



UPGRADES & FEATURES

40 PURTILL STREET | SOUTH GLASTONBURY, CT

EXTERIOR FEATURES

- 2.02 Acres (with Conservation Easement)
- On Peaceful Cul-De-Sac
- Town Maintained Road & Pond
- Direct Access to Brainard Pond
- Walk To Picturesque Waterfalls
- Cedar Shingle Siding
- Paved Driveway with Turnaround Parking Area
- Stone Front Walking Pathway
- Professional Landscaping & Manicured Lawns
- Irrigation with Pond Pump
- Covered Front Porch with Wood-lined Arched Ceiling
- 2 CareFree Storage Sheds
- Newer Roof (2020)

INTERIOR FEATURES

- Nantucket-Style Custom Colonial
- Almost Completely Rebuilt in 2001
- Front Foyer with Marble Tile Floor Entryway
- Hardwood Floors Throughout most Main Level Primary Rooms
- 3/4 Bedrooms
- 3 Full & 2 Half Bathrooms
- 2 Gas Fireplaces
- Elevated Millwork & Moldings
- Living Room - With Vaulted 2-Story Ceilings, Illuminated Wood Beams, Hardwood Floors, Fieldstone Gas Fireplace, & Glass Sliding Door Opening Out to Elevated Deck
- Formal Dining Room - Oversized with Elegant Moldings and Hardwood Floors
- Chef's Kitchen -
 - Custom Wood Cabinetry
 - Large Center Island
 - Granite Countertops
 - SubZero Refrigerator
 - DCS 6-Burner Gas Range
 - Commercial Stainless Steel Hood
 - Fisher & Paykel Dishwasher
 - Abundant Cabinetry with Work Space Built-ins & Shelving
 - Wet Bar with Sink, Wine Cooler, & Wine Storage
 - Pantry
 - Large Eat-In Dining Area/Breakfast Nook with Sliding Glass Door Opening To Rear Deck
- Main Level Laundry Room - With built-in Cabinets & Utility Sink
- Attached 2-Car Garage
- Turney Powder Room



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INTERIOR FEATURES (*CONTINUED*)

- 2 Main Level Generously Sized Bedrooms - One with Brand NEW carpeting
- Main Level Turnkey Full Bathroom - with Vanity & Tub/Shower Combination
- Upper Level Primary Bedroom Suite
 - Spacious Bedroom with Sitting Area
 - Private Balcony
 - Vaulted Ceilings
 - Dramatic Floor-to-Ceiling Palladian window
 - 2 Expansive Walk-in Closets
 - Ensuite Spa-Inspired Bath - with Jetted Soaking Tub, Walk-In Shower, Expansive Double Sink Marble Vanity, Travertine Flooring, Linen Storage, & Elegant Oval Picture Window
- Newly Remodeled Upper-Level Wing
 - Office/Nursery/Music Room
 - Updated Full Bath with Glass Enclosed Shower
 - Oversized Bonus Room - Ideally Suited as a 4th Bedroom, New Luxury Vinyl Plank Flooring, & Dual Closets
- Massive Walkout Lower Level - Partially Finished & Mostly Prepped for Further Completion
 - 2 Large Glass Sliding Doors Walk Out to Back and Side Yards
 - Framing, Heating & Cooling, Electrical, Plumbing, and Insulation already in place for approximately 800sf of future finished areas including a living room with fireplace, entertaining bar, and recreationa room/billiard room/home gym.
 - Completed Cigar Room & Wine Cellar is completed and ready to enjoy.
 - Richly Wood-Panelled Walls
 - Stone Wine Room Accents
 - Granite Wet Bar
 - Wine Cooler
 - Beverage Refrigerator
 - Sophisticated Ventilation System
 - Finished Half Bath with Marble Mosaic Flooring and Marble Vanity is Already Complete

UTILITIES

- Newer Center A/C System (2020)
- Newer Water Heater (2020)
- Professionally Serviced Furnace