

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

EXTERIOR

- ♦ 5.5 Acres with 2 separate lots
- ♦ Main Residence with Guest Quarters over Garage
- ♦ 3 Car Garage
- ♦ Heated Gunitite Pool with Spa
- ♦ Pétanque Court
- ♦ Regulation Har-tru Tennis Court
- ♦ Separate Guest Cottage

Hardscaping

- ♦ New Gate and Masonry
- ♦ New Fully Fenced Grounds including Deer & Privacy Fences
- ♦ Patios Restored with Hand-selected Stone Steps
- ♦ Water Protection for Patios

Landscaping

- ♦ New Landscaping Designs throughout Grounds
 - Evergreens
 - Oversized Planting Beds
 - Boxwoods

Miscellaneous Exterior

- ♦ New Gutter Drainages
- ♦ Restored Slate Rooves (all structures)
- ♦ Stone Exterior / Interior Walls Restored & Treated for Water Protection (all structures)
- ♦ Hand Selected Reclaimed Pumpkin Wood Entrances
 - Outdoor Breezeway
 - Kitchen Entrance
 - Main Entrance

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Mechanicals

- ♦ Fully integrated Control4 Smart Home System capabilities
 - Lighting
 - Interior and Exterior Sound
 - Security Cameras and Automation
- ♦ All new Electrical Systems
- ♦ Fiber Connectivity throughout
- ♦ All new Plumbing Systems
- ♦ New Septic System
- ♦ New 1,000 Gallon Propane Tank
- ♦ New Full House Generator
- ♦ Navien Tankless Hot Water System (3 units)
- ♦ HVAC / Heat Pump System
- ♦ New Irrigation Lines
- ♦ Irrigation System moved to Well
- ♦ New Master Controls for Irrigation
- ♦ New Central Air (Cottage)
- ♦ New Water Lines for City Water (Cottage)
- ♦ Zoned Climate Control throughout main residence
- ♦ Full-House Humidifier for main residence

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

MAIN RESIDENCE INTERIOR – MAIN LEVEL

Entry Foyer / Reception Hall

- ♦ New Bleu Chinois Stone Tile
- ♦ Visual Comfort Art Lighting
- ♦ Vintage City Club Lion's Head Crests, circa 1920
- ♦ New Custom Designed Staircase in Character Oak
- ♦ New Custom Designed Iron Hand Rail
- ♦ Restored Red Brick with LED Wash
- ♦ Troy Lighting Vienna Bronze Chandelier
- ♦ New Powder Room
 - New Wallpaper
 - Schoolhouse Electric Sconces
 - Waterworks Fixtures
 - Custom & Hand Selected Reclaimed White Oak Window Wraps
- ♦ Restored Support Black Beam
- ♦ New Utility Closet (Versatile)

Hearth Room

- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Fireplace Treatment
- ♦ Bleu Chinois Stone Tile Border
- ♦ Reclaim & Hand Selected White Oak
- ♦ Reclaim & Hand Selected Wood Beam Mantel
- ♦ Control4 Sound System
- ♦ Restored Fireplace
- ♦ New Custom Designed Built-ins by Highland Woodcraft
- ♦ Hand Selected Reclaimed White Oak Window Wraps
- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Ceiling with Black Beams
- ♦ Schoolhouse Electric Sconces
- ♦ Control4 Sound System

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Garden Room

- ♦ New Removable Glass for Winter Season
- ♦ Relocated Vintage Original-to-the-House Farm Sink
- ♦ Kohler Fixtures
- ♦ Antique Train Station Mirror (from Belgium)
- ♦ Schoolhouse Electric Farm Pendant
- ♦ Antique Stone Wall
- ♦ 3 Wall Oversized Glass Windows
- ♦ Double Doors from Hearth Room

Formal Living Room

- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Wall Treatment
- ♦ New Bleu Chinois Stone Tile Border
- ♦ Reclaim & Hand Selected White Oak
- ♦ Reclaim & Hand Selected Wood Beam Mantel
- ♦ Control4 Sound System
- ♦ Samsung Frame TV with Surround Sound System
- ♦ Custom & Hand Selected Reclaimed White Oak Window Wraps

Lounge & Bar Nook

- ♦ Reclaim & Hand Selected White Oak in Herringbone Pattern
- ♦ Schoolhouse Electric Flush Mount & Sconces
- ♦ Control4 Sound System
- ♦ Native Trails Bar Sink
- ♦ Waterworks Fixture
- ♦ Marble Countertops
- ♦ New Mirror Backsplash
- ♦ New Custom-Made Cabinetry & Shelves by Highland Woodcraft
- ♦ KitchenAid Ice Maker Drawer
- ♦ KitchenAid Fridge Drawer
- ♦ XO Wine Fridge
- ♦ New Wallpaper
- ♦ New Bleu Chinois Stone Tile

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Gourmet Chef's Kitchen & Dining Nook

A truly exceptional kitchen designed as both a working masterpiece and a gathering space, anchored by natural materials and artisanal craftsmanship.

- ♦ New Wolfe Stove, Oven and Range Hood
- ♦ New Bosch Dishwasher
- ♦ New Wolfe Microwave
- ♦ New Subzero Fridge
- ♦ New Kitchen Chandelier by Galillee Lighting
- ♦ Restored & Custom Treated Stone Wall
- ♦ New Custom Designed Fireplace with hand selected reclaimed wood beams & black marble frame and copper venting
- ♦ New Cedar & Moss Sconces
- ♦ New Recess Lighting and LED Strip Lighting
- ♦ New Schoolhouse Pendants throughout
- ♦ New Custom Iron Tie Rods
- ♦ Custom & hand selected reclaimed White Oak Window Wraps & Sills
- ♦ New Subzero Wine Fridge
- ♦ New Cove (Subzero / WOLFE) Dishwasher
- ♦ New Native Trail Concrete Sink
- ♦ New Watermark Designs Faucet & Fixtures
- ♦ New Custom-made polished concrete Countertops & Peninsula Island
- ♦ Custom made Cabinetry by Highland Woodcraft
- ♦ New Schoolhouse Hardware
- ♦ New Plaster Walls
- ♦ New Chandelier ready connection
- ♦ Custom and hand selected Reclaimed Pumpkin Wood Ceiling
- ♦ New Custom Dog Station: Custom Concrete Base with Kohler Pot Filler
- ♦ Radiant Heated Floors
- ♦ New Bleu Chinois Stone Tiles
- ♦ New Galley Workstation

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Indoor/Outdoor Dining Hall / Sunroom

- ♦ Custom & hand selected reclaimed oak wood shelving
- ♦ New Radiant Heated Floors
- ♦ New Blue Chinois Stone Tile
- ♦ New Schoolhouse Electric Flush Mount & Sconces
- ♦ Custom & hand selected reclaimed Pumpkin Wood Ceiling
- ♦ Sound System Integration

Mudroom

- ♦ Waterworks fixtures
- ♦ Custom Onyx Sink
- ♦ New Custom-made Cabinetry & Cubbies by Highland Woodcraft
- ♦ New Custom-made Polished Concrete Countertops & Backsplash
- ♦ Custom & Hand Selected White Oak Window Wrap
- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Wall Treatment
- ♦ Custom & Hand Selected Reclaimed Oak Wood Bench
- ♦ Plaster Walls
- ♦ New Schoolhouse Electric Fixtures
- ♦ New Schoolhouse Electric Pendant
- ♦ New Glass Doors/Walls
- ♦ New Radiant Heated Floors
- ♦ New Blue Chinois Stone Tiles

Back Stairs (off kitchen)

- ♦ New & custom designed partition glass & black steel wall
- ♦ New & custom designed steel staircase
- ♦ Hand selected reclaimed oak wood treads & landings (+ treatment)
- ♦ Custom & hand selected reclaimed pumpkin wood landing ceiling
- ♦ Custom & hand selected reclaimed pumpkin wood wall treatment
- ♦ New Schoolhouse Electric chandelier
- ♦ Restored/custom treatment stone wall

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

INTERIOR – SECOND LEVEL PRIMARY SUITE

Primary Bedroom Suite

A serene primary bedroom conceived as a private retreat, defined by natural materials, architectural warmth, and quiet craftsmanship.

- ♦ New Character Oak Floors
- ♦ Schoolhouse Electric Chandeliers (2x)
- ♦ Restored Red Brick Fireplace with LED Wash & New Gas Unit
- ♦ Reclaim & Hand Selected Oak Beam Mantel
- ♦ Control4 Sound System
- ♦ New Custom Designed Built-in by Highland Woodcraft
- ♦ Hand Selected Reclaimed White Oak Window Wraps
- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Ceiling
- ♦ Control4 Sound System
- ♦ Custom Wood Open Partition
- ♦ New Beams
- ♦ Custom & Hand Selected Reclaimed Oak Wood Treatment
- ♦ New Plaster Walls
- ♦ Control4 Sound System

Primary Suite Upper Dressing Room

- ♦ Restored Brick & Stone with LED Wash
- ♦ New Character Oak Floors
- ♦ Control4 Sound System
- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Ceiling
- ♦ Custom Made Luxury Wardrobe by Highland Woodcraft
- ♦ Kohler Sink
- ♦ Waterworks Fixture
- ♦ Blue Bahia Brazilian Marble
- ♦ Control4 Sound System
- ♦ New Character Oak Floors

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Primary Suite Spa Bath

- ♦ Handmade Ceramic Neptune Tiles
- ♦ Watermark Designs Shower Fixtures (Ceiling, Side, & Hand), Each with its own Temperature Controllers
- ♦ Steam Shower
- ♦ Westport Glass Shower Enclosure/Window
- ♦ Custom Blue Baia Brazilian Marble
- ♦ LED Wash
- ♦ Native Trail Concrete Bathtub
- ♦ Watermark Designs Custom Floor Bath Fixtures
- ♦ Custom & Hand Selected Reclaimed White Oak Window Wraps
- ♦ Restored/Custom Treatment Stone Wall
- ♦ Glass & Steel Partition
- ♦ Custom Onyx Sinks
- ♦ Watermark Designs Wall Fixtures
- ♦ Artisan Handmade Turkish Sconces
- ♦ Custom & Hand Selected Reclaimed Oak Wood Treatment
- ♦ Schoolhouse Electric Mirrors & Hardware
- ♦ Custom Concrete Counters
- ♦ Custom Made Luxury Cabinetry by Highland Woodcraft
- ♦ New Character Oak Floors
- ♦ Schoolhouse Electric Chandelier
- ♦ Custom & Hand Selected Reclaimed Pumpkin Wood Treatment
- ♦ New Plaster Walls

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

MAIN RESIDENCE INTERIOR – SECOND LEVEL

Bedroom 1

- ♦ New Character Oak Floors
- ♦ Schoolhouse Electric Flush Mount
- ♦ Schoolhouse Electric Sconces
- ♦ New Smart Toto

Bedroom 2

- ♦ New Character Oak Floors
- ♦ Schoolhouse Electric Flush Mount
- ♦ New Bathroom
 - Repositioned Bathroom Location
 - Native Trail Vanity & Sink
 - Schoolhouse Electric Sconces
 - Kohler Fixtures
 - Westport Glass Shower Enclosure
 - New Kohler Tub
 - New Smart Toto

Bedroom 3

- ♦ Hygge & West Alpine Wallpaper
- ♦ Reclaimed & Hand Selected White Oak Shelves
- ♦ New Character Oak Floors
- ♦ Control4 Sound System
- ♦ Samsung Frame TV
- ♦ New Bathroom
 - Kohler Fixtures
 - Waterworks Tiling
 - Westport Glass Shower Enclosure
 - New Smart Toto
 - Schoolhouse Electric Sconces & Mirror

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

Upper Hall

- ♦ New Character Oak Floors Throughout
- ♦ Custom & Hand Selected Reclaimed White Oak Window Wraps & Sills
- ♦ New Plaster Walls
- ♦ New Laundry Facility (#2):
 - Laundry Shoot from Primary Suite
 - LG Large Capacity Washer/Dryer
 - New Built-in Shelving
 - New Tile Flooring

MAIN RESIDENCE INTERIOR – LOWER LEVEL

Wine Cellar

- ♦ Bespoke Design by Signature Cellars
- ♦ 810+ Bottles Capacity
- ♦ New Bleu Chinois Stone Tiles
- ♦ Custom & hand selected reclaimed Pumpkin Wood Ceiling

Training Atelier / Exercise Room

- ♦ Restored/custom treatment Stone Wall
- ♦ Custom & hand selected reclaimed Pumpkin Wood Wall Treatment
- ♦ Commercial Grade Gym Floor
- ♦ Tonal Smart Training Technology
- ♦ Schoolhouse Electric Sconces
- ♦ Waterworks Fixtures
- ♦ Storage/Locker Room
- ♦ Custom LED strip lighting

78 PASTURES LANE

NEW CANAAN, CONNECTICUT

GUEST RESIDENCES

Guest Garage Apartment

- ♦ Open Living Space
- ♦ Full Bathroom Suite
- ♦ Dinette Area with Fridge and Cooking Space
- ♦ Double Bedroom

Guest Cottage

- ♦ Private Guest Cottage with Storage
- ♦ Full Bathroom
- ♦ New Sewer Line
- ♦ Double Bedroom
- ♦ Living Room Space
- ♦ Kitchenette