



# 55 Perkins Road

8 BD 10.3 BA 10,000+ SF 3.34 Acres \$7.6M Taxes: \$55,342 Yr Built: 2006



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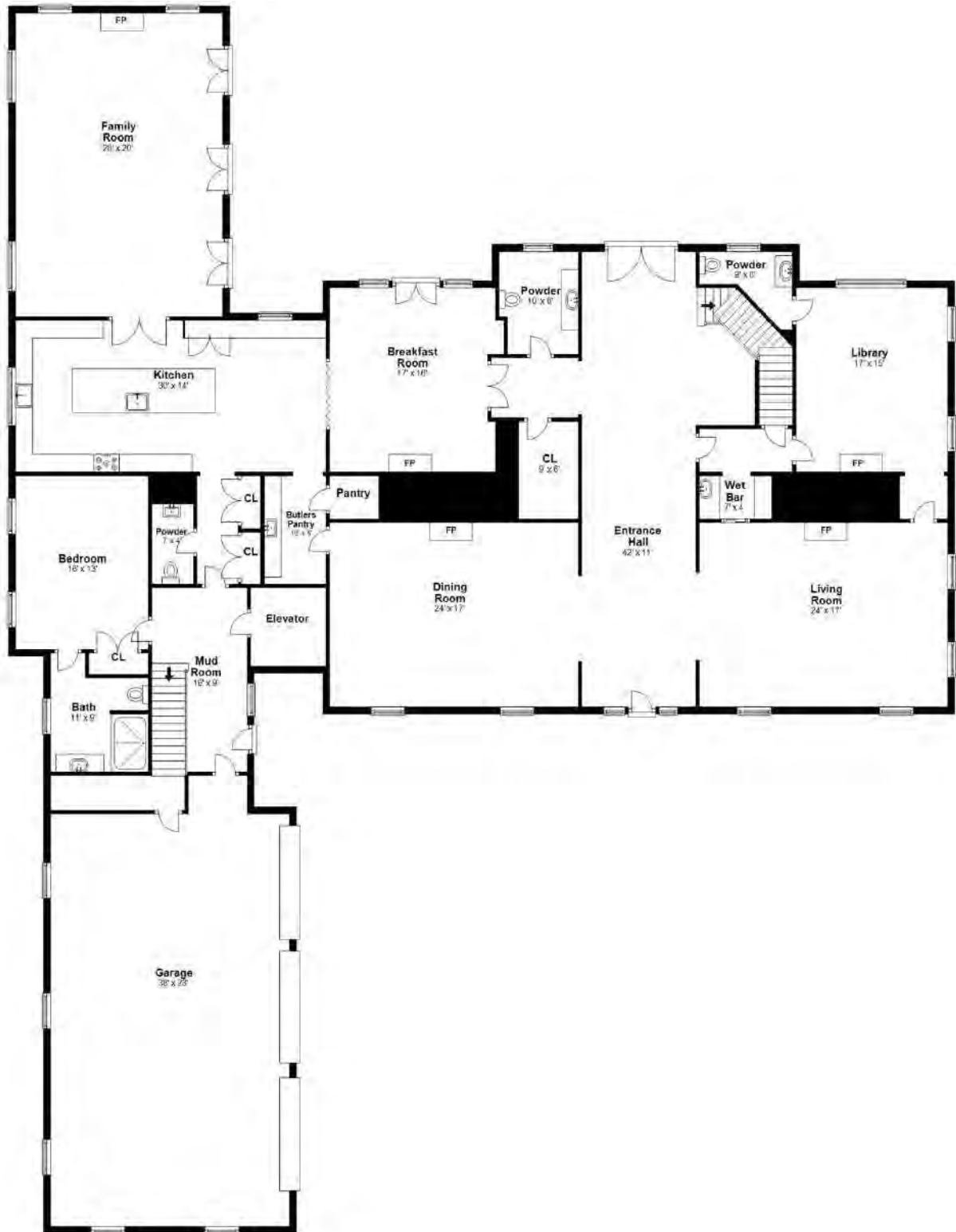
**COMPASS**



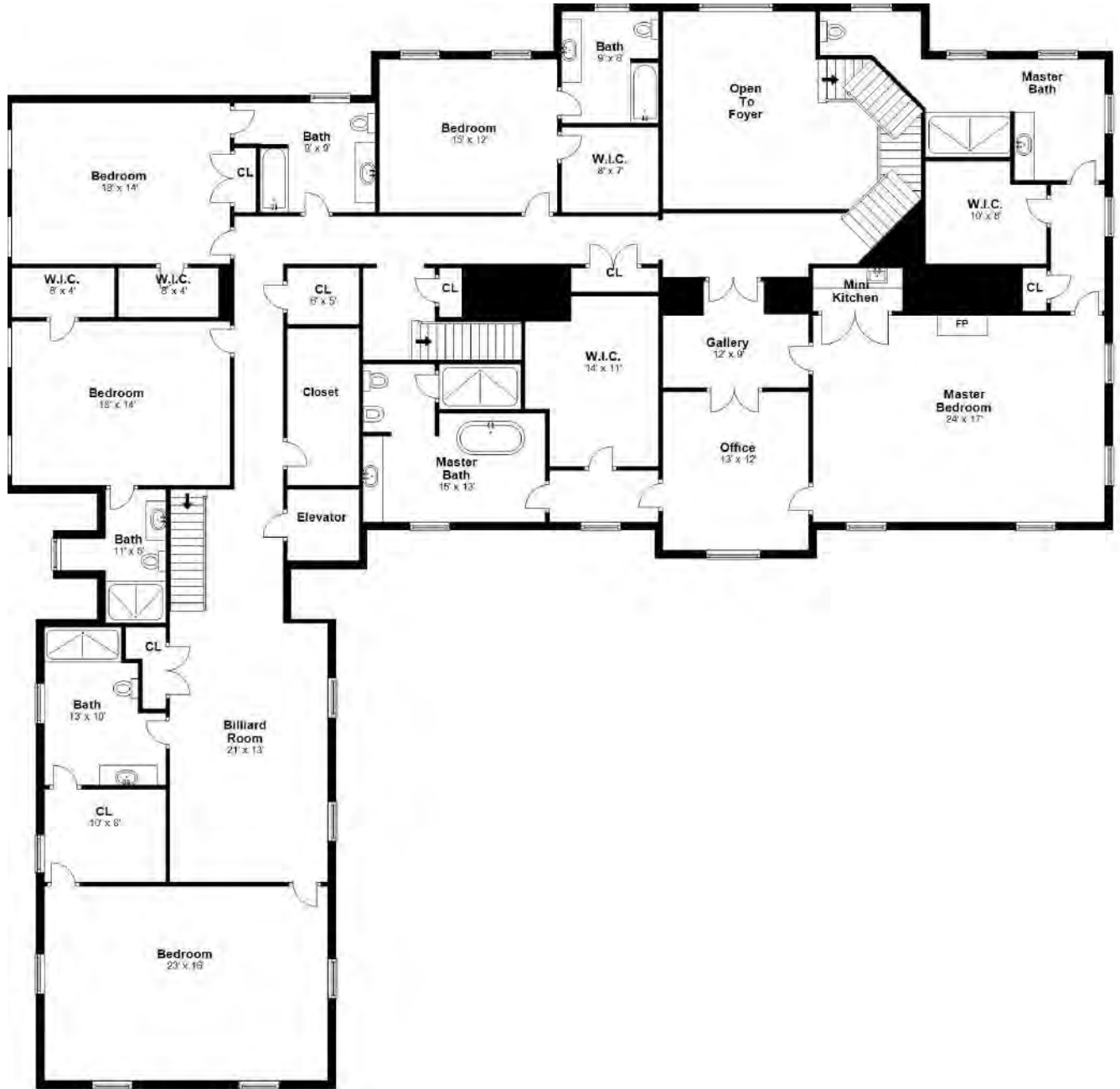


# Floorplans

## First Level

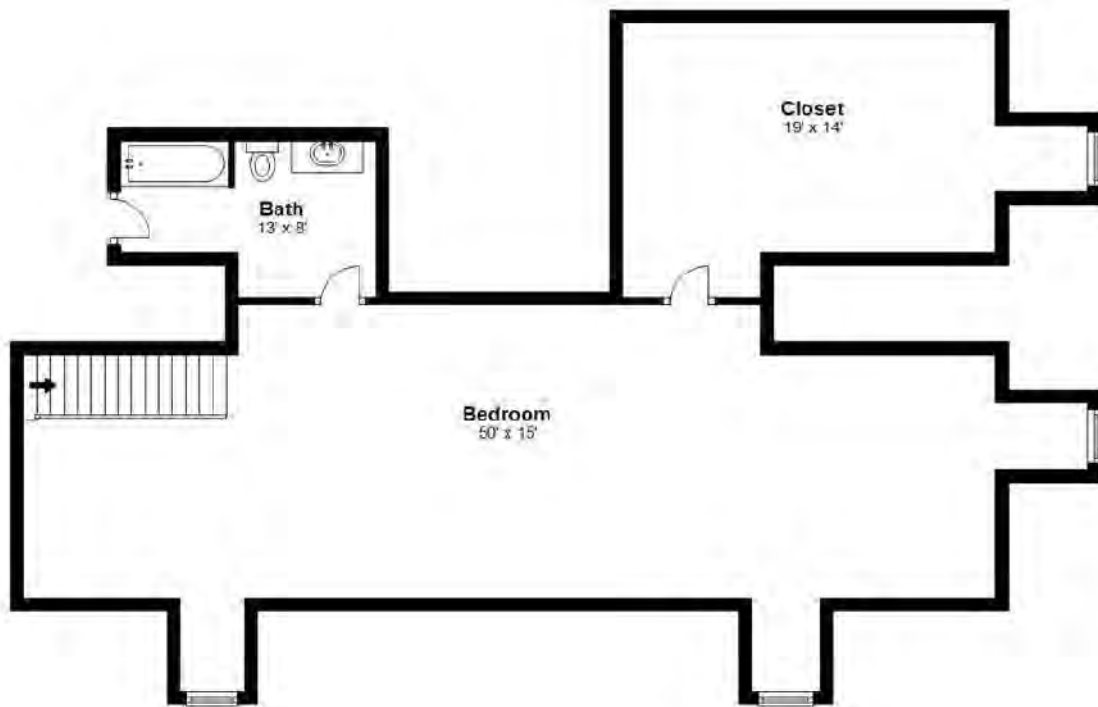


## Second Level





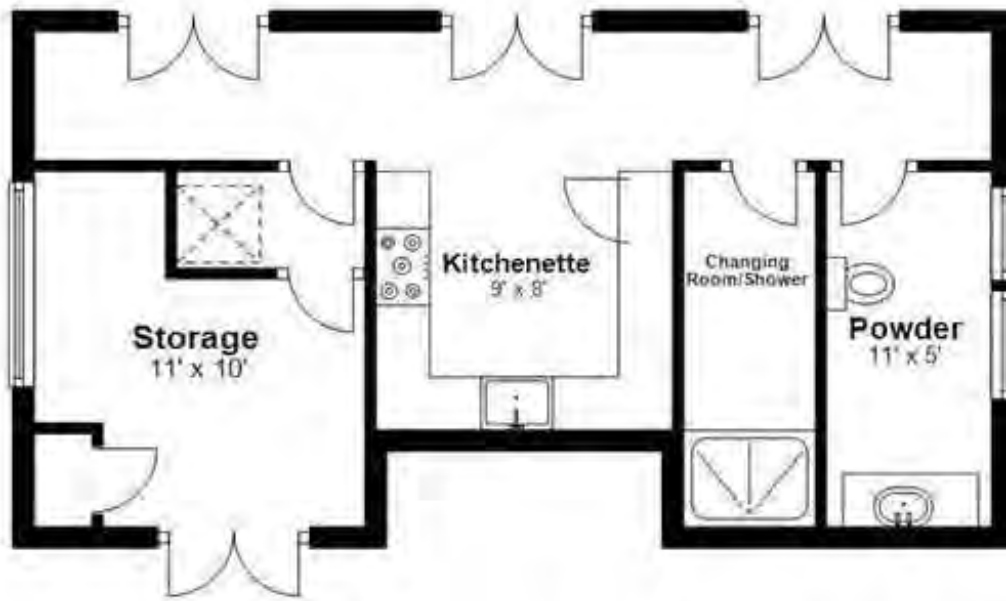
### Third Level



### Lower Level



## Pool House







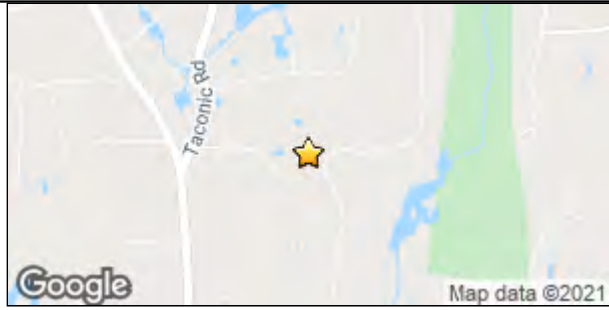
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1:900  
1"=75'

7/6/2020 9:09:50 AM





**List Number:** 110492      **Status:** Active      **Type:** Single Family      **Firm ID:**      **List Price:** \$7,600,000  
**Address:** 55 Perkins Road      **City:** Greenwich      **Zoning:** RA-2      **Orig Price:**  
**Section:** South Parkway      **Unit #:**      **Zip:** 06830      **Owner Fin:** No  
**Property ID:** 11-2298      **Assoc:**      **Area:** 3 - Greenwich      **For Rent:** No  
**J Codes:** J1; J3      **CIOA:** No

**Bedrooms:** 8 **Baths:** 10/3 **# FPs:** 6

**General Information**

| Room    | 1 | 2 | 3 | LL | FP | Ceilings               | Comments  |
|---------|---|---|---|----|----|------------------------|---|
| Hall    | 1 |   |   |    |    | Double Height          | Grand Entrance  |
| Liv Rm  | 1 |   |   |    | 1  | Extra Height           |   |
| Din Rm  | 1 |   |   |    | 1  | Coffered; Extra Height | Formal  |
| Lib/Den | 1 |   |   |    | 1  | Coffered; Extra Height | Paneling  |
| Family  | 1 |   |   |    | 1  | Extra Height; Vaulted  | Adjacent Kitchen  |
| Powder  | 3 |   |   |    |    | Extra Height           |   |
| Kitchen | 1 |   |   |    | 1  | Extra Height           | Adjacent Family Room; Breakfast Room; Gourmet; Island; Pantry |
| M Bdrm  |   | 1 |   |    | 1  | Extra Height           | Master Bedroom Suite; Walk-in Closet(s)                       |
| M Bath  |   | 2 |   |    |    | Extra Height           | Luxury Bath; Steam Shower                                     |
| D Bdrm  | 1 | 4 | 1 | 1  |    |                        |   |
| S Bdrm  |   |   |   |    |    |                        |   |
| Bath    | 1 | 4 | 1 | 2  |    |                        |   |
| Staff   |   |   |   |    | 1  |                        | 2 Baths   |
| Laundry |   |   |   |    | 1  |                        | Separate Room   |
| Other   |   | 1 |   |    |    |                        | Exercise Room   |
| Other   |   | 1 |   |    |    |                        | Billiard Room   |
| Other   |   |   |   |    | 1  |                        | Wine Cellar   |

**Year Built:** 2006  
**Year Built Desc:**  
**Yr Reno:**  
**Yr Add'tn:**  
**Cooling System:** Central A/C  
**Heat System:** Hydro-Air  
**Heat Fuel:** Oil  
**Hot Water:**  
**Attic:** Finished  
**Basement Type:** Finished  
**Garage #:** 3  
**Garage Desc:** Attached  
**Water Source:** Well  
**Sanitation Source:** Septic Tank  
**Gas Source:** Propane  
**Elementary:** North Street  
**Middle:** Central

**Design:** Georgian Colonial  
**Design Plan:** Center Hall  
**SqFt +/-:** 10,254  
**SqFt Source:** Architect  
**Exterior:** Clapboard  
**Roof:** Slate  
**Acres +/-:** 3.34  
**Lot Desc:** Level  
**Assmnt:** \$4,516,190  
**Mill Rate:** 11.590  
**Taxes:** \$52,342.64  
**Sp Tax/Yr:**  
**Assn Chg/Yr:**  
**Documents:** Call LB  
**Pool:** Yes  
**Pool Desc:** Heated  
**Court:**  
**Court Desc:** Possible Site

**Features:** Auto Gate  
 Back Stairs  
 Cedar Closet  
 Elevator  
 Generator  
 Security System  
 Sprinkler System  
 Terrace  
**Outbuildings:** Pool House  
**Included:** Call LB  
**Excluded:** Call LB

**OH Remarks:**

**Remarks:** Exquisite Georgian showcases exceptional arch. details & high ceilings. This 8 bd, approx. 12,000 sq ft home is sited on 3.3 priv, level acres/ pool & pool hse on a quiet lane in mid-country. Lux front-to-back entr hall features an elegant staircase & Fr doors to the terrace. Inviting LR/fpl leads to a beautifully paneled lib/ fpl & coffered ceiling. Lg formal DR/ fpl has coffered ceiling & long windows. A gourmet kit & brkfst rm/fpl, is adj to the fam rm/high vaulted ceiling, fpl & Fr doors to terr. A bdrm/bath & 3 half ba. On the 2nd flr. Mstr suite/ 2 ba, 2 walk-in cl, off & mini kit, 4 en-suite bdrms & billiard rm, gym complete the 2nd fl. Lg 3rd flr ensuite bdrm. Fin LL /wine cellar, staff suite, storage. Approx 2000 add'l sq ft in LL in add. to 10,089 listed for 1,2,3 flrs.. Elevator

**Directions:** North Street to Dingtletown to Perkins

**Virtual Tour:**

**Condo Coop Information**

**Comm Chgs:**      **Heat Incl:**      **Common Amenities:**  
**Coop Charges:**      **Wtr Incl:**      **CC Included:**  
**Pet Info:**