



# 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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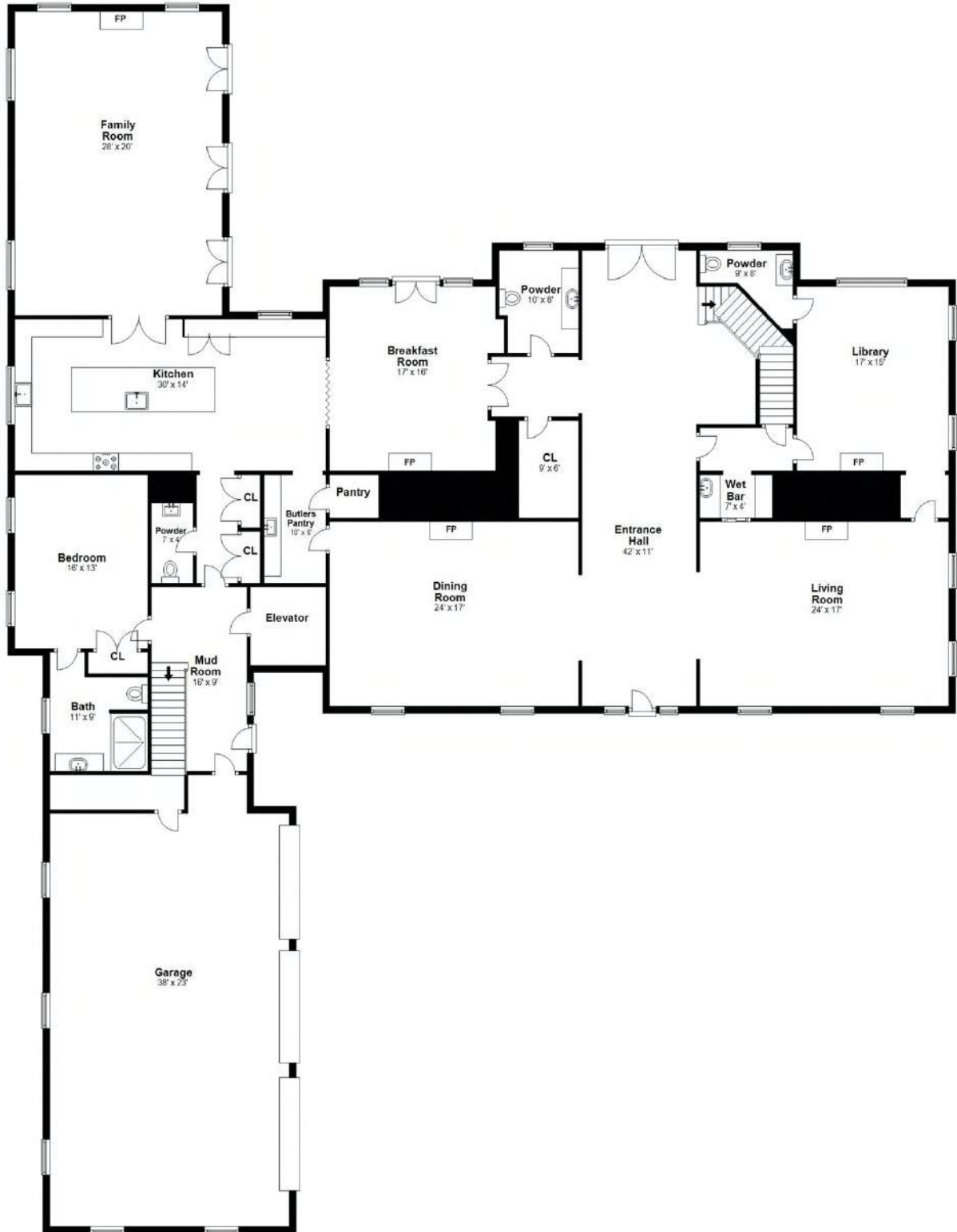


**COMPASS**

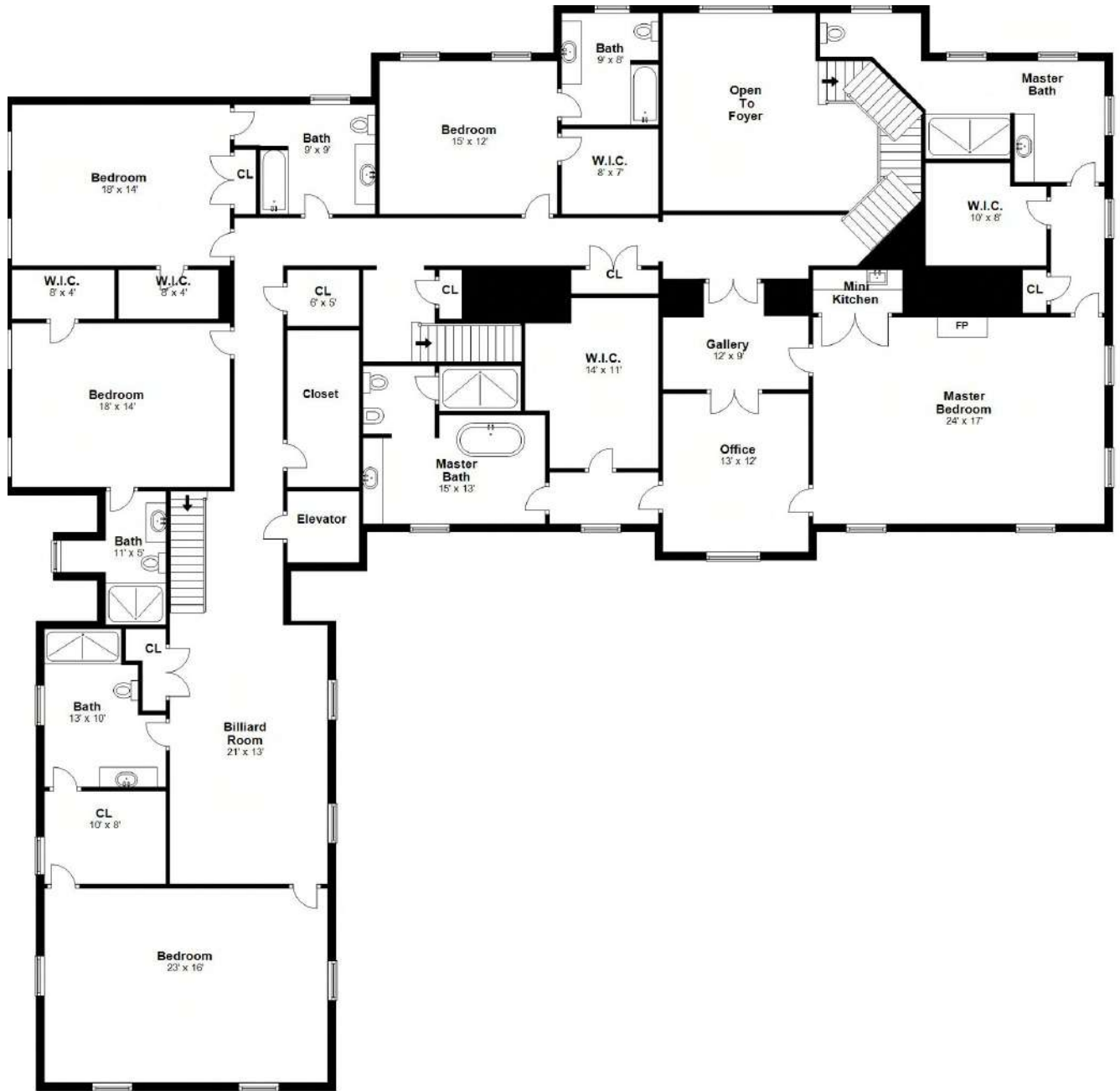


# Floorplans

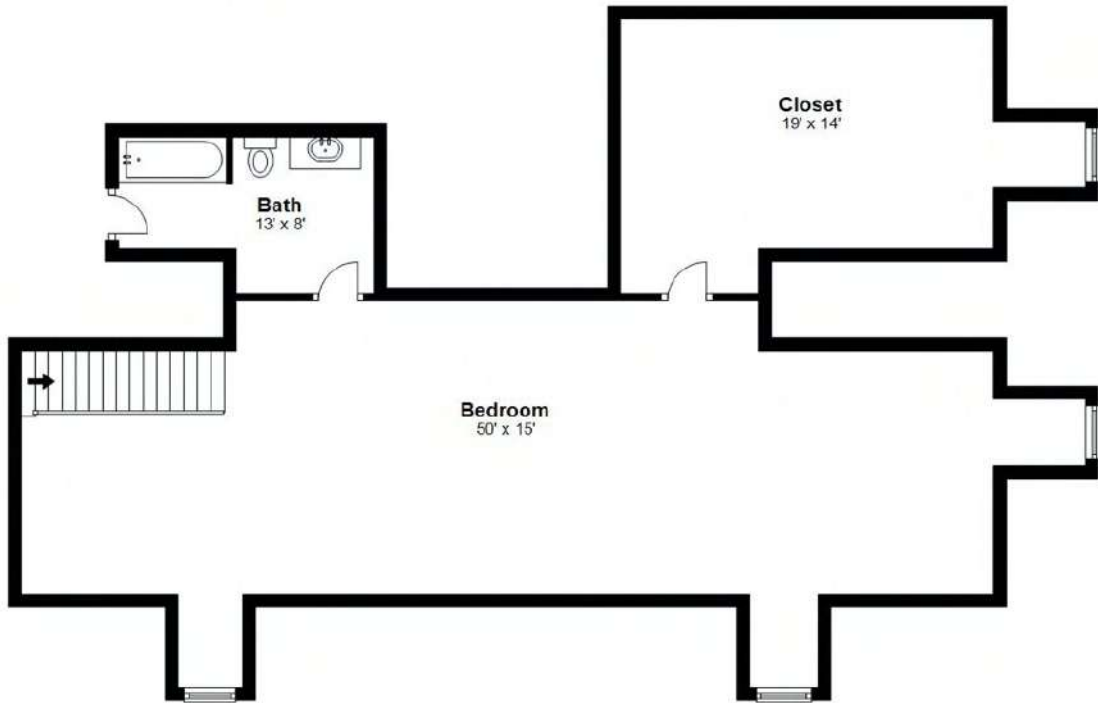
## First Level



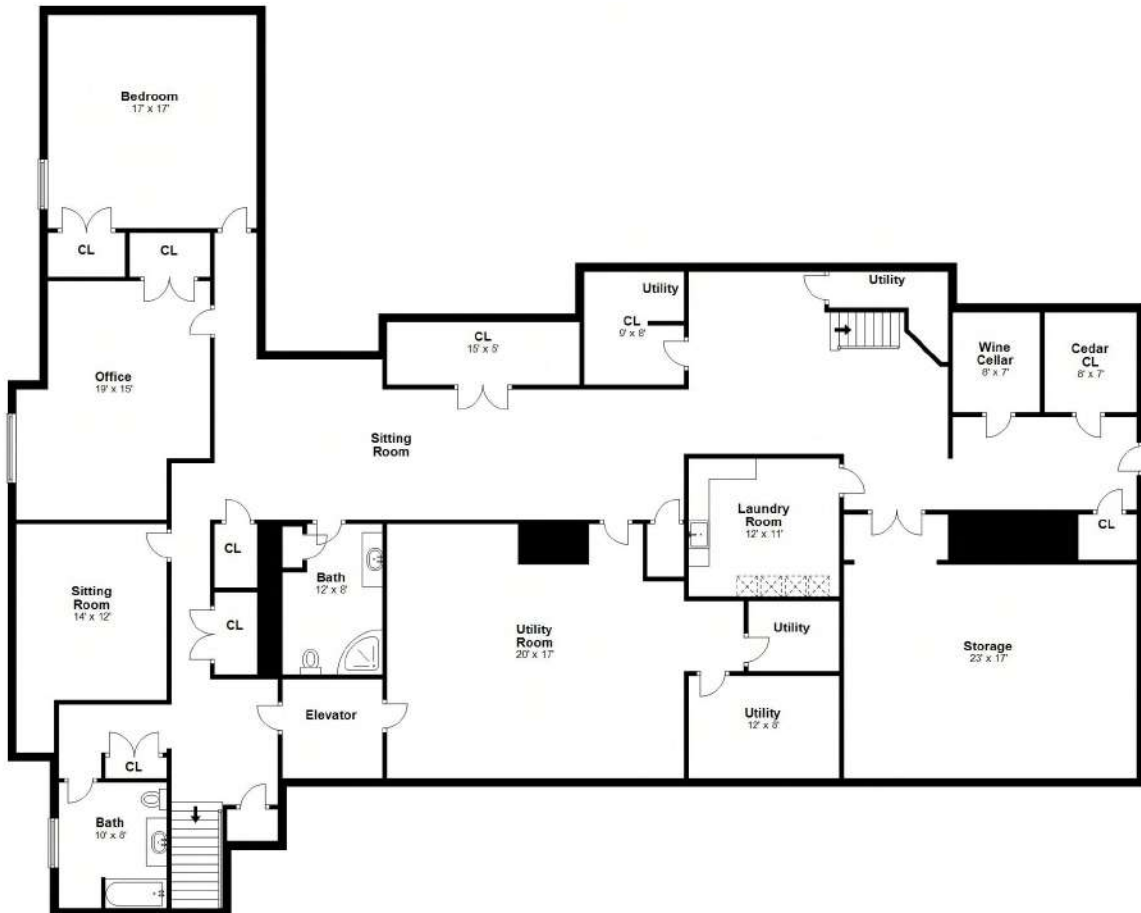
## Second Level



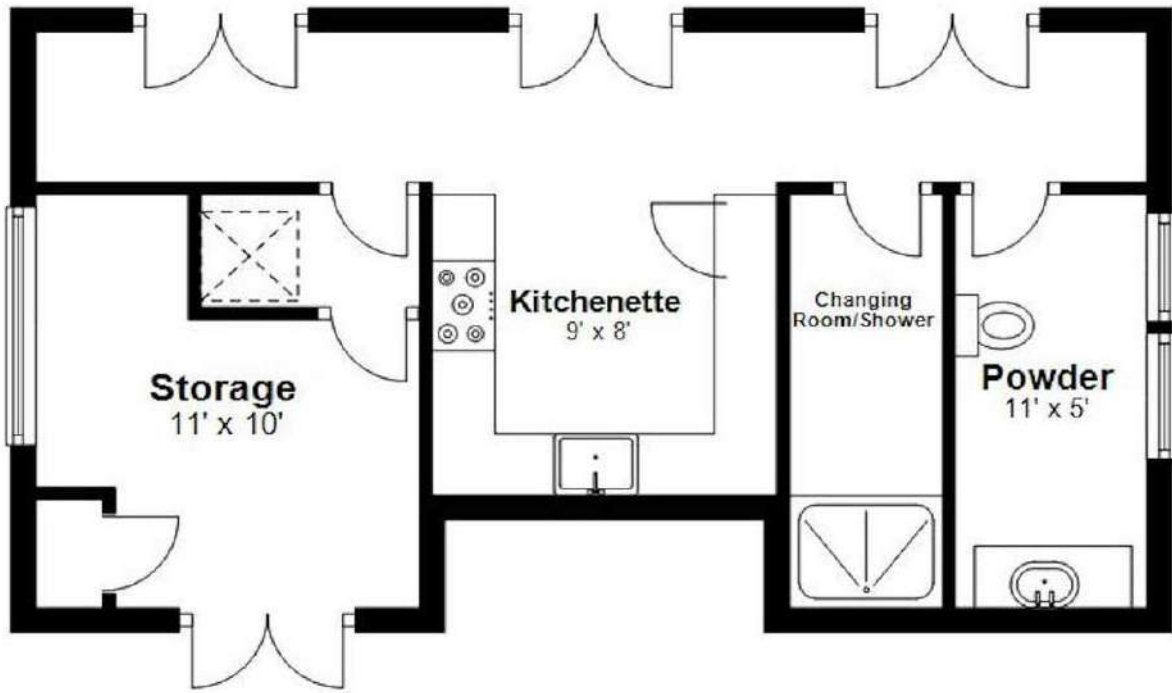
### Third Level



### Lower Level



# Pool House



3346  
2 BYFIELD LANE

11-2208  
3346  
55 PERKINS ROAD





**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	Comments
Hall	1					Double Height Front to Back
Liv Rm	1				1	Extra Height Coffered;
Din Rm	1				1	Extra Height Formal
Lib/Den	1				1	Extra Height Coffered; 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						
Laundry					1	Separate Room
Other	1					Exercise Room
Other	1					Billiard Room
Other					1	Wine Cellar

<b>Year Built:</b> 2006	<b>Design:</b> Georgian	<b>Features:</b> Auto
<b>Year Built Desc:</b>	Colonial	Gate
<b>Yr Reno:</b>	<b>Design Plan:</b> Center Hall	Back
<b>Yr Add'tn:</b>	<b>SqFt +/-:</b> 10,254	Stairs
<b>Cooling System:</b> Central A/C	<b>SqFt Source:</b> Architect	Cedar
<b>Heat System:</b> Hydro-Air	<b>Exterior:</b> Clapboard	Closet
	Stone	Elevator
<b>Heat Fuel:</b> Oil	<b>Roof:</b> Slate	Generator
<b>Hot Water:</b>	<b>Acres +/-:</b> 3.34	Security System
<b>Attic:</b> Finished	<b>Lot Desc:</b> Level	Sprinkler
<b>Basement:</b> Finished	Parklike	System
<b>Type:</b>	<b>Assmnt:</b> \$4,516,190	<b>Outbuildings:</b> Pool
<b>Garage #:</b> 3	<b>Mill Rate:</b> 11.590	House
<b>Garage Desc:</b> Attached	<b>Taxes:</b> \$52,342.64	Call LB
<b>Water Source:</b> Well	<b>Sp Tax/Yr/ Assn Chg/ Yr:</b>	<b>Included:</b> Call LB
<b>Sanitation Source:</b> Septic Tank	<b>Documents:</b> Call LB	<b>Excluded:</b> Call LB
<b>Gas Source:</b> Propane	<b>Pool:</b> Yes	
<b>Elementary:</b> North Street	<b>Pool Desc:</b> Heated	
<b>Middle:</b> Central	<b>Court:</b>	
	<b>Court Desc:</b> Possible Site	

**OH Remarks:**

**Remarks:** Exquisite Georgian showcases exceptional arch. details & high ceilings. This 8 bd home is sited on 3.3 priv, level acres/ pool & pool hse on a quiet lane in mid-country. Lux front-to-back entrance 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, are 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. Fin LL /wine cellar, staff suite, storage. Elevator. Generator.

**Directions:** North Street to Dingtowntown to Perkins

**Virtual Tour:**

Condo Coop Information		
<b>Comm Chgs:</b>	<b>Heat Incl:</b>	<b>Common Amenities:</b>
<b>Coop Charges:</b>	<b>Wtr Incl:</b>	<b>CC Included:</b>
<b>Pet Info:</b>		

Sold Information		
<b>Sold Date:</b>	<b>Sold Price:</b>	<b>Selling Firm ID:</b>

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