

40 RICHMONDVILLE AVENUE WESTPORT, CONNECTICUT

OVERVIEW

- ◆ 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

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

Bedroom 3

- ◆ 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 4

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

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
- ♦ Bedroom 6
 - Double-door Closet
 - Egress Window