



UPGRADES & FEATURES

9 FIRST LANE | RIDGEFIELD, CT

EXTERIOR

- Nestled within the Mamanasco Lake Community
- Optional Mamanasco Beach Club Membership (\$125/year for individuals, \$200/year for family)
- On Semi-Private Side Street
- .44 Acre Lot
- .11 Acre Adjacent Lot with Rock Road Frontage (Included with Sale)
- NEW Roof With Transferable Warranty (April 2026)
- Terraced Lawns With Stone Walls
- Paved Driveway
- Stone Front Walkway & Steps
- Multiple Decks - Front Entry (Composite), Family Room (Composite), Deck (Wood; Fully Rebuilt & Expanded 2023)
- Shingle-Style Vinyl Siding (Approx. 10 Years Old)
- Pella Windows (2010)
- Exterior Soft Washed & Windows Cleaned (April 2026)
- French Drain Around House With Catch Basins & Runouts (2020)

INTERIOR

- 3,088sf
- 4 Bedrooms
- 2 Full, 1 Half Bathrooms
- NEW Central A/C (April 2026) - All Components Brand New, 2 Zones
- NEW Furnace (April 2026)
- NEW Hot Water Heater (2023)
- Attached 2-Car Garage
- Most Rooms Have Water Views
- Hardwood Floors Throughout Most Primary Living Areas
- Front Facing Living Room
- Family Room - Vaulted Ceilings, Gas Fireplace, Glass Sliding Door Opening To Deck, Upper Overlooking Balcony
- Kitchen - Peninsula Island, Granite Countertops, Wood Cabinetry, Stainless Steel Appliances, Gas Cooktop, Wine Cooler
- Butler's Pantry - Wet Bar, Glass Slider Opening To Back Deck
- Main Level Laundry
- Remodeled Powder Room (2023) - Marble Tile Floor, Cole & Sons Wallpaper, Kallista's Central Park West Fixtures & Toilet
- Striking Window Framed Staircase
- Primary Bedroom Suite With Ensuite Full Bathroom, Walk-In Closet, & Second Closet (Hardwood Under Carpet)
- 3 Additional Bedrooms - All Bedrooms On Upper Level
- Second Turnkey Full Bathroom - Tall Ceilings, Skylight, Tub/Shower Combination
- Finished Lower Level With Walkout To Patio - Ideal As Home Office, Recreational Room, Or Gym
- Air Radon Mitigation System (2023)
- Security System With Audio & Video Surveillance
- Ample Storage In Basement