

## HOT PROPERTY

# Developers created colonial with their own family in mind

By Gretchen A. Peck

Newly constructed, the five-bedroom, 14-room colonial at 16 Anderson Road makes its market debut. Designed by its developer sellers, architect Anthony Tartaglia brought the vision to life.

Listing broker Leslie McElwreath of Sotheby's International Realty said the asking price for the Milbrook neighborhood property is \$4.695 million.

"The owners build for their own needs as a family of six and customize every step of the way to meet the expectations of a discerning high-end buyer," McElwreath said. "They have an outstanding track record for designing and completing homes that represent excellent value and have wide appeal."

The interiors have been thoughtfully designed to appeal to buyers who appreciate fine detail but don't want to sacrifice a comfortable, casual and active family lifestyle. The main level floor plan includes a double-height entry foyer, a formal dining room and butler's pantry, a paneled library, kitchen and breakfast room and a spacious family room with a fireplace — one of five fireplaces found throughout the home.

In a refreshing break from the subtle neutral color schemes in recent vogue for sellers, this home has built-in color.

"The response to the use of color and tasteful wallpaper in this home has been tremendous," McElwreath said. "People love the personality and warmth it brings to the house."

The kitchen is outfitted with custom cabinetry that McElwreath said appeals to "a true chef." It is true that the space blends inviting design with a smart layout. The sellers also chose top-of-the-line stainless appliances and a center island topped with Calcutta marble.

"A butler's pantry with an icemaker and wine refrigerator links it to the formal dining room," the Realtor explained.

Nearly seamlessly, the kitchen



Andrew Bottiglieri

**Above: The family room at 16 Anderson Road in Greenwich features a fireplace, hardwood flooring and four sets of French doors opening to a terrace and a covered porch with outdoor fireplace. Below: The newly built five-bedroom colonial is on a 0.41-acre professionally landscaped lot.**

opens to the family room.

"The heart of every home is the kitchen and family room," McElwreath said. "This space is especially well designed at 16 Anderson Road. There are four sets of French doors that bring the outdoors in and flood the rooms with natural light."

Hardwood flooring is found throughout the three levels of the home. The listing broker pointed out that it's a "durable, attractive and versatile" design choice.

"The darker stain is stylish and showcases the beautiful custom millwork in the house," she said.

The indoor-to-outdoor space here is invaluable — for day-to-day use or when entertaining. There's both a covered terrace and an uncovered terrace, which has a built-in grilling station.

"The covered terrace has a fireplace and an outdoor TV and is an extension of the indoor seating area. Dining can take place in the vaulted ceiling breakfast room or on the expansive terrace," McElwreath said.

The home has a total of five bed-



Sotheby's International Realty

rooms, including three family bedrooms with en-suite baths and the master suite. The master suite features a tray ceiling, a fireplace and dressing room.

The master bath is clad in marble. Radiant-heat flooring keeps it extra warm on the cold winter mornings. The design incorporates an oversized steam shower, two vanity sinks and a Kallista-brand soaking tub.

The laundry room has been nestled into the second level's floor plan to conveniently serve the bed-

rooms and baths.

The third level affords bonus space — a blank slate for the first residents to interpret.

"The lower level in this house is truly extraordinary," McElwreath said. "The bar space with adjoining media room and game room allows for the ultimate game night, Super Bowl party or team dinner. The white oak bar can seat up to 10 people and has custom cabinetry, wine refrigeration, a sink and an icemaker.

"The media room has surround

## Details

**Address:** 16 Anderson Road, Greenwich

**Price:** \$4.695 million

**Number of Rooms:** 14

**Features:** This in-town five-bedroom colonial was built in 2018 on a 0.41-acre lot. The floor plan includes four levels, including a third level with bonus space and a finished lower level with a 10-seat equipped bar and media and gaming rooms. The main level includes a double-height entry foyer, a formal dining room, a butler's pantry, an eat-in kitchen and breakfast room, a family room, a library/home office and a mudroom with a built-in workstation. Expansive terraces — covered and open — have been appended with stone walls, an outdoor fireplace and built-in grilling station. The attached two-car garage is heated; plus, the sellers have plans available for a secondary detached garage.

**Schools:** Julian Curtiss, Central Middle, Greenwich High

sound operated by the Control4 audio system," she added. "The game room is suitable for billiards or ping-pong. In reality, your guests may never want to leave."

The lot is approximately 0.41 acre. It has been professionally landscaped and affords plenty of space to accommodate a future in-ground pool.

"The location is what makes this a truly special opportunity," McElwreath said. "It is on a private road in close proximity to Julian Curtiss School, Greenwich High School, Greenwich Avenue, and several places of worship. In a matter of minutes, you can dine, shop, commute or take a spin class. You have the benefit of a bucolic neighborhood, four levels of dynamic living space, level lawn and room for a pool."

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