

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



“ROSEBURST”

GREENWICH, CONNECTICUT





Magnificent Victorian Belle Haven

estate offers spectacular

Long Island Sound views

Glorious 180-degree vistas across Long Island Sound are afforded from this commanding hilltop estate situated in the exclusive Belle Haven enclave. Sheltered by a tall, elegant brick wall framing a stately pillared entry, this elegant, beautifully renovated Victorian residence with gracious ceiling heights, richly mellowed oak flooring and detailed period millwork includes wonderful waterfront terraces, five fireplaces, seven bedrooms, six baths and three powder rooms. Breathtaking views are enjoyed from the formal living and dining rooms with fireplaces, a stunning wraparound solarium, a second floor study opening to a canopied terrace and four of the seven bedrooms. A handsome pine-paneled library and family room, each fitted with built-in media projectors and automatic screens feature fireplaces. A new custom-designed third floor by Hobbs Inc. includes a sensational office/exercise room with exquisite Tischler Palladian windows overlooking the water. Punctuated by gorgeous gardens, this extraordinary, nearly one-acre waterfront haven with a separate six-car garage and 2,849 square foot apartment is just a short stroll to the Belle Haven Club.

The Location

Belle Haven is a premier, private waterfront association of magnificent estate homes convenient to the outstanding amenities of central Greenwich. Only 45+ minutes from



Manhattan, Greenwich is renowned for excellent public/private schools, outstanding library and hospital, beautiful parks and beaches, upscale shops and fine restaurants.

The Property

Fronted by a brick wall gracefully adorned with ivy and euonymus, the estate is secluded amid .90 meticulously landscaped acres highlighted by stone walls, rose and perennial gardens, sculptured boxwood, a profusion of forsythia, azaleas and rhododendron, weeping cherry and Japanese maple trees. Stone walkways lead from the front terrace to a lovely lower terrace with hot tub. The separate six-car garage includes former chauffeur/gardeners quarters with full bath and a spacious apartment with living and dining rooms, eat-in kitchen, four bedrooms and two baths.



PHOTOGRAPHY: IMAGES 4

The Residence

FIRST FLOOR: Welcoming foyer with a marble-floored guest powder room and stairways to upper/lower levels introduces the sun-filled, generously scaled interior. The formal living room with bookcases framing the fireplace, a grand dining room with marble fireplace and recessed niches for objet d'art, plus a magnificent terracotta-floored solarium with wraparound transomed casement windows open to the front terrace with water views. Octagonal knotty pine library includes marble fireplace, built-in media projector and screen. Spacious family kitchen appointed with terracotta flooring, Viking, Dacor, Asko and Sub-Zero appliances includes a built-in planning desk, breakfast room with banquette seating and a casual sitting area with built-in media cabinetry. Off the kitchen, there is an informal powder room and stairs to upper/lower levels.

SECOND FLOOR: Four en suite bedrooms and a study with built-ins featuring French doors to a captivating, canopied waterfront terrace for seasonal relaxation and dining.

A charming corner guest suite with a three-exposure sitting room and limestone-appointed bath with double vanity and Ultra tub overlooks the water. Luxurious master wing with water views features seating under a curved bay window, a marble fireplace, gentleman's walk-in closet, exceptional lady's customized dressing room walled with mirrored closets and built-ins for accessories, and a sumptuous marble bath with double sinks, lady's vanity, whirlpool tub, double shower and bidet.

THIRD FLOOR: Expansive, recently renovated area with a sky-lit corridor connecting three bedrooms served by two full baths and fabulous, customized barrel-ceiling office/exercise room with detailed millwork, double window seats and panoramic water views.

LOWER LEVEL: Large family room with a brick fireplace, built-in bookcases, overhead media projector and automatic screen. Additionally, there is a powder room, two cedar closets, wine room with sink and laundry.

Price Upon Request

EXCLUSIVE AGENT: SALLY MALONEY

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