

UPGRADES & FEATURES

109 SWEET BRIAR ROAD | STAMFORD

***Meticulously Owned & Exceptionally Maintained, Move-In Ready Home!
Over \$150,000 Significant Updates Recently Completed!***

ENTIRE HOUSE

- Sited on quiet cul-de-sac street in premier Upper Newfield area
- Bordering Sterling Farms Golf Course
- Picturesque park-like setting
- Minutes from shopping, dining, schools, train stations, and easy access to Merritt Parkway
- 2,974sqft sprawling ranch
- 3 Bedrooms, 2.5 Bathrooms

EXTERIOR

- Front stone stoop and steps (2017)
- Covered front porch
- Double wood door front entrance
- Professionally landscaped
- Large, flat lawn adorned with mature shade trees
- Views of golf course green
- Expansive slate terrace
- NEW garage doors and openers (2023)
- NEWER roof (2017)
- NEWER windows (2017)
- Exterior repainted
- Copula (2016)
- Central air
- Whole house generator (2013)
- City water & sewer
- 3 propane tanks - 250 gallons each
- Lynx security system (2021)

INTERIOR

- Foyer with double closets
- Open-concept layout
- Hardwood floors throughout main level
- Freshly painted interiors in soothing, neutral color palette - walls, ceilings, and trim
- Chef's kitchen with center island, granite countertops and backsplash, gas cooktop, double wall ovens, stainless steel appliances, and custom copper hood
- Eat-in dining area with large picture window
- Family room with beams and gas fireplace with hearth
- Sliding glass doors opening to terrace - in both the family room and dining room
- Spacious formal living room with panoramic views of lush grounds through oversized bay window
- Primary suite with ensuite full bathroom, walk-in closet, and two additional closets
- Remodeled primary bathroom
- 2 additional large bedrooms
- Remodeled full bathroom
- Main level laundry room
- Powder room
- BRAND NEW finished lower level - 850sf of valuable heated living space
- Mud-room/drop zone
- Attached 2-car garage
- BRAND NEW furnace (2023)
- Central vacuum
- NEW pull down attic stairs (2022)