

**G R E E N W I C H F I N E P R O P E R T I E S**



**REGAL GEORGIAN ON ROUND HILL**

**GREENWICH, CONNECTICUT**





***Stunning architect-designed estate  
on a private lane  
with grand terraces  
and a heated pool***

This exquisite 2007 Georgian manor was custom designed and built by renowned Alex Kaali-Nagy Architects amid the picturesque splendor of one and one quarter acres at the end of a private Round Hill Road cul-de-sac. Distinguished by the classic symmetry of its handsome brick façade capped by a Vermont slate roof, the exceptionally appointed residence radiates impeccable craftsmanship and extraordinary architectural detail throughout a graciously proportioned interior accentuated with elegant pedimented doorways, intricate millwork and quarter-sawn oak flooring. Multiple French doors lead to a grand south-facing covered verandah and open terrace overlooking magnificent gardens and a heated pool with spa. Fireplaces are featured in the formal living room, oak paneled library, wonderful two-story family room, custom designed game/poker room, romantic master bedroom and outdoor verandah. There are four additional en suite bedrooms, including separate staff quarters, an elegantly scaled dining room, spectacular custom kitchen, magnificent home theater, two playrooms, formal and informal powder rooms. Sophisticated amenities include state-of-the-art systems, house-wide Vantage light control, interior/external AMX audio/video and a generator.



**The Location**

The 1.28 acre estate on lower Round Hill Road is just minutes from the heart of Greenwich, considered one of the nation's most desirable residential communities. Only 45+ minutes from Manhattan, Greenwich is renowned for outstanding public/private schools, beautiful parks and Long Island beaches, new state-of-the-art hospital, upscale shops and restaurants.

**The Property**

Brick pillars frame the iron-gated entry leading to an elegant courtyard fronting the stately residence. Completely enclosed with protective deer fencing, the tranquil 1.28 acre setting is punctuated by a gorgeous, meticulous landscape featuring natural rock walkways, specimen flowering trees, lovely perennial and





PHOTOGRAPHY: IMAGES 4

rose gardens, lush open lawns and evergreen hedgerows, all highlighted in the evening by extensive illumination. A covered, columned slate verandah with a fireplace and built-in Viking grill overlooks the heated custom pool with spa and an automatic safety cover that is surrounded by extensive brick herringbone terracing. Summer Rain sprinkler system.

### **The Residence**

**FIRST FLOOR:** Impressive double-height reception hall with a graceful stairway leads to the sun filled corner living room featuring a fireplace and French doors to the verandah. A fireplace enhances the richly paneled oak library. Gracious formal dining room with paneled wainscoting. The gourmet kitchen with adjoining butler's pantry, both customized by Kitchen Design Studio of New Canaan, Connecticut, features a teak wood center island, imported marble countertops, Wolf 6-burner range with two ovens, Miele dishwasher and twin Sub-Zero refrigerators with freezer drawers. A fabulous, open two-story family room with clerestory

windows, bead board wainscoting and three-exposures includes a raised brick fireplace and French doors to the terraces and pool. Off the kitchen, there are back stairs to the family quarters, a mudroom with built-ins, service entry and access to a two-car heated garage with potential for lifts to accommodate two additional autos.

**SECOND FLOOR:** Four family bedrooms, all with spacious closets and beautifully appointed en suite marble baths, plus a laundry. The charming master bedroom features a fireplace, his/her custom fitted walk-in closets and a luxurious bath with double vanity, steam shower and tub.

**LOWER LEVEL:** French limestone flooring extends throughout this expansive, versatile recreational area. There is a sophisticated, professionally-equipped home theater with tiered seating, double playrooms with built-ins, a mahogany paneled game/poker room with stone fireplace and bar, an office/au pair quarters with full bath and a powder room.

Price Upon Request

Please visit: [www.regalgeorgian.com](http://www.regalgeorgian.com) for additional photos

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