

# 40 RICHMONDVILLE AVENUE WESTPORT, CONNECTICUT

## OVERVIEW

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- ◆ Built in 2022 by Hobi award-winning Builder
- ◆ 5,100 Square Feet Total
- ◆ 6 Bedrooms
- ◆ 5.1 Bathrooms
- ◆ 1 Gas Fireplace
- ◆ .22 Acres
- ◆ Close to Downtown Westport Shopping, Dining and Attractions
- ◆ 2 Car Garage
- ◆ Beach Rights to Nationally Acclaimed Westport Beaches

## Mechanicals

- ◆ Full House Generator
- ◆ Nest Thermostats throughout
- ◆ Ring Audio/Video Surveillance
- ◆ Integrated Security System
- ◆ Smart Locks / Keyless Entry Equipped
- ◆ Automatic Garage Door
- ◆ Fire Alarms / CO Detectors throughout
- ◆ Solar Panels (Rear Facing)
- ◆ Radon Mitigation System
- ◆ Lennox Elite Central Air throughout
- ◆ 4 Heating / Cooling Zones
- ◆ Tankless Hot Water System
- ◆ Gas Fuel System / Propane Powered Fireplace

# 40 RICHMONDVILLE AVENUE WESTPORT, CONNECTICUT

## INTERIOR – MAIN LEVEL

- Center Hall Entry Stairs
- Open Concept Main Level
- Open Living Room with Extra Height Ceilings and Oversized Windows
- Dining Area Open to Outdoor Terrace
- Gourmet Open Kitchen
  - Thermador Gas Range
  - Thermador Hood
  - Thermador Dishwasher
  - Thermador Fridge / Freezer
  - Oversized Kitchen Island with Outlets and Seating
  - Separate Pantry
  - White Quartzite Countertops
  - Extra height Cabinets
- Powder Room with Kohler Commode and Duravit floating Sink
- Mudroom with Built-ins and Garage Access
- Recessed Lighting throughout
- Oak Wood Floors Throughout

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## INTERIOR – SECOND LEVEL

- ◆ Oak Floors Throughout
- ◆ Recessed Lighting Throughout
- ◆ Extra Height Ceilings Throughout

### Primary Bedroom

- ◆ Oak Floors
- ◆ Primary Bedroom Luxury Suite
- ◆ Double Walk-in Closets with Built-ins
- ◆ Ceiling Fan
- ◆ Recessed Lighting
- ◆ Triple Swath Windows

### Primary Suite Spa Bath

- ◆ Heated Flooring
- ◆ Kohler Soaking Tub
- ◆ Toto Commode with Bidet
- ◆ Separate Standing Shower with Recessed Niche
- ◆ Double Kohler Sinks

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## Bedroom 2

- ◆ Oak Floors
- ◆ Jack and Jill Bath (Shared with Bedroom 3)
  - Double Sinks
  - Separate Glass Shower
  - Recessed Niche Storage
  - Kohler Commode
- ◆ Facing Rear of Home
- ◆ Extra Height Ceiling
- ◆ Climb-up Loft area

## Bedroom 3

- ◆ Oak Floors
- ◆ Jack and Jill Bath (Shared with Bedroom 2)
- ◆ Facing Front of Home
- ◆ Extra Height Ceiling
- ◆ Climb-up Loft area

## Bedroom 4

- ◆ Oak Floors
- ◆ Facing Rear of Home
- ◆ Double-Door Closet
- ◆ Ensuite Bath
  - Duravit Shower/Tub Combo
  - Recessed Niche Storage
  - Kohler Commode

## Laundry Room

- ◆ Separate Laundry Closet
- ◆ GE Washer Dryer with Kickers

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## INTERIOR – THIRD LEVEL

- ◆ Glass Detail Stairs to Upper Level
- ◆ Multi-purpose Room (currently Exercise Room) with double Skylights
- ◆ Recessed Lighting Throughout
- ◆ Bedroom 5 (currently used as Office)
- ◆ Full Bath
  - Penny Tiled Glass Wall Shower with Recessed Niche

## INTERIOR – LOWER LEVEL

- ◆ Modern Polished Concrete Floors
- ◆ Extra Height Ceilings
- ◆ Lower Level Open Living Room
- ◆ Storage
- ◆ Custom Bar Area
  - Wine Fridges
  - Quartzite Ledge
  - Under Counter Cabinetry
- ◆ Full Bath
  - Modern Floating Moen Sink
  - Penny Tile Flooring
  - Glass Stall Shower with Recessed Niche
  - Kohler Commode
- ◆ Full Size Bedroom
  - Double-door Closet
  - Egress Window