



Boater's Paradise w/ 12' Deep Water Dock

NOANK, CONNECTICUT



SEABOARD
Properties





LOCATION

Located halfway between New York and Boston, Noank is a picturesque historic seaside village reminiscent of coastal Maine. It forms the western entrance to the Mystic River, a major yachting center. Continuing its long heritage of shipbuilding, fishing and lobstering, the village is a self-contained mariner's paradise having two full-service marinas, a yacht club, beach, general store and several restaurants, along with a protected harbor and immediate access to open water and various ports of call within a day's sail.

Renovated 18th and 19th century ship captain's homes perch on hilltops overlooking Fisher's Island, Block and Long Island Sounds. Impressive residences dot the shoreline, interspersed with charming cottages, some still occupied by working fishermen. Two lighthouses, several islands

and a lively harbor form a beautiful scenic backdrop to the winding village streets and homes.

Nearby recreational opportunities include all water sports, golf, tennis, and horseback riding. The village of Mystic, Mystic Seaport, Mystic Aquarium, excellent summer theater, and the beaches of Watch Hill, Rhode Island are just some of the area's major attractions, along with many shopping and dining options.

PROPERTY

Beautifully landscaped grounds, stonewalls, flagstone walks, meandering pathways and a very inviting, enclosed, sunken stone terrace offer panoramic ocean views and privacy. The 0.6 acre waterfront compound includes the Main House located on the point, the Guesthouse, the area's most coveted deep water dock (12 feet at low tide)

with space for several boats, and a private full-sized boat launch discretely tucked away on the property's northern boundary. Because the ocean has been made so readily accessible, it merges naturally with the property becoming an endless backyard.

Artfully incorporated into the Guesthouse is an immaculate, heated garage with loft, built-in workbench and tool storage with an oversized door offering flexible storage options for cars and/or boats.

RESIDENCE

Main House

First Floor: Thoughtfully designed by the owner in 2010, the exterior of the Main House blends seamlessly into the village architecture. Once inside the front entry, it is apparent that the house is comfortably appointed with a contemporary floor plan and sensibility. Directly ahead is the first

of two staircases, to the right is a cozy Media Room (21' x 10'), which leads to the Kitchen (15' x 16'), efficiently designed with a large, marble island with sink and a Fisher & Paykel double-drawer dishwasher and custom quarter sawn oak cabinetry with electric open/close drawers. A Wolf Range, Viking refrigerator and cabinetry line the interior wall, all of which can be hidden from view if desired, leaving only the island visible while entertaining. The opposite wall is comprised of tall windows overlooking the grounds and the ocean. A French door leads to a small porch and a short walk to the terrace. There is also a separate Pantry with a wine refrigerator, and space for small appliances and storage.

The spacious Dining Room (19' x 16') has two ample storage closets and beautiful water views. It leads to the Living Room (23' x 16') with its wood burning fireplace



Inspection by appointment only.

Offered at \$3,500,000

THIS MATERIAL IS BASED UPON INFORMATION THAT WE CONSIDER RELIABLE, BUT BECAUSE IT HAS BEEN SUPPLIED BY THIRD PARTIES, WE CANNOT REPRESENT THAT IT IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE

EQUAL HOUSING OPPORTUNITY



and oversized banks of windows taking full advantage of views to the north, south and east. A second stairway leads to the upstairs Master Bedroom Suite. The remaining rooms on the first floor are the Library with built-in bookcases (15' x 14'), also having water views, a Powder Room, Laundry Room and the Utility Room.

Except for the bathrooms, the flooring throughout the home is wide-plank oak. The first floor is entirely radiant-heated as are all of the second floor bathrooms. The entire home has a built-in sound system easily operated by a smart house system, which also controls the lighting, window shades and interior climate.

Second Floor: The Master Bedroom Suite (16' x 23') enjoys incredible views in every direction and is outfitted with a fireplace,

walk-in closet, and an en suite Bath with freestanding tub and separate shower. An attached Sitting Area (19' x 9') with Balcony (21' x 7') separates the Master Suite from the two Guest Bedrooms (18' x 13' and 16' x 15') both with en suite Baths and accessed by separate stairs for privacy if desired.

Guest House

First Floor: To the left of the entry hall is a spacious combination Living Room/Dining Room with adjacent fully equipped Kitchen. There is also a Powder Room, washer/dryer and access to the garage on this floor.

Second Floor: The staircase leads to a spacious Bedroom Suite with Bath and Sitting Room and a second Bedroom also with en suite Bath. The Guest House has been fully renovated to a high standard. It shares the same beautiful views as the Main House.



SEABOARD
Properties

Distinctive Shoreline Homes

108 Water Street
Stonington, CT 06378
Office (860) 535-8364

Fax (860) 535-4242

www.seaboardpropertiesre.com
jmichalove@seaboardpropertiesre.com

James Michalove | (860) 514-1725

Lynn Young | (860) 984-5309