



UPGRADES & FEATURES

22 BITTERSWEET HILL | SOMERS, CT

OVERALL PROPERTY

- 6.17 Total Acres
- Inclusive of 2 Parcels
 - 22 Bittersweet Hill - 4.16 Acres - House & Barn
 - 11 Bittersweet Hill - 2.01 Acres - Approved Building Lot, Pre-Equipped with Electrical Utilities In Place
- Sited on Private Cul-de-Sac
- Town Maintained Road - Snow Plowing & Scheduled 2027 New Asphalt Road Repaving
- Abuts 65 Acres of Protected Land Trust to the West, Over 100 Acres of Working Farmland to the South, & Adjacent to Shallowbrook Equestrian Center
- Extensive Professional Landscaping
- Landscape & Walkway Lighting
- Lawn Irrigation System
- Engineered Yard Drainage
- Extended Paved Driveway with House Parking & Driveway to Barn
- Exterior Dog Fencing Around Entire Property
- Pickleball Court Painted In Cul-de-Sac
- Volleyball Net Cups Located in Front Lawn & Sand Riding Ring
- 2 Septic Tanks with Expanded Leaching Fields

EXTERIOR RESIDENCE FEATURES

- 1,907sf of Finished Exterior Living Spaces
- Intentionally Configured East-to-West (Sunrises in Front, Sunsets in Back)
- Hardie Plank Siding & Shakes
- Freshly Repainted Total Exterior (2024)
- Cedar Trim Boards
- Stone Veneer Front Peak, Fireplace Chimney, & Front Porch
- HIP Roof with Architectural GAF High-Definition 35-Year Shingles (New 2024)
- 14" Overhang, 18" with Gutters for Total Overhang On House
- Roof Leaders Tied into Catch Basin
- Anderson 400-Series Thermopane Low-E Argon Gas Tilt-in Windows
- Beaded Soffit
- Stone Paver Walkways (New Front Sidewalk & Lighting - 2020)
- Outdoor Speakers On Front & Rear Patios
- Brownstone Side Door Steps
- 333sf Upper Wraparound Balcony with Trex Decking & Wrought Iron Railing
- **FRONT PORCH**
 - Wraparound Porch
 - Architectural Columns
 - Fieldstone Threshold
 - Retractable Shades
 - 2 - 40lb Propane Tanks for Gas Fire Table



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22 BITTERSWEET HILL | SOMERS, CT - CONTINUED

EXTERIOR RESIDENCE FEATURES (*CONTINUED*)

• POOLSCAPE

- Heated Freshwater In-Ground 20'x38' Shaped Diving Pool
- Copper Ionizer System (No Chlorine or Chemicals)
- Enclosed Pool Filter & Heater Area
- Black Aluminum Fencing at Front Area & Natural Split Rail Fencing in Backyard with Wire Mesh to Blend into Nature
- 740sf Paver Sidewalk & Patio Area
- Additional Faucet At Pool Area
- 501sf Stamp-crete Patio Off House to Pool Patio
- Hardlined for Gas Firepit
- 2 Gas Grill Hardlined Outlets on Back Patio
- 300lb Underground Propane Tank
- Robotic Pool Cleaner/Vacuum - Included

• POOL HOUSE

- 640sf 2-Story Pool House/Recreational Studio
- Electrical Service In Place
- Main Level Open Room
- Upper Loft Area with Vaulted Ceiling
- Granite Walkway Steps

• GARDENS

- 160sf Kloter Farms Garden Shed with Shelving
- Fenced Garden with Raised Planting Boxes
- Garden Irrigation In Place
- Blueberry, Blackberry, Red Raspberry, & White Raspberry Bushes
- Honeycrisp Apple Tree
- Peach Tree
- Pear Tree
- Herb Garden
- Perennial Gardens
- Reflection Garden with Bench

INTERIOR RESIDENCE FEATURES

- 4,197st Total Living Space
- 4 Bedrooms
- 3.5 Bathrooms
- 624sf Attached 2-Car Oversized Garage with 9'x8' Doors & Exterior Walls Insulated with R-19
- Garage with Refrigerator, Central Vacuum, & Built-In Shelving
- Open Floorplan
- Integrated Built-In Speakers Wired on 1st & 2nd Floor Rooms
- Hardwired Security System & Blink Cameras



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22 BITTERSWEET HILL | SOMERS, CT - CONTINUED

INTERIOR RESIDENCE FEATURES (*CONTINUED*)

- Hardwired Fire Alert System to Fire Station
- Central Vacuum with Attachments on Upper, Main, Lower, & Garage Floors
- Solid Core Doors
- Attic Access with Pull Down Stairs in Primary Bedroom Closet
- Split Hydro Forced Central A/C - Zoned
- Split Hydro Forced Hot Air - Zoned
- April Air Humidifier
- House Attic Fan
- Water Purification & Softener System (Tested 2x Per Year)
- New Furnace (2024)
- 50-Gallon Indirect Hot Water Heater (2024)
- 2 100-Gallon Water Storage Tanks
- 2 300-Gallon Oil Tanks

• **FOYER ENTRY**

- 2-Story Ceilings with High Window
- Honed Marble Tile Flooring
- Oversized Natural Cherry Curved Staircase with Wrought Iron Balusters
- New Stair Runner (2025)
- Coat Closet
- Wainscoting Wall Moldings
- Crown Molding

• **OFFICE**

- Main Level Dedicated Office/Study
- 9' Ceiling
- Glass French Doors
- Stained Maple Hardwood Floor
- Built-In Bookcases & Cabinets
- 2 Built-In Workstations with Granite Countertops
- Installed Floating Wall Shelves
- Ceiling Fan

• **DINING ROOM**

- 9' Ceiling
- Stained Maple Hardwood Floor
- Wainscoting Wall Moldings
- Built-in Dry Bar with Glass Display Cabinets & Porcelain Countertop



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INTERIOR RESIDENCE FEATURES (*CONTINUED*)

• KITCHEN

- 2020 Remodel
- 9' Ceiling
- Stained Maple Hardwood Floor
- Pantry
- 9'x3' Center Island with Informal Seating
- Porcelain Countertops & Porcelain Backsplash To Ceiling
- Custom Wood Cabinetry with Glass Door Display Cabinets & Open Shelving
- Under-Cabinet Lighting
- GE Monogram Appliance Suite
- 36" Gas Cooktop with Retractable Telescopic Downdraft Vent (New 2020)
- Double Wall Ovens (2017)
- Cabinet Paneled Refrigerator (2020)
- Dishwasher (2020)
- Microwave (2025)
- Garage Disposal (2020)
- Large Eat-In Dining Area
- Glass Sliding Door Opening to Back Patio with 10' 4-Panel Glass Wall

• LIVING ROOM

- 9' Ceiling
- Stained Maple Hardwood Floor
- Built-In Media & Storage Cabinets
- 42" Masonry Wood-Burning Fireplace with Stone Hearth & Millwork Mantel
- Skylight
- Ceiling Fan
- Integrated Surround Audio System

• SUNROOM

- 10.5' Ceiling
- Wood Plank Style Tile Flooring
- Tall Windows on 3 Sides with UV Protective Tinting
- Framed Arched Entryway
- Ceiling Fan
- Sliding Glass Door Opening To Back Patio
- Panoramic Views of Poolscape, Barn, & Pastures

• MUDROOM

- 9' Ceiling
- Wood Plank Style Tile Flooring (2020)
- Built-in Cabinetry



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22 BITTERSWEET HILL | SOMERS, CT - CONTINUED

INTERIOR RESIDENCE FEATURES (*CONTINUED*)

• **MUDROOM (*CONTINUED*)**

- Marble Countertop with Sink
- Main Level Laundry with Washer & Dryer with Interior Wall with Sound Deadening Insulation
- Coat Closet
- Built-in Bench Seating
- Wainscotting Wall Molding Detail
- Pocket Door
- Direct Access to Attached 2-Car Garage
- Side Entry Door with Paver Walkway to Driveway

• **POWDER ROOM**

- 9' Ceiling
- Honed Marble Tile Floor
- Wainscotting Wall Molding Detail

• **UPPER HALL**

- Wide Platform Landing
- 8' Ceiling
- Stained Maple Hardwood Floor
- Crown Molding
- Wainscotting Wall Molding Detail

• **PRIMARY BEDROOM SUITE**

- 11' Vaulted Ceiling
- Spacious Bedroom with Sitting Area
- Serene Backyard Views
- Ensuite Full Bathroom
- Walk-in Closet
- Wall-to-Wall Carpet
- Flex Room - Dressing Room/Workout/Studio Area
- Glass Door Opening to Private Wraparound Balcony with 10' Wide Seating Area with Trex Decking

• **PRIMARY BATHROOM**

- Wood-Style Tile Plank Floor
- Vaulted Ceiling
- Skylight
- Glass Shower with Porcelain Floor-to-Ceiling Tile Wall
- Free-Standing Soaking Tub
- Double-Sink Vanity with Porcelain Countertop
- Heated Towel Rack



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INTERIOR RESIDENCE FEATURES (*CONTINUED*)

- **GUEST BEDROOM**
- 8' Ceiling
- Ensuite Full Bath with Marble-Topped Vanity, Marble Tile Floor, & Wall-to-Wall Carpet
- **BEDROOMS 3 & 4**
 - 8' Ceilings
 - Walk-in Closets
 - Ceiling Fans
 - Wall-to-Wall Carpet
 - Ensuite Jack & Jill Full Bathroom with 2 Marble-Topped Vanities, Shower/Tub Combination, & Built-in Cabinets (2020 Remodel)
- **PARTIALLY FINISHED LOWER LEVEL**
 - 627sf Heated & Finished Living Space
 - Family Room
 - Billiard/Recreational Area (Slate Pool Table with Removable Ping Pong Topper Included)
 - Wine Bar with Wine Cooler
 - Integrated Audio System
 - Wall-to-Wall Carpet
 - Storage Closet
 - Electric Heat Baseboards
 - Expansive Unfinished Basement with Built-in Shelving, Workbench, Freezer, & Wide Hatchway Exterior Access

BARN & EQUESTRIAN FEATURES

- 30'x48 Horse Barn (Built 2003)
- Vertical Pine Siding
- Exterior Insulation R-19 with Vapor Barrier
- Stone Paver Walkway
- Lighting Rods
- 4 Working Stalls with Potential for 6 Stalls
- Removable Interior Stall Dividers with Upper Iron Grates & Dutch Doors
- Rubber Matting in Stalls & Down Wide Center Aisle
- Freshly Painted Total Exterior (2024)
- Architectural GAF High-Definition 35-Year Shingles (New 2024)
- Upper Hayloft with 1,000 Bale Capacity - Hay Elevator Included
- Feed Room with Drop Down Door from Hayloft
- 10' Ceilings with 3 Overhead Industrial Aisle Fans
- Electrical Coax Cable & Outlets at Every Stall
- Automatic Pyrannah® Fly Spray System - Interior of Barn & Under Exterior Overhang
- 12'x30' Overhang Off Back of Barn



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22 BITTERSWEET HILL | SOMERS, CT - CONTINUED

BARN & EQUESTRIAN FEATURES (*CONTINUED*)

- Tack Room with Saddle Racks, Bridle Racks, & Cedar Bench/Storage
- Utility Room/Workshop
- Kitchenette with Potential for Barn Laundry Installation (Pre-Plumbed for Bathroom)
- 3 Pastures with Gates
- 2 Stalls with Runouts to Back Pasture
- Pressure Treated Fence Posts with 2'x6' Douglas Fir Split Rails
- Yard Hydrant Water Supply (Cold Water)
- 70'x110' Riding Ring with Commercial Outdoor Sporting Spotlight
- Jumps & Medical Pen Fencing Panels - Included
- Electric Subpanel
- 136sf Kloter Farms Storage Shed with Backside Covered Wood Storage
- Extended Paved Barn Driveway - Accommodates a 4-Horse Trailer, Tractor, & Other Farm Equipment