon (Services Kitchen Patio Fire Bowl)
 - 30-Gallon (Under Grill off Kitchen Patio)
 - Water Treatment System
 - Hunter Sprinkler Controller with 7 Zones
- BILLIARDS HOUSE/GUEST HOUSE
 - Shared Well (Services Main Residence and Pool Table House)
 - Dedicated Septic System
 - 2 Duct Mini-Split System (Air Conditioning)
 - Radiator (in Bedroom)
 - Navien Boiler (Fueled by Propane) - Installed December 2024
 - Rinnai R75LS Tankless Hot Water Heater (Fueled by Propane) - Installed January 2008
 - 2 250-Gallon Propane Tanks (Above Ground on Side of Garage)
 - Hunter Sprinkler Controller with 4 Zones
- POOL HOUSE
 - Dedicated Well
 - Dedicated Septic System
 - Generator 2 (Located Behind Green House)
 - Central Air Conditioning & Forced Hot Air (1 Air Handler installed 2006)
 - Oil Burner - Regal Boyertown Furnace Company - Installed April 24, 2024
 - 40-Gallon AO Smith ProLine Hot Water Heater (Electric) - Installed October 2023
 - NEW Wine Cellar Condenser (Services Red Wine and White Wine Rooms)
 - Toro Sprinkler Controller with 14 Zones
 - Oil Tank Located in Garage
- IN-GROUND POOL (Installed 2003)
 - NEW Pentair Pump (Secondary Control in Pool House for Spa) - Installed 2025
 - 500-Gallon Buried Propane Tank
 - Haywood Heater - Installed 2019
 - Haywood SwimClear Filter - Installed 2018
 - 2 Hayward Pumps - Installed 2011
 - Upper Patio 250-Gallon Buried Propane Tank (Services Outdoor Kitchen Grill and Fire Bowl)



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

UTILITIES (CONTINUED)

- GREENHOUSE
 - Dedicated Well
 - Buderus Boiler (Fueled by Propane) - Installed October 2010
 - 1,000 Gallon Propane Tank (Above Ground)
 - 2 Wall Mount Radiators in Potting Cottage
 - Radiant Heated Floors in Solarium
 - Hot and Cold Water
 - No Air Conditioning
- UPPER HOUSE (OFF MEADOW WOOD ROAD)
 - Dedicated Well
 - Dedicated Septic System
 - Separate Electrical Meter
 - Buderus Boiler (Fueled by Oil) - Installed 2006
 - Heat-Flo Hot Water Heater (Indirect) - Installed 2021
 - Oil Tank Located in Basement
 - Hunter Sprinkler Controller with 6 Zones
 - No Air Conditioning

MAIN RESIDENCE INTERIOR FEATURES

- OVERALL HOUSE
 - Complete Remodel Finished In 2015
 - Hardwood Flooring (Most Rooms)
 - Radiant Heated Floors (All of House except Dining Room)
 - Professional Audio/Visual Electronic and Sound System
 - Several Heating and Cooling Zones
 - Built-In Speakers
 - Designer Lighting
 - Custom Window Treatments
 - Partial Walkout Basement (Exterior Entry)
- KITCHEN
 - Tall Ceiling with High Transom Window and Matching Mirrored Detail
 - Silver Leaf Ceiling Detail
 - Custom Wood Cabinetry with High-Gloss Enamel Finish in Linen White
 - Nickel Hardware
 - Center Island
 - Double Thick Calcutta Marble Countertops
 - Built-In Solid Wood Butcher Block
 - Dual Nickel Pendant Lights
 - SubZero Refrigerator/Freezer



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

MAIN RESIDENCE INTERIOR FEATURES (*CONTINUED*)

- KITCHEN (*CONTINUED*)
 - Additional Refrigerator Drawers
 - 2 Dishwashers
 - Custom Nickel Hood
 - Wolf Gas Cooktop
 - Marble and Granite Backsplashes
 - Built-In Marble Spice Racks
 - Stainless Steel Farmhouse Sink
 - Second Sink in Island
 - House Of Rohl Nickel Faucets
 - Miele Wall Oven
 - Miele Convection Oven/Built-In Microwave
 - Heating Drawer
 - Built-In Espresso Machine
 - Solid Butcher Block Cutting Board
 - Glass Display Cabinet with Sliding Doors
 - Eat-In Dining Area
 - Crown Moulding
 - Hardwood Floors
 - French Doors
 - Patio with Built-In Grill
 - View Of Pond
- PANTRY/MUDROOM
 - Custom Wood Cabinetry
 - Glass Door Display Cabinets
 - Warm Wood Pantry Cabinet with Organizational Built-Ins
 - Marble Countertops
 - Marble Backsplash
 - Nickel Hardware
 - Built-In Shelving
 - Stainless Steel Sink
 - Crown Moulding
 - Hardwood Floors
 - Glass Door Opening to Front Center Courtyard
- FOYER
 - Covered Glass Entry Door with Sidelights and Arched Transom
 - Hardwood Floors
 - Crown Moulding
 - Walk-In Coat Closet with Interior Built-In Cabinets, Shelving, Hanging, and Window Providing Natural Light



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

MAIN RESIDENCE INTERIOR FEATURES (*CONTINUED*)

- FOYER (*CONTINUED*)
 - Powder Room
 - Onyx Mosaic Tile Floor
 - Onyx Countertop
 - Hammered Copper Sink
 - Mother-Of-Pearl Wall Treatment
 - Window
- LIVING ROOM
 - Barreled Ceiling
 - Bay Window with Arched Transom
 - Gas Fireplace with Beautiful Wood Mantel and Moulding Surround
 - Built-In Drawers with Pass-Through to Kitchen
 - Crown Moulding
 - Hardwood Floors
 - View Of Pond & Patio
- SUNROOM
 - Vaulted Ceiling
 - Skylights
 - Built-In Orchid Garden
 - Wall Of Windows
 - View Of Pond & Brook
 - Hardwood Floors
- DINING ROOM
 - Sunken
 - Travertine Tile
 - Tall Wood-Finished Coffered Ceiling with Gold Foil Detail
 - Skylights
 - Surrounding Floor-To-Ceiling Windows with Transoms
 - Glass Door Leading Out to Stone Pathway
 - Crown Moulding
- BAR/COCKTAIL LOUNGE
 - Cathedral Ceiling with Gold Foil Detail
 - Wood Beams
 - Pair of Arched Beveled-Glass French Doors
 - Wood-Finished Crown and Wall Mouldings
 - Crown Moulding
 - Hardwood Floors



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

MAIN RESIDENCE INTERIOR FEATURES (*CONTINUED*)

- BAR/COCKTAIL LOUNGE (*CONTINUED*)
 - Built-In Wet Bar
 - Custom Wood Cabinetry
 - Granite Countertops
 - Bar Sink
 - Wine Refrigerator
 - Beverage Refrigerator
 - Ice Maker
 - Glass Stemware Storage
 - Built-In TV Framed in Onyx
 - Faux Embossed Crocodile Wall Finish
 - Fine Art Lighting Crystal Chandeliers
 - Upper Overlooking Balcony
- LIBRARY/STUDY
 - Custom Wood Built-In Bookcase
 - Built-In Desk
 - Gas Fireplace with Wood Mantel and Granite Surround
 - Corner Window with Transoms and Wide Granite Ledge
 - Hardwood Floors
 - Crown Moulding
 - Staircase with Built-In Bookcases and Window Seat
- LAUNDRY ROOM
 - Built-In Shelving
 - Honeywell Heating Controls For Radiant Floors
 - Hardwood Floors
 - Crown Moulding
- PRIMARY BEDROOM SUITE
 - French Doors Opening to Private Stone Patio
 - Surrounding Floor-To-Ceiling Windows
 - Automatic Blackout Window Shades
 - Crown Moulding
 - Built-In Drawers and Shelving
 - Custom King Bed with Hidden Automatic TV Console
 - 2 Custom Walk-In Closets
 - Built-In Safe
 - Pocket Doors
 - 2 Full Bathrooms



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

MAIN RESIDENCE INTERIOR FEATURES (CONTINUED)

- PRIMARY BEDROOM SUITE (CONTINUED)
 - Primary Bathroom 1
 - Whirlpool Tub
 - Floor-To-Ceiling Carrara Marble Wall Tile and Crown Moulding
 - Marble Make-Up Vanity
 - Custom Vanity with Onyx Countertop
 - Glass Tile Floors
 - Built-In Towel Warmer
 - Toto Washlet Smart Toilet
 - Primary Bathroom 2
 - Carrara Marble Tile Walk-In Shower
 - Custom Vanity with Marble Countertop
 - Hammered Nickel Sink
 - Carrara Marble Tile Floors
 - Large Format Glass Wall Tile
 - Built-In Glass Shelves
 - Toto Washlet Smart Toilet
- LOFT/BALCONY
 - Overlooking Bar/Cocktail Lounge Below
 - Vaulted Gold-Leaf Ceiling
 - High Dormered Windows
 - Vintage Pendant Lighting Medallions from Original Plaza Hotel
 - Built-In Wall Cabinet
 - Hidden Cedar-Lined Storage Room
 - Hardwood Floors
 - Glass Sliding Door Opening to Covered Exterior Balcony
 - Crown Moulding
- MEDIA ROOM
 - Built-In Audio System
 - Custom Wood-Finish Paneled Walls
 - Wood-Finish Crown Moulding
 - Tray Ceiling with Wood-Finish Coffered Center
 - Built-In Side Board with Drawers
 - Wall Of Windows
 - Glass Sliding Door Opening to Exterior Balcony



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

MAIN RESIDENCE INTERIOR FEATURES (*CONTINUED*)

- MEDIA ROOM (*CONTINUED*)
 - Wet Bar
 - Nickel Sink
 - Wine Refrigerator
 - Drink Refrigerator
 - Ice Maker
 - Granite Countertop
 - Glass Mosaic Backsplash
 - Glass Display Shelving
 - Hardwood Floors
 - Custom Wall Sconces
 - Gold-Leaf Ceiling Finish
- BEDROOM
 - Vaulted White Wood Paneled Ceiling
 - Wood Beam
 - Skylights
 - Hardwood Floors
 - Built-In Desk with Custom Storage Cabinets
 - Walk-In Cedar Closet
 - Additional Closet with Shelving
 - Crown Moulding
 - Ensuite Full Bathroom
- FULL BATHROOM
 - Dual Access from Hall and Upper Level Bedroom
 - Mother-Of-Pearl Mosaic Tile Floor
 - Custom Vanity with Carrara Marble Countertop
 - Floor-To-Ceiling Carrara Marble Tile Walls
 - 3-Sided Glass Walk-In Marble Shower
 - Crown Moulding

BILLIARDS HOUSE

- OVERALL STRUCTURE
 - Originally Built in 1979
 - On Slab - No Basement
 - Completely Remodeled
 - Attached 2-Car Garage
 - Potting Room with Sink, Counter, and Built-In Shelving
 - Vaulted Ceiling with Beams
 - Faceted Pool Table Room with Surrounding Built-In Bench



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252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

BILLIARDS HOUSE (CONTINUED)

- OVERALL STRUCTURE (CONTINUED)
 - Sonos Audio System with Built-In Speakers
 - Gas Fireplace with Tall Mantel
 - Paneled Walls
 - Mini-Split System Throughout
 - Hardwood Floors
 - French Doors Opening To Dedicated Patio
 - Patio
 - Pergola with Architectural Columns
 - Flagstone Patio
 - Wood Storage with Copper Awning
- KITCHEN
 - Mini Refrigerator
 - Wine Refrigerator
 - Ice Maker
 - Dishwasher
 - Built-In Microwave
 - Sink
 - Center Island with Marble Topped Breakfast Bar
 - Glass Front Wood Cabinets
 - Marble Mosaic Backsplash
- BEDROOM
 - Hardwood Floors
 - Built-Ins
 - Closet with Automatic Light
 - Ensuite Full Bathroom
- FULL BATHROOM
 - Access From Hall and Bedroom
 - Walk-In Tile Shower
 - Vanity
 - Tile Floor
- DEN
 - Built-In Daybed with Shelving & Under Drawers
 - Built-In Desk
 - Closet



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

POOL HOUSE

- OVERALL STRUCTURE
 - Built in 1999
 - Completely Remodeled
 - Open Floor Plan Studio Design
 - Hardwood Floors
 - Vaulted White Wood Paneled Ceiling
 - Natural Wood Beams
 - Skylights
 - Domed Dormers with Arched Windows
 - Automatic Window Treatments
 - Plantation Shutters
 - Built-In Audio System
 - Floor-To-Ceiling Stone Wood Burning Fireplace with Wood Storage
 - Spiral Staircase Leading Down to Wine Cellar with Wood Enclosure Panels
 - Sitting Area
 - Dining Area
 - Closet with Built-In Pull-Out Storage
- KITCHEN
 - Wood Cabinets with Glass Front Doors & Open Shelving
 - Peninsula Island with Granite Countertop
 - Sink
 - Under Counter Refrigerator Drawer
 - Under Counter Freezer Drawer with Ice Maker
 - Convection Oven
 - Dishwasher
- FULL BATHROOM
 - Vaulted White Wood Paneled Ceiling
 - Natural Wood Beam
 - Skylight
 - Onyx Tile Floor
 - Wood Vanity with Granite Countertop
 - Floor-To-Ceiling Mosaic Tile Walls
 - Glass Walk-In Shower
- ATTACHED LOWER 2-CAR GARAGE
 - NEW Epoxy Floor
 - Tall Bays with Oversized Garage Doors with Transom Windows
 - Built-In Cabinets and Counter with Sink
 - Built-In Golf Equipment Storage
 - Laundry Room with Washer & Dryer



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

POOL HOUSE (*CONTINUED*)

- ATTACHED LOWER 2-CAR GARAGE (*CONTINUED*)
 - Utility Room
 - Built-In Shelving
- WINE CELLAR
 - Separate Red Wine and White Wine Rooms
 - Brand New Condenser For Climate Control (\$20,000)
 - Rich Wood Paneled Walls and Ceiling
 - Spiral Staircase Leading Up To Pool House
 - Counter with Copper Sink and Faucet
 - Built-In Wine Storage Racks
 - Gliding Ladder for Upper Wine Rack Access
 - Built-In Stemware Storage
 - Sitting Area
 - Original Rock Ledge to Promote Natural Cooling & Humidity
 - Tile Floors

GREENHOUSE

- POTTING COTTAGE
 - Cupola with Light
 - Hardwood Floors Installed on the Bias
 - Vaulted Wood Ceiling
 - Painted Wainscoted Walls
 - Skylights
 - Built-In Cabinets with Wood Countertop
 - Copper Farmhouse Sink
 - Hot and Cold Water
 - Built-In Wood Console Table with Scrolled Wrought-Iron Supports
 - Dual Glass Sliding Door Entries from both Exterior and into Solarium
 - Exterior Storage Shed
- SOLARIUM
 - Glass Walls and Glass Vaulted Ceiling
 - Radiant Heated Stone Floor
 - Perimeter Loose Stone Drainage Galley
 - Decorative Chandelier
 - Dual Glass Sliding Door Entries from both Exterior and from Potting Cottage



UPGRADES & FEATURES

252 RIVER ROAD | DEEP RIVER, CT - CONTINUED

UPPER HOUSE (OFF MEADOW WOOD ROAD)

- OVERALL GROUNDS & STRUCTURE
 - Built in 2005
 - Separate Paved Driveway entry from Meadow Wood Road
 - Gated Entry
 - Subdividable (Previously a Separate Parcel)
 - Connecting Service Driveway to Pool House, Pool Table House, and Main Residence (Not Intended for Full-Size Vehicles)
 - Stone Retaining Walls
 - Stone Drainage Along Side of Driveway
 - Full Front Covered Porch
 - Wraparound Side Deck with House Access
 - 4-Car Garage with 2 Garage Doors
 - Tall Arched Wood Entry Doors with Arched Copper Awning
 - Basement with Bulkhead
- INTERIOR FEATURES
 - Open Floor Plan
 - 2-Story Foyer
 - Radiant Heated Hardwood Floors
 - Shared Living Room and Dining Room Areas
 - Shared Half Bathroom and Laundry Room
 - Wainscoted Walls
 - Open Staircase with Upper Iron Railings
 - Large Upper Level Open Loft