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On the market: Award-winning home features distinctive design

Meg Barone

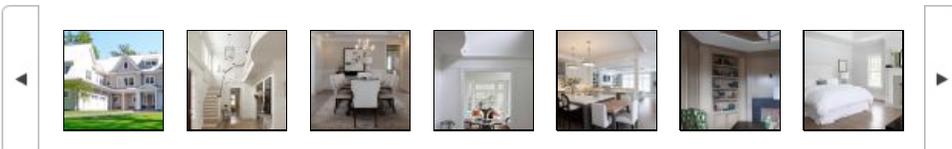
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The property at 14 Charcoal Hill Road is on the market for \$4,399,000. Photo: Contributed Photo



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Houses in Westport cleaned up at the recent Home Building Industry Awards, which annually showcases the best products and services in many categories in the field, including new home construction, land development and remodeling.

At the Nov. 18 awards dinner, 17 of the HOBI awards went to houses in Westport. Only Greenwich, with 13 awards, came close.

One of those awards went to a newly constructed, stone and shingle-style Colonial at 14 Charcoal Hill Road, which won for Best Spec Home in the \$4-5 million range. It was built this year by Westport-based [Milton Development](#).

The house sits on a 2.32-acre level and gently sloping property on one of the highest points in town, which allows for attractive views of the Saugatuck River

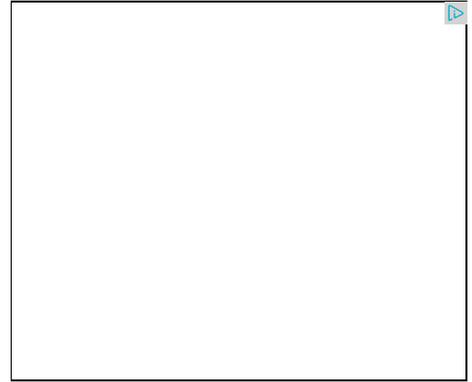
More Information
ABOUT THIS HOUSE

TYPE: Colonial
ADDRESS: 14 Charcoal Hill Road
PRICE: \$4,399,000
NUMBER OF ROOMS: 18
FEATURES: 1,000-bottle wine cellar, generator, 2.32-acre level and sloped property, fenced yard, heated in-ground Gunite swimming pool and spa, multiple terraces, outdoor fire pit, exercise room with rubberized floor, front and rear staircases, two wet bars, sauna, four

fireplaces, central vacuuming system, insulated windows, exterior lighting and sprinkler system, wood shingle roof, views of the Saugatuck River Valley, six bedrooms, finished walk-out lower level, wired for Control 4 Smart House technology, six full and two half baths
 SCHOOLS: Coleytown Elementary, Coleytown Middle, Staples High
 ASSESSMENT: \$2,468,000
 TAX RATE: 17.94 mills
 TAXES: \$44,290

Valley. The height also allows for complete privacy even at this time of year when branches are bare.

The progressive design of the 7,930-square-foot house creates a sophisticated living environment and entertainment space, including two wet bars; a heated, in-ground gunite swimming pool and spa; multiple bluestone terraced patios with four separate seating areas; 1,000-bottle, climate-controlled wine cellar, and a good-sized exercise room with rubberized flooring and a mirrored wall.



The uniqueness of the architectural details and layout is evident immediately entering the open, two-story foyer from the long, covered colonnade front porch. The hardwood floors comprise quarter sawn oak boards that have no knot holes and are stained with a special finish unique to Milton. This same wood covers the walls and ceiling of the office.

Each ceiling has its own design. In the office there are wood beams arranged in an artistic, clean-lined design. The formal dining room, gourmet kitchen, great room and master bedroom have tray ceilings -- some deeper than others -- adding to the visual appeal.

A gallery at the back of the house behind the dining room has nearly floor-to-ceiling windows that look out at the backyard and pool.

Adding to the artistry of this house is the backsplash in the butler's pantry, which looks like a work of art. And then there's the counters in the kitchen, which introduce to the room the light of the moon by day and night. [Luce di Luna](#) is the name of the type of quartzite that tops the counters and makes up the composition of the backsplash. Quartzite is a stone that looks like marble but is less porous, less likely to stain and easier to clean and maintain.

Kitchen features include a contemporary pendant light, Wolf six-burner range top and double ovens, two sinks and a large center island with a breakfast bar that accommodates five and an eat-in area. A long peninsula of counter space separates the kitchen from the sunken great room. It has a wide fireplace with yellow brick firebox and a surround of rough-hewn granite and a wet bar with an unusually shaped stone bowl sink and Sub-Zero refrigerator drawers.

French doors in the great room and in the kitchen lead to different sections of the patio and yard.

Rounding out the first floor is a wing off the kitchen that houses a mudroom, walk-in pantry and a home office for efficient management of household operations.

On the walk-out lower level, in addition to the exercise room and wine cellar, there is a second wet bar, sauna, a family room and a guest bedroom with its own full bath and walk-in closet. If the new owner has children they will especially enjoy a deliberate feature not found in most houses. Construction plans included a [Harry Potter](#) closet under the stairs as a children's play area.

On the second floor there are five bedrooms -- three en suite and two that share a bath. Those two rooms also have their own built-in desk areas. There is also a spacious landing that has a homework or computer area with built-in desk and bookshelves, and a second area with a window seat and shelving that creates a comfortable reading area.

In the master bedroom there is a fireplace with a quartzite surround, two walk-in closets, a dressing room and a bath with attractive views of the grounds as one lounges in the rectangular jetted tub. The bath has a limestone floor, marble counters on the separate vanities, a water closet and slab marble backsplash and ceiling in the steam shower.

For more information or to set up an appointment to see the house, contact [Todd Gibbons](#) of [William Pitt Sotheby's International Realty](#) at 203-858-8525 or tgibbons@wpsir, or [James Love Lee](#) at 203-216-3363 or jameslovelee@aol.com.

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