

Real Estate

GREENWICH TIME | GREENWICHTIME.COM | Friday, August 16, 2019 | Section R

HOT PROPERTY

Beloved 3-bedroom home

Transitional Cos Cob house in convenient location



One of the well-appointed seven rooms at 99 Loughlin Ave., Cos Cob.



Contributed photo

WHAT TO BUY

Renovated, expanded 5-bedroom colonial

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Contributed photo

WHAT TO BUY

Renovated, light-filled 1930s-era Tudor

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DOUGLAS ELLIMAN REAL ESTATE PRESENTS CLASSIC GREENWICH



NEW PRICE | Greenwich | \$1,895,000 | Web# CT106591

First time on the market in 38 years. This 5-BR, 6.5-BA classic Center Hall Colonial is nicely sited on approx. 4 acres on a quiet cul-de-sac. Beautifully manicured property with stone walls and an oversized pool. Other highlights include an elegant foyer, a well appointed kitchen with vaulted eat-in area that overlooks the expansive grounds, a cozy den, office, family room, solarium, a master bedroom suite with 2 walk-in closets and luxurious bath with separate shower. Offers a 3-car attached garage, with full basement ready to be finished.



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REAL ESTATE

HOT PROPERTY

Transitional Cos Cob home in a convenient location

Beloved 3-bedroom house and beautifully landscaped yard is close to parks, conveniences



Photos by goes here and here

By Gretchen A. Peck

Located in the Loughlin Park neighborhood of Cos Cob, the three-bedroom single-family home at 99 Loughlin Ave. is on the market. Amy Whitlaw of Sotheby's International Realty in Greenwich is the listing agent for the \$1.169 property.

When Whitlaw's clients, the current owners, bought the property in the late 1990s, they immediately appreciated the location. It was both convenient to commute in to New York City and close to local parks, the seller recalled by way of email.

Built in 1986, the house was still relatively new then and had some built-in flexibility, which allowed the new owners to settle in and tailor it expressly to their family's preferences. Over time, they made some additional improvements to the property, including redesigning the gardens and landscaping. They added new stone steps and a patio, a new deck and new fencing.

Inside, they added Spanish tiles and a new mantel to the fireplace. In the living room, they installed a new picture window, "bringing outside in," the seller explained.

The kitchen received all new cabinets with a rounded profile and curved edges and high-end appliances from Sub-Zero, Wolf and Thermador. The tiled backsplash, Italian farmhouse-style sink, island, chandelier and recessed lighting complete the design.

One of the seller's favorite features of the house is the hardwood flooring throughout — "in perfect



99 Loughlin Avenue, in the Loughlin Park neighborhood of Cos Cob, is listed for \$1.169 million by Sotheby's International Realty. The three-bedroom house has 2,264 square feet of living space, with interiors that strike a balance between traditional and contemporary.

condition," she noted.

Another favorite? The open two-story ceiling above the living room, which connects the space to the second-level loft overhead. The living room also has a wood-burning fireplace.

This home is equal parts contemporary and traditional, lending itself to transitional furnishings. The floor plan affords 2,264 square feet of living space, with

the living room, eat-in kitchen and a dining area that opens out to an expansive deck.

The house has three bedrooms, including the master suite, located on the first floor. The second level is where the remaining two bedrooms are, a full hall bath, a sitting area and a family room. Off of the attached two-car garage, there's unfinished basement with plenty of room for storage.

The owners have invested a lot of time and care in the landscaping, including adding a bounty of perennials.

The 0.19-acre property puts three parks within easy reach: Cos Cob Park, Bruce Park and Loughlin Avenue Park, where there's "the best baseball field in town, with tennis courts," the owner noted. The family also enjoyed walking to Cos Cob's Hugh

Details

Address: 99 Loughlin Ave, Cos Cob

Price: \$1.169 million

Number of Rooms: 7

Features: Located in Loughlin Park, Cos Cob, on a 0.19-acre lot, this contemporary single-family has 2,264 square feet of living space, with three bedrooms, two full baths and one partial bath. The house was built in 1986 and has been improved by the current owners. The floor plan includes a living room, kitchen, dining room, family room and sitting area. The property also includes a two-car attached garage and unfinished basement storage space.

Schools: Cos Cob School, Central Middle, Greenwich High

Street, a "one-of-a-kind" shopping destination with a cheese shop, butcher, ice cream parlor, drug store, coffee shop and other conveniences.

"These places are so close, that you get the feeling that this is all your 'backyard,'" she said to the new residents who may fall in love with the property just as she did.

"Cos Cob has always been a place to raise the children, and there is a tremendous amount of families with young families," the seller explained, describing it as an "ideal place, with a fantastic school system, especially if parents commute to New York."

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