



UPGRADES & FEATURES

76 STURGEON RIVER ROAD | GLASTONBURY, CT

EXTERIOR FEATURES

- 6.29 Acres (with Conservation Easement)
- On Cul-de-Sac of Fine Homes
- Set at Back of Tree-Lined Driveway with Stone Pillar Entry (Driveway is an Easement over 82 Sturgeon River Road)
- Front Motor Courtyard
- Extended Driveway with Paved Parking Area
- Borders Town-Owned Nature Preserve - Crosscup Open Space & Roaring Brook (flows from Buckingham Reservoir to Eastbury Pond)
- Multi-Tiered Stone Patios
- Professional Landscaping & Manicured Lawns
- Covered Front Porch with Architectural Columns

INTERIOR FEATURES

- Stately Brick 7,213sf Residence
- 4 Bedrooms
- 5.5 Bathrooms
- 2 Fireplaces
- Hardwood Floors throughout most Main Level Rooms
- Elevated Millwork & Crown Moldings
- 2-Story Foyer & Front-To-Back Center Hall with Radiant Heated Marble Tile Floor
- Living Room - Well proportioned with Hardwood Floors and Paneled Walls
- Formal Dining Room - Oversized with Elegant moldings and Hardwood Floors
- Chef's Kitchen -
 - Large Center Island
 - Gas Cooktop
 - Double Wall Ovens
 - Abundant Cabinetry
 - Pantry
 - Large Eat-In Dining Area with French Doors Opening To Rear Patio
 - Butler's Pantry with Glass-Front Upper Display Cabinets
- Great Room
 - 2-Story Ceiling
 - Lower & Upper Windows
 - Custom Built-in Bookcases and Cabinets
 - Gas Fireplace with Exquisite Mantel Detail
 - Hardwood Floor accented with an Inlay Border Design
- Mud Room
 - Direct Access to Garage
 - Powder Room
 - Secondary Back Staircase
 - Laundry Room - with Storage, Sink, and Door Opening Out to Pool Patio



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INTERIOR FEATURES (*CONTINUED*)

- Upper Level with Tall Ceiling Height and Continued Crown Molding Detail
- Primary Bedroom Suite
 - Spacious Bedroom with Sitting Area
 - Expansive Walk-in Closet
 - Ensuite Spa-Inspired Bath - with Jetted Soaking Tub, Walk-In Shower, Double Sink Vanity, Private Loo, and Linen Closet
- 3 Additional Upper Level Bedrooms - all with Walk-in Closets and Ensuite Full Bathroom Access
- Second Floor Laundry Room
- Massive Walk-up Attic - Fully Floored with Tall Rafters; Extraordinary Potential for Future Expansion
- 2,000sf (Approximate) Finished Walk-out Lower Level - Excellent In-Law Possibilities
 - 2 Interior Staircases Leading to Basement
 - Living Room with Gas Fireplace
 - Full Bathroom
 - Additional Private Room - Office or Sleeping Accommodations
 - Home Gym
 - Open-Concept Recreation Space
 - Built-in Bar with Granite Countertop
 - Wine Cellar
 - Wall Of Glass with Sliding Doors Opening Directly to Private Lower Stone Patio

POOLSCAPE

- New Stone Patio Surround
- Fully Fenced Pool Area
- In-Ground Pool
- Saltwater System
- Heated
- Vinyl Liner (7-8 Years Old)
- Multiple Lounge & Seating Areas
- Outdoor Wood-Burning Stone Fireplace
- Terraced Stone Steps

UTILITIES

- New Furnace
- New Hot Water Heater
- Whole House Generator
- Radon Mitigation Systems - Air & Water
- In-Ground Propane Tank (Leased from Bemers)
- Security System
- Irrigation System
- Central A/C
- Central Vacuum