



RARELY DOES SUCH A FRONT ROW CENTER SEAT BECOME AVAILABLE!

EH# 4939

mls# 170497262

\$7,500,000

New Preston, CT

Litchfield County

9,000 Sq Ft

21.65 Acres

4 Bed

4/2 Bath

Perched high atop Gunn Hill in New Preston, this extraordinary 22-acre estate has panoramic views of Lake Waramaug and the Hills of Kent and Warren. Its commanding position captures breathtaking sunrises, sunsets, and starry nights. Recently built and lightly used, the classic shingle-style residence is spacious indeed – 9,000 sq ft of living space accessing 1700 sq ft of mahogany deck and blue stone terraces. The park-like grounds are magical, featuring gardens, a 40'x20' heated swimming pool, rolling manicured hills with meandering pathways by ancient stone walls, birch tree forests, and remains of an old quarry. A Portico leads to a spacious foyer with a Powder Room and Coat Room nearby and a formal The dining room features a lighted hip ceiling and a corner Club door to a butler's pantry with a standing bar-sink. The foyer and exquisite stairway opens to the spacious Living Room with a coffered ceiling, FP, and custom cabinetry with a window seat and Glass doors open to the enormous terrace. The Primary Bedroom Suite also has a door to the terrace, a seating area, dual dressing rooms, and a luxurious spa bathroom with radiant heated marble tile floors. The Cherry paneled Library w/FP and the family Dining/open plan Kitchen have many windows and access to the terrace. The kitchen is a dream with walls of cabinets and windows, a breakfast bar, an island with prep sink, and Sub-Zero and Wolf appliances. Beyond the kitchen, a 50' long family room continues the open floor plan while also serving as a transitional gallery joining the residence to the Grand Hall. The Grand Hall, 60'x36' has a soaring 40' stone fireplace and a generous terrace with an outdoor fireplace and steps to the lawn, a dramatic rock ledge, and the pool. A floating stairway and cantilevered balcony access the perfect second-level guest quarters with an adjoining mahogany deck. Across this deck is the second floor Primary suite and two additional bedrooms, an en suite with all three bathrooms having radiant heated stone floors. An entertainment lounge, a large storage room, and an additional W/D complete the second level. With closets galore, a generous laundry room off the kitchen, a full-size basement with interior stairs, and walkout access, this quality home has a two-car attached garage and double driveways offering parking for many vehicles. Today's definition of luxury is privacy, security, and space. With the most expansive views imaginable, this estate has it all.

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Residential Info

FIRST FLOOR

Entrance: Large Foyer, wood floor, through exterior portico

Living Room: Fireplace, wood floor, coffered ceiling, custom paneling, doors stone terrace.

Dining Room: Formal, Swinging Club door to Butler's pantry with bar-sink

Kitchen: open-plan, breakfast bar, center island w/prep sink, microwave drawer, stone counters, Wolf/Sub-Zero

Dining Area: open to Kitchen and living room, built-in custom cabinetry, access to stone terrace

Half Bath: 1

Master Bedroom: Suite, sitting area, windows on 3 sides, 2 dressing rooms, door to stone terrace

Master Bath: Spa-like, radiant heated floors, marble, tiles, double sinks, jetted tub, separate shower

Library: Cherry paneling, fireplace, doors to stone terrace

Family Room: Spacious transition from kitchen to Grand-hall, sliders to exterior, access to exterior Loggia/entrance

Grand Hall: 60X36, 40 ft stone fireplace, window walls, wood floor, access to huge stone terrace, pool, exterior

Terrace: 2 bluestone terraces totaling about 1700 sq ft, one with soaring 40 ft outdoor fireplace, both w/views

SECOND FLOOR

Master Bedroom: En suite full bath, access to second-floor mahogany deck

Master Bath: Marble, soaking tub with a view, separate shower

Bedroom: Wood floor, en suite bath

Bedroom: wood floor, en suite bath

Guest quarters/Studio w/half bath: Access to staircase & balcony overlooking Grand Hall, access to 2nd-floor deck

Entertainment lounge

Full-width Storage Room

GARAGE

2-car attached

FEATURES

Breathtaking panoramic views, 40X20 heated Gunite pool, second-floor mahogany deck, gardens, shrubbery, flat land for a possible tennis court, barn, outbuilding

Property Details

Location: Gunn Hill Rd, New Preston, Ct 06777

Land Size: 21.65 M/B/L: 07-06-25

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Survey: # 1947 **Zoning:** Res

Year Built: 2013/2017

Square Footage: 9000 +/-

Total Rooms: 13 **BRs:** 4 **BA:** 4 full 2 half

Basement: full

Foundation: concrete

Hatchway: walkout

Attic: storage

Laundry Location: first & Second floors

Number of Fireplaces or Woodstoves: 4

Type of Floors: wood

Windows: insulated glass

Exterior: cedar shake

Driveway: dirt & asphalt w/pea-stone

Roof: cedar shake

Heat: propane hot air and radiant

Oil Tank(s) – size & location: 2 Propane tanks (buried and above ground)

Air-Conditioning: Central Air

Hot water: propane

Sewer: septic

Water: well

Electric: 400 amp

Generator: yes

Mil rate: \$ 14.25 **Date:** 2021

Taxes: \$ 33,228 **Date:** 2021

Taxes change; please verify current taxes.

Listing Type: exclusive

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