

# 9 MUSKET RIDGE ROAD, NEW FAIRFIELD IMPROVEMENTS & UPGRADES

***Over \$100,000 in recent improvements!  
Nothing to do but move right in & enjoy life!***

## **RENOVATIONS & REMODEL**

- Complete finishing of basement, adding 550sf of heated living space
- Installation of wall mounted dehumidifier with automatic exterior drain
- Custom stained concrete floor in basement
- Complete renovation of front family room
- Added spray foam insulation to family room exterior walls reinforced with additional fiberglass insulation
- Installation of family room fan
- Professionally masoned granite & shadowstone fireplace
- Installation of hearth mantel
- Replaced large picture window in front family room - Anderson
- Installation of new bamboo flooring in family room
- Custom woodworking & moldings throughout
- Replaced custom picture window in back living room - Anderson
- New baseboard heating & covers
- Installation of prefinished hardwood flooring in master suite & hallway
- Installation of prefabricated custom closets
- Installation of solid double-hung closet doors with hardware
- Fresh, professional painting throughout home
- Installation of new drywall throughout garage, including fresh paint
- Sealed garage floor & foundation walls with epoxy
- Complete remodel and expansion of back deck with structural refurbishment
- Deck surface replacement with composite, adding approximately 600sf of outdoor living space
- Custom deck rails and spindles
- Addition of steps & railing to back lawn
- Extensive professional landscaping with new sod
- Expansion and beautification of back and front property regions and along brookside
- Removal of 7 7-story pines overhanging roof with clean-up & disposal
- Installation of Belgian brick garden barriers
- Installation of complete fence with front, back, and side gates
- Custom order shed from Barnyard of Newtown
- Updates to exterior lighting and illumination along house exterior
- LED light installation
- Repairs to gutter & drainage system
- Installation of gutter covers

## **INTERIOR FEATURES**

- 4 bedroom home with flexible living space for potential 5th bedroom use
- Open concept living room, dining room, kitchen floor plan
- Hardwood floors throughout main & upper levels
- White painted trim throughout with high-gloss black front entrance doors & staircase railings
- Mud room area off foyer with half bathroom just beyond
- Incredible gourmet chef's kitchen
- Oversized peninsula island with breakfast bar seating

## **INTERIOR (continued)**

- Stainless steel appliances
- Custom cabinetry with sliding shelves, pantry, & ample storage space
- Farm sink
- Large formal dining space with electric fireplace & large picture window
- Living room with sliding glass door opening to spacious deck
- Separate family room with wood-burning fireplace & wall of windows
- Main level interior access to attached 2-car garage
- Upper level home office/study nook
- Spectacular master bedroom suite with sitting room, bedroom, and ensuite full bathroom
- Spa-like master bathroom with jacuzzi tub, walk-in shower, & marble-topped custom vanity
- Second floor laundry room with storage & utility sink
- Guest bedroom with private ensuite full bathroom
- 2 additional large upper level bedrooms
- Turnkey second floor full bathroom tub/shower combination
- 550sf heated lower level living room/rec room/home gym/theatre
- Ample lower level storage with shelving
- Open, floored attic space for additional storage

## **EXTERIOR FEATURES**

- 1.17 private acres
- House nestled in private setting further back from road just over private bridge & down meandering driveway
- Charming & picturesque curb appeal
- Close to town location - schools, dining, shopping, area amenities
- Easy access to I-84
- Minutes from Candlewood Lake
- Scenic views and access to babbling brook
- Highly detailed professional landscaping
- Stone walls
- Exterior lighting
- Oversized driveway with paved additional parking for RV or boat
- Surrounding wooded land offers natural sound barrier
- Stone patio on lower level of back yard
- 2 storage sheds
- Expansive deck
- Fully fenced yard with access gates