



487 Fairfield Beach Road
www.487FairfieldBeach.com
Direct Water Frontage
Custom Designed & Built Beachfront Villa



83' Direct Water Frontage
Unobstructed Water Views



Over 1150 SF of Covered Verandas,
Balconies, Porches & Terraces



Villa Re



The Epitome of Waterfront Living
Custom designed and built to exude sophisticated style with a European flair, this home is as much an offering of lifestyle as it is masterful building and architecture. Captivating water views from every primary room.



Property Profile
First Floor -3261 SF Livable
Covered Tiled Veranda – 465 SF

Foyer & Gallery

- Direct Water Views from Front Entry through Rear Veranda
- Open Floor Plan Directly to Outdoor Living Area on Covered Veranda with Unobstructed Water Views
- **18" Italian Porcelain Tiled Floors**
- Faux Painted Walls with Baseboards
- **15' High Ceiling**
- Deep 3 Section-Coffered Ceiling
- Front mahogany arched door with glass panes.
- 2 Recessed Lights
- Radiant Heat Floors
- Front double Lantern Chandelier
- Two Sconces
- 3 Picture windows with deep sills
- Matching Italian Porcelain Tiled Floor
- **10' ceilings**
- Oiled bronze and crystal door knobs
- Double Coat Closet
- Baseboard Mouldings
- Faux Painted Walls
- Column and archway
- 4 Casement Windows, 2 Arched Windows
- 5 Recessed Lights
- Stained Handrails and Newel Posts



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Breakfast Area:

- Direct Water Views
- Mahogany Coffered Ceiling
- Open to Gallery, Kitchen & Family Room including Fireplace
- **Matching 18" Italian Porcelain Tiled Floors**
- French Doors with Flanking Stationary panels to Veranda
- **10' Ceilings**
- Baseboard Mouldings
- 5 Double Casement Windows
- Speaker-Sound System with Control Panel & IPod Hook-up
- 4 Recessed Lights
- Arched & Columned openings to Sun Room and Dining Room



Family Room

- Direct Water Views
- Mahogany Coffered Ceiling
- 7 Recessed Lights
- See-Through Fireplace with Stucco Finish
- Mahogany Antique Beam Mantle
- See-Through, Brick adorned, Firewood Storage Niche with Mahogany Top
- Hook-up for Wall-mount TV
- Ceiling Fan
- Tiled Floor
- Baseboard Mouldings
- 3 Stationary Glass Panels and French Doors to Veranda
- Open to Kitchen, Dining Area with glimpse of LR & DR.



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Living Room:

- Water Views through Sunroom
- Step-Down Living Room, flanked on both sides by columns.
- Italian Porcelain Tiled Floors
- **10' Ceilings**
- Baseboard Mouldings
- Wood burning, see-through, Tuscan-style Fireplace with Antique Hewn Mahogany mantel. Stucco finish. Italian Porcelain Tile Border..
- See-through firewood storage niche with mahogany top and stucco finish.
- 2 Casement windows
- Speakers-Sound System
- Ceiling Fan
- Arched & Columned openings to Sun Room and Dining Room



Dining Room:

- Water views throughout Living Room Sun Room, & Family Room
- Mahogany Coffered Ceiling
- Open to Kitchen and Living Room
- Access to Wine Room
- Italian Porcelain Tile
- Arched Openings with Columns
- 2 Mini Casement Windows
- Chandelier and Sconces EXCLUDED
- Speakers-Sound System



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Sun Room:

- Direct Water Views Throughout Veranda
- **18" Italian Porcelain Tiled Floor**
- Views of Veranda and Beach/Water
- 4 Casement Windows
- Ceiling Fan
- French Door with 2 Flanking Stationary Panels
- 2 Mini Decorative Windows
- Arched



Wine Room:

- Water Views Throughout Dining Room, Living Room, & Sun Room
- Custom Mahogany Door with Crystal Knobs
- Temperature Controlled, Custom Built 6,000 Bottle Wine Area
- **10' Ceilings**
- Speakers — Sound System w/ Control Panel
- Italian Porcelain Tile
- 8 Arched Caverns with 8 Factory Style Lights
- Rounded Ceilings with 4 Factory Style Lights
- 4 Columns
- Faux Painted Walls



Entertainment Room:

- Berber Wall to Wall Floor Covering

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1st Floor Powder Room

- Oiled Bronze Wall-mount Faucet
- Rustic Copper Bowl Sink
- Faux Painted (Venetian Plaster Look) Walls with Matching Custom Made Vanity
- Tumbled Porcelain Tiled Floor
- Commode-Kohler



Back Hallway

- **18" Italian Porcelain Tiled Floor**
- Fire Rated Door to Lower Level, Garage, LL Bath and Storage
- 2 Recessed Lights
- Stairway to 2nd Floor
- 2 Alabaster Scones in Hallway

Front Right Entry Hall

- Entrance to Butlers Pantry w/ Pocket Door
- Entrance to Powder Room & Entertainment Room
- **18" Italian Porcelain Tiled Floor**
- 1 Alabaster Scone at End of Hall



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Kitchen:

- **10' Ceilings**
- Custom Kitchen Cabinetry, Ivory Glazed Inset
- Custom Hood – Matches Cabinetry
- **46' of Granite Counters Trimmed with Mahogany Cap**
- Dove-Tailed, Self-Close Drawers
- Crystal Knobs
- Deep Prep Sink
- **44" x 81" Center Island with Granite Top & Deep Sink**
- Subzero Refrigerator with 2 Freezer Drawers
- **48" Viking Stove with Griddle & 2 Ovens**
- Bosch Dishwasher
- Kitchen Aid Trash Compactor
- Sharp Microwave-Under Counter
- Porcelain Tile Backsplash with Pot Filler
- **18" Italian Porcelain Tiled Floors**
- 12 Recessed Lights



Butler's Pantry:

- Built-in Miele Espresso Cappuccino Machine with Warming Drawers
- Sink
- Dumbwaiter/Elevator Option
- Porcelain Tile Backsplash
- Crystal Knobs
- Cherry Cabinetry
- Fitted Pantry Cabinet



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Second Floor— 3006 SF Livable
Porches — 504 SF

2nd Floor Landing

- Oak Stair Treads, Berber Carpet
- Rounded Landing Walls
- Desk Nook
- Dumbwaiter
- Entrance to Laundry Room
- Entry to all Bedrooms & Office

Laundry

- Custom Natural Cherry Cabinetry with Roping Detail
- Chrystal Knobs
- Stainless Steel Sink
- Pull Down Ironing Board
- Bosch Energy Efficient Washer & Dryer

Office

- Direct Panoramic Water Views
- Italian Porcelain Tile with Serrated Edges
- Deep Tan Colored Walls
- 2 French Doors to Italian Porcelain Tiled Balcony with Rail System & Retractable Screen
- Pocket Door for Bathroom
- Half Bathroom
- Corner Polished Chrome Kallista Sink
- Ceiling Fan
- 4 Recessed Lights
- Speaker — Sound System with Control Panel

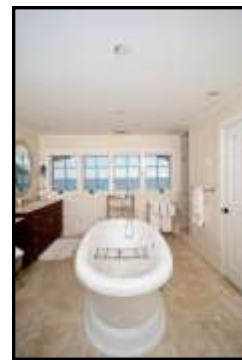


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Master Bedroom Wing
Master Bedroom with 2 Private Covered Porches



- Grand Entry with Direct Water Views
- Large Cedar Closet
- Neutral faux Venetian Plaster walls
- Rounded wall with crown and base-board mouldings
- Ceiling Light/Fan
- **12" x 12" Italian Porcelain Tiled Floor**
- 8 Recessed Lights
- Gas Fireplace with Glass Doors
- Speaker — Sound System with Control Panel
- 2 Small Casement Windows
- 5 Casement
- Soft Shades
- 2 Stationary Panels
- French Doors w/ 2 Flanking Stationary Panels
- Retractable Screen Doors Open to Covered Balcony overlooking Sound with Mahogany Balcony Ceiling; 2 Recessed Lights & Speaker



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Master Bedroom Wing

Master Bath

Commode Room

- Kohler Pull Flush Toilet & Bidet
- Towel and Polished Nickel Fixtures
- Deep Storage Towel Niche
- Recessed Light and Fan
- Italian Porcelain Tiled Floor and Walls . Stenciled Paint



Main Bath Area

- Italian Porcelain Tiled Floor
- His & Her Cherry Vanities with Botticino Marble Tops
- Matching Custom Light Botticino Marble Framed Mirrors
- Mosaic Tiled Marble Backsplashes
- Crystal Knobs
- 2 Under mount Sinks
- 10 Recessed Lights
- Nickel Towel Holders
- Center Vanity Area
- Center Air Tub with Nickel Risers, Faucet and Handheld
- Open, Tiled Shower: Marble Floor, Crackled Tile Walls with rope borders, Rain Head, Light, Nickel Sliding Handheld, Corner Seat, Soap Niche and Shower Head with Water Views
- 4 Casement Windows
- Custom Painted Walls
- Ceiling to Floor Toiletry Closet
- Speaker-Sound System

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Master Bedroom Wing

Closets

- 2 Walk-in Closets, Professional Fitted Out with Tiled Floors, Shelves, Poles, Sliding Bins & Built-in Bureaus with Jewelry Trays

Exercise Studio with Private Terracotta Tiled Covered Porch

- Tiled Floor Steam Shower with Marble and Crackled Tile, Folding Seat, Sliding Hand Held, Frameless Doors, Light, Nickel Plumbing Fixtures with Water Views
- Area Plumbed for Sauna
- Exercise Studio is Carpeted
- Mirrored Wall
- Ceiling Fan
- 6 Recessed Lights
- Center French Door with 2 flanking Stationary Door Panels with retractable screens open to Covered Balcony Overlooking Sound
- 3 Casement Windows
- 2 Recessed Lights & Speaker
- Baseboard Mouldings
- Speaker-Sound System with Control Panel



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Bedroom 2

- Unobstructed Water Views
- Carpeted Floor
- 2 Windows
- 8 Paired Casement Windows
- Double Door Customized Elf Closets
- 5 Recessed Lights
- Ceiling Fan
- French Doors to Balcony with Shades & Retractable Screen Doors
- Balcony with Italian Porcelain Tiled flooring overlooking Gardens in Front



En Suite Full Bath

- Cherry Vanity with Glass Knobs
- Carrera Marble Counters with Inset Sink
- Nickel Mirror, Sconces & Faucets
- Seamless Glass Shower Door
- **6" x 6" Tiled Shower**
- Octagon Tiled Floor with Black Insets
- Kohler Pull Flush Toilet
- Walls are Half Tiled with Subway Tile, Fleru De Lis & Rail Finish
- 3 Recessed Lights
- Exhaust Fan
- Hand Painted Fern Design Walls

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Bedroom 3

- French Doors to Balcony with Shades & Retractable Screen Doors
- Tiled Floor
- Balcony with Terracotta Flooring Overlooking Gardens in Front
- 4 Recessed Lights
- Ceiling Fan
- 2 Closets
- Baseboard Moldings



En Suite Full Bath

- Cherry Vanity with Glass Knobs
- Carrera Marble Counters with Inset Sink
- Polished Nickel Mirror, Faucets & Triple Above-Mount Fixture
- Seamless Glass Shower Door
- **6" x 6" Tiled Shower**
- Octagon Tiled Floor with Black Insets
- Kohler Pull Flush Toilet
- Walls are Half Tiled with Subway Tile, Fleru De Lis & Rail Finish
- 3 Recessed Lights
- Exhaust Fan
- Hand Painted Striped Walls
- Built in Linen Closet

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Bedroom 4

- French Doors to Balcony with Shades and Retractable Screen Door
- Balcony with Terracotta Flooring overlooking Gardens in Front
- Ceiling Fan
- Double Closet Doors
- 2 Casement Windows
- 5 Recessed Lights
- Baseboard Mouldings
- Carpeted Floor



En Suite Full Bath

- Cherry Vanity with Glass Knobs
- Carrera Marble Counters with Inset Sink
- Nickel Mirror, Sconces & Faucets
- Seamless Glass Shower Door
- **6" x 6" Tiled Shower**
- Octagon Tiled Floor with Black Insets
- Kohler Pull Flush Toilet
- Walls are Half Tiled with Subway Tile, Fleur De Lis & Rail Finish
- 3 Recessed Lights
- Exhaust Fan
- Hand Painted Bubble Design Walls



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Bedroom 5

- Wall to Wall Carpeting
- Baseboard Mouldings
- Cream Colored Wall Paint
- 2 French Doors with Center Stationary Panel with Pleated Soft Shades and Retractable Screen Doors
- 2 Mini Casement Windows on either side of Balcony Doors
- Balcony with Terracotta Floors & Rail System
- Double Closet with Professional Closet System
- Ceiling Fan



Panel

En Suite Full Bath

- Cherry Vanity with Raised panels with Beaded Inset and Roping Detail, Glass Knobs, inset and Carrera marble Tops
- Wall is Tiled half way :Subway Tile, Black Roping & a Rail Finish
- Hand Painted Fleur de Lis Muraled Walls
- Polished Nickel Faucets
- **White 6"x6" Tiled Bath**
- Kohler Pull-top Flush Toilet
- Deep Air Tub with European Folding Glass Shower Door
- Nickel Gliding Handheld & Shower Head
- Octagon Tiled Floor with Black Octagon Insets
- 3 Recessed Lights
- 2 Sconces
- Towel & TP Holders
- Exhaust Fan

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Third Floor

Unobstructed Views of Sand, Water & Penfield Light House

Studio/Office

- 10 Recessed Lights
- Oak, Lacquered, Boat-Bottom Ceiling
- 3 Storage Areas
- Italian Porcelain Tiled Floors
- 2 Natural Clay Sconces
- 186 SF Roof Top Terrace with Speakers & Control Panel
- Water Faucet
- Exterior Gas powered Generator & A/C Units
- Custom Anderson Arched Exterior Door to Roof Top Terrace



Lower/Ground Level — 276 SF Livable

- Finished Wood Stairs & Rails from Main Level
- Warmly Painted Walls
- Side Ground-Level Door to Tiled Mudroom Area
- Access to Full Bath
- 3 Car Garage with Shelving and Phantom Electric Garage Doors
- Tiled Mudroom Area with Dumb Waiter
- Dumb Waiter (expandable to accommodate Elevator)
- 3 Recessed Lights
- 2 Pairs of Sliding Doors to Enormous Storage Area Under Raised First Floor

Ground Level Full Bath

- Direct from Beach/Path to Interior Full Bath & Walk-in Shower
- Vanity , Porcelain Sink/Top & Stainless Faucets, Shower Head
- Toilet

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Exterior Amenities & Landscaping

- Over 1100 SF of exterior veranda, balcony and private porches
- Large Covered Arched Veranda Overlooking Sound & Patio
- Accessed from Dining Area, Family Room and Sun Room
- Mahogany Ceiling
- 2 Lanterns—Mother of Pearl Panels
- 10 recessed Lights
- Italian Porcelain Terracotta Tiled Floors
- 6 Columns
- 2 Speakers—Sound System (Control Panel in Living Room)
- Low Maintenance Rail System with Ivory Balustrades, columns and substantial Hand Rails
- 8-Step Stairway to Landscaped Stone Patio set in Stone Dust & Walkways to Private Beach Area
- Custom, Arched Mahogany Shuttered Openings



Second-Story Front & Side Waterfront Balconies: 5—Private BR Balconies

Second Story Rear Covered Porches: Two in Master Wing

Outdoor Living Areas:

- Pebbled Hammock Area
- Pebbled Sitting Area
- Stone Patio Al Fresco Dining & Cooking Area



360 degree Landscaped Design including Beds, Borders & Islands
Stone Pathway & Gate to Private Beach.

Plantings include Iris, Hydrangeas, Wild Roses, Sea Grass, Hibiscus,
Specimen Plantings, Clematis, Catmint

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Property

- **.53 Acres Open Space Adjacent to Rear Property with 83' of Private Beach**
- 4 Floors of Living Space—6759 SF Livable Area w/1155 SF of Tiled Balconies, Porches, Veranda
- 16 Rooms
- See-Through Fireplace and MBR Gas Fireplace
- Circular Drive with Native Stone Walled Beds & Center Island
- Screening & Landscaping Trees
- Front, Side & Rear Plantings
- Outdoor Living Areas with Direct Access to Private Beach
- Seawall with Deep Large Boulders for Landscaping
- 5 Covered Balconies—Tiled with Mahogany Ceilings
- 2 Private Covered Porches off Master Bedroom Wing
- **Large 33'x12' Covered Veranda with Unobstructed views, Railings, and steps to Patio**
- 1155 SF Total Porches, Decks & Veranda
- 3 Car Garage—Phantom (quiet) Electric Doors

Exterior & Construction Elements

- **Clay Mediterranean "S" Tiled Roof with Copper Nails over Water/Ice Shield, Copper Flashing**
- Real California Portland Cement Stucco Exterior over Metal Lath
- LR Concrete Block Chimney w/ Stucco Finish & MBR metal Chimney-Stuccoed
- **Anderson Coastal Impact Resistant Windows and Doors 400, Low "e" insulated (150 MPH Wind & Debris proof)**
- **Mahogany, Arched, Insulated Glass Front Door, 8" Travertine Surround**
- French Doors, Out-Swinging with Retractable, Rollup Screen Doors
- **5" Concrete Slab w/ 6x6—10/10 w.w. Mesh Reinforced/Garage**
- **4" Concrete Slab in Crawl/Storage Space**
- Foundation: 48 Wood Piles and Reinforced Concrete Beams & Steel Beams to Support 15-16 Foot Raised 1st Floor.
- Douglas Fir Lumber
- TJI Floor Joists & LVL Beams
- **3/4" T&G Plywood Glued & Nailed Sub Floors & Walls**
- **1/2" CDX Roof Sheathing**
- **10" and 8" Columns with 7" & 6" Polycast Tuscan type**
- 1/2 Moon Gutters w/ Infiltration
- R21 Insulation/Vapor Barrier on Ext Walls. R-38 1st Flr. R-38 Under Decks
- Interior Arched Bellagio Doors

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Utilities & Mechanicals

- Hydro Air, Gas Fired Boiler (Attic) Air Handlers. 4 Zones. AC Condensers (mechanical roof deck) Phase III Hot Water Storage System
- Cast Iron Drain Piping (certain spaces), Insulated water pipes.
- Continuous Circulating Hot Water System
- 400 AMP underground electrical service
- Central Remote Exhaust Fan System for Bathroom Ventilation
- Frost Free Bibs on both sides of House
- 2 Unit Central Vac System-In Attic & Crawlspace
- Irrigation System-Front
- Sound System with 6 Control Panels & 14 Speakers
- Dumbwaiter to from Ground Level to 2nd Floor
- City Water
- City Sewer
- CAD-5 wiring throughout, cable outlets, phone jacks, exterior outlets
- Gas Powered Back-up Generator.
- **Crushed Stone Driveway (over 4" processed base)**
- Gravel Trenches around House & 2 (4x4) Galleries
- Radiant Hot Water Heat on 1st Floor
- Invisible Fence
- Security System with Control Panels



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Acknowledgements

Design Concept: Linda King & Roy King
Architect: James Hancock Associates, Ridgefield, CT
Building Contractor: Pasquale Guzzo, Seymour, CT
Wine Cellar: New England Wine Cellars
Interior Design: Spaces Defined, LLC, Fairfield, CT
Spacesdefined.net

- New England Wine Cellars
- Rohl Plumbing Fixtures
- ELF Closet Systems
- Anderson Windows
- Miele Coffeemaker
- Ludwicci Roof
- California Stucco Company
- Fypon Railing Systems



The Town of Fairfield Beach Area

Fairfield is a [town](#) located in [Fairfield County, Connecticut, United States](#). It is situated along the [Gold Coast of Connecticut](#). Fairfield is a town of many neighborhoods, two of which—Southport and Greenfield Hill—are notably affluent. In July 2006, [Money Magazine](#) ranked Fairfield the ninth "best place to live" in the United States, and the best place to live in the Northeast. This is primarily due to its affluence, low crime rate with only three homicides in the last five years, excellent public school system, suburban character, scenic location on the Long Island Sound, and proximity to New York. . The town was also listed among the "preppiest" places in the United States in the tongue-in-cheek 1980s best-seller *The [Official Preppy Handbook](#)*.

It considers itself the "[dogwood](#) capital of the world," and each spring a Dogwood Festival takes place in the [Greenfield Hill](#) neighborhood.

Fairfield is a town of more than 58,170 residents ([from 2008 CERC Town Profile](#)) . The town was settled in 1639 and covers an area of 30.6 square miles. The main switchboard number for the town is 203-256-3000. Town offices are located at Old Town Hall, 611 Old Post Road and at Sullivan Independence Hall, 725 Old Post Road.

A [statistical profile and demographics of Fairfield](#) are available CERC - The Connecticut Economic Resource Center, Inc. The profile is available in .pdf format (requires Adobe Acrobat Reader which is available for free at <http://www.adobe.com/products/acrobat/readstep2.html>)

WEBSITES

History of Fairfield, CT
<http://www.fairfieldct.org/history.htm>

Connecticut Coastal Access Guide
<http://www.lisrc.uconn.edu/coastalaccess/site.asp?siteid=219>

Other Beach Information
<http://cozybeach.com/ct-fairfield-beaches.shtml>

What We Love About Where We Live

487FairfieldBeach.com

After living in Italy for a few years, we wanted to have the same ambience in our home here, as we did there. Hence, Villa Re was created...architected through personal photos of some of our favorite villas in Italy, built by an Italian who knew exactly what we wanted to accomplish and the interior designed and accessorized by a professional and passionate Italian designer. While it is not Lake Como, Villa Re on the Sound is the next best thing to being there!

- ◆ Waking up to spectacular sunrises and drifting off to sleep to a glistening moon beam.
- ◆ The Tranquility that surrounds the magnificent and intoxication views of the sound.
- ◆ The Port Jefferson Ferries passing each other...ever day, all day.
- ◆ The Penfield Reef lighthouse is always beautiful, but is most beautiful on a clear day and in the evening, its beacon providing comfort and safe harbor.
- ◆ The casual feel of the neighborhood and the friendliness of the people in the Fairfield Beach area, the convenience of the shops and restaurants, not to mention the train station just one mile away.
- ◆ Relaxing in the privacy of the roof top garden on a clear night, while listening to the waves below and feeling the cool sea breeze upon your face...or, if by chance you should pass by, you may even see us slow dancing on the first floor veranda to the romantic sounds of Johnny Hartman.
- ◆ Working out in the morning overlooking the sound at sunrise while watching the seagulls flying in the quiet of the morning. They are captivating.
- ◆ Candlelight dinners starting on the veranda and moving to the dining room. The wine cellar is the perfect backdrop for any meal along with a great bottle of wine. When the veranda doors are open and the breeze is gentle but, steady, we are always reminded of how truly blessed we are.
- ◆ After a day of work, we love coming home. Villa Re, the beach and nature create an unbelievable ambience. It is truly like a vacation, until of course, you answer the phone or look at your Blackberry...LOL
- ◆ This is a great place to entertain family and friends and still enjoy being in their company while cooking in the kitchen and enjoying the many spectacular views of the water.
- ◆ There is nothing more relaxing when the double sided fireplace is crackling and glowing, especially during the holiday season. WE can enjoy the twinkling lights from ever room while we also enjoy the water views.
- ◆ Just being on the water with a private beach and being able to enjoy what each season has to offer.



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FINE PROPERTIES
& WALSH



Utility Costs

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- Electric, United Illuminating \$675/month
- Propane, Southern CT Gas \$283/month
- Flood Insurance, Travelers \$339/year
- Home Insurance, Chubb (including contents) \$7,986/year



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