



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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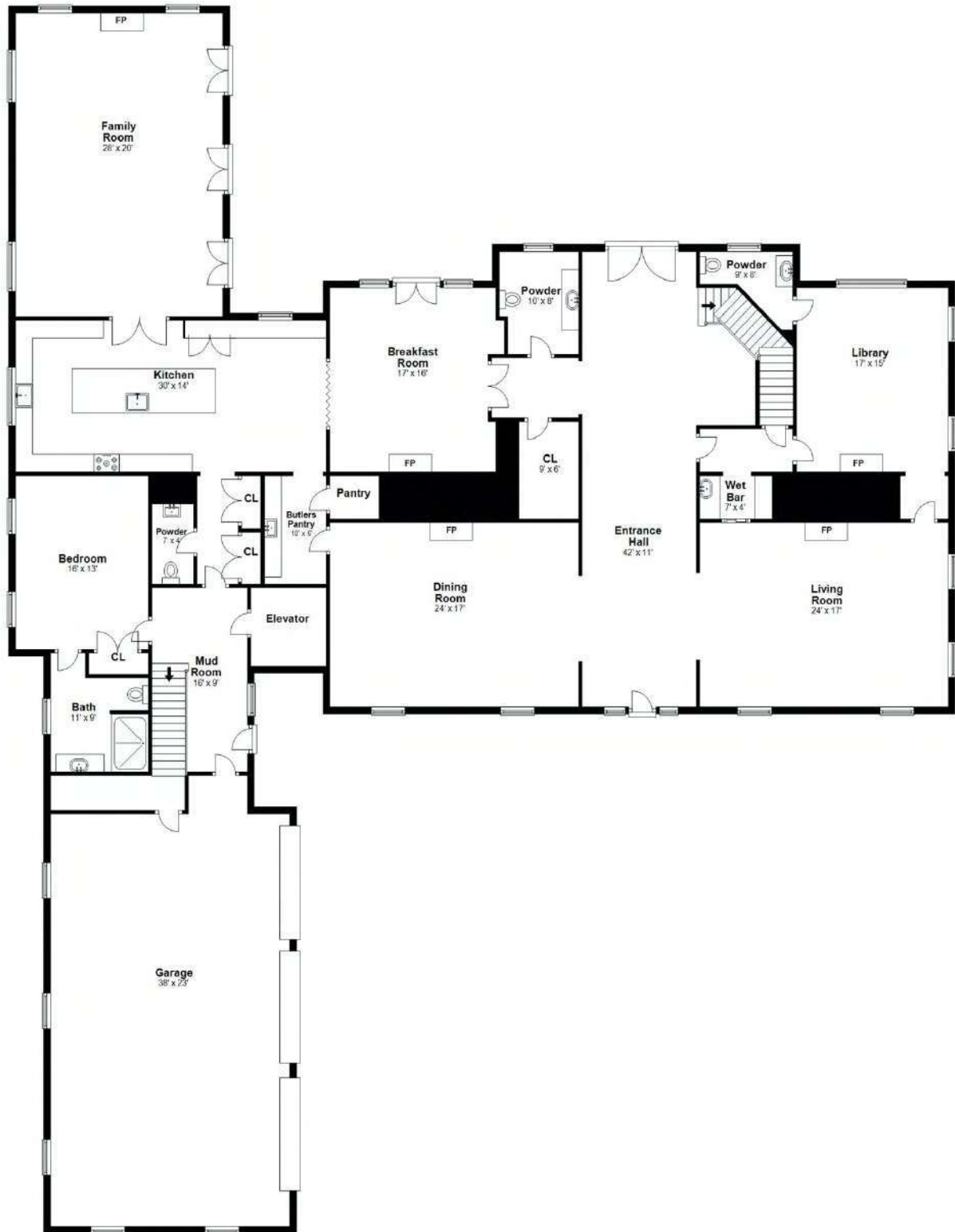


COMPASS

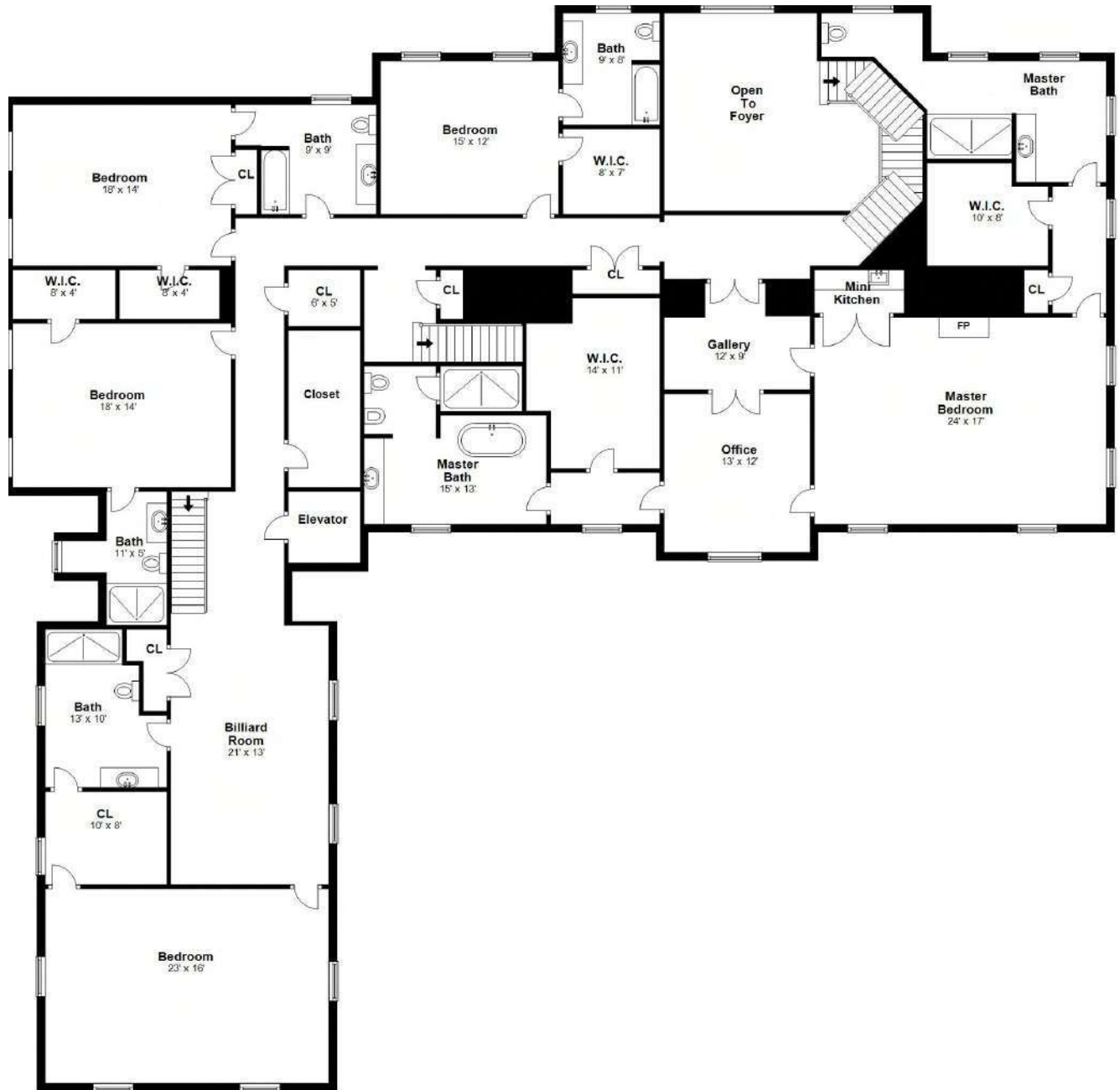


Floorplans

First Level



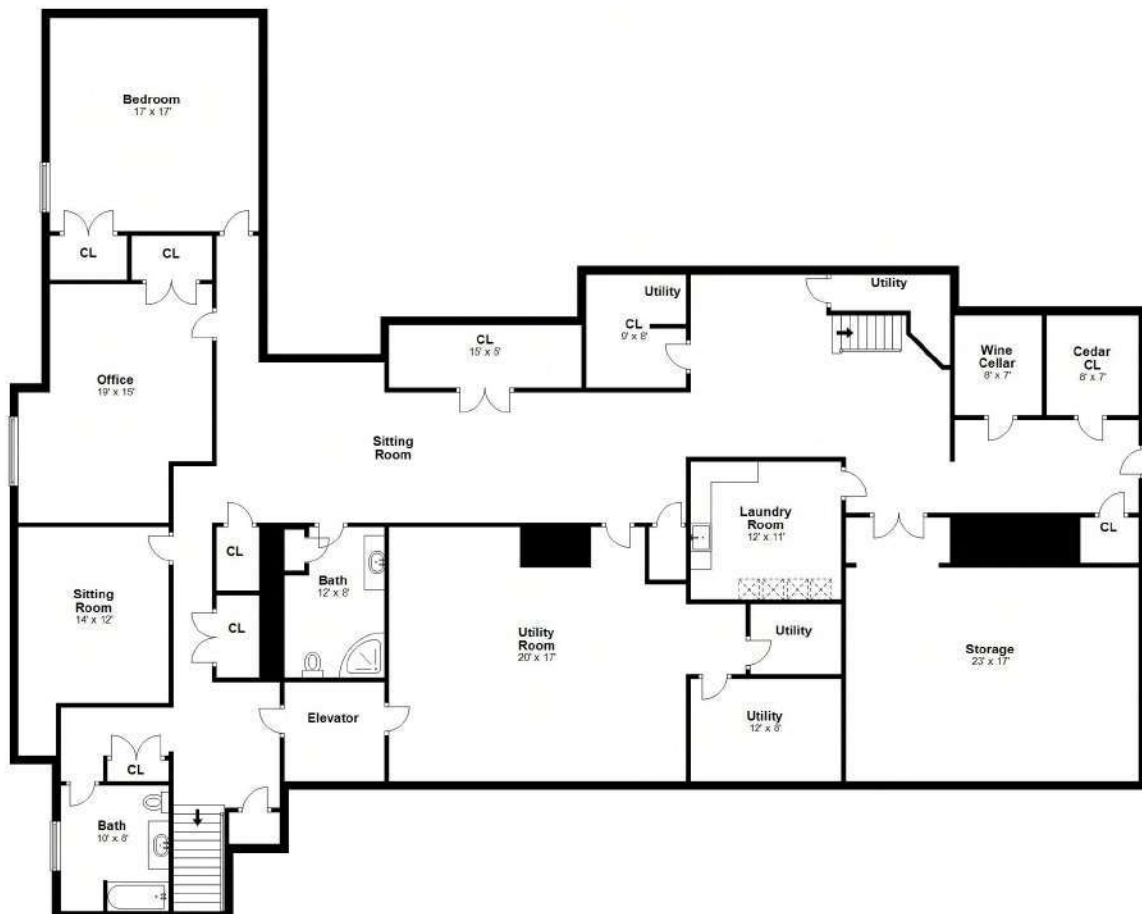
Second Level



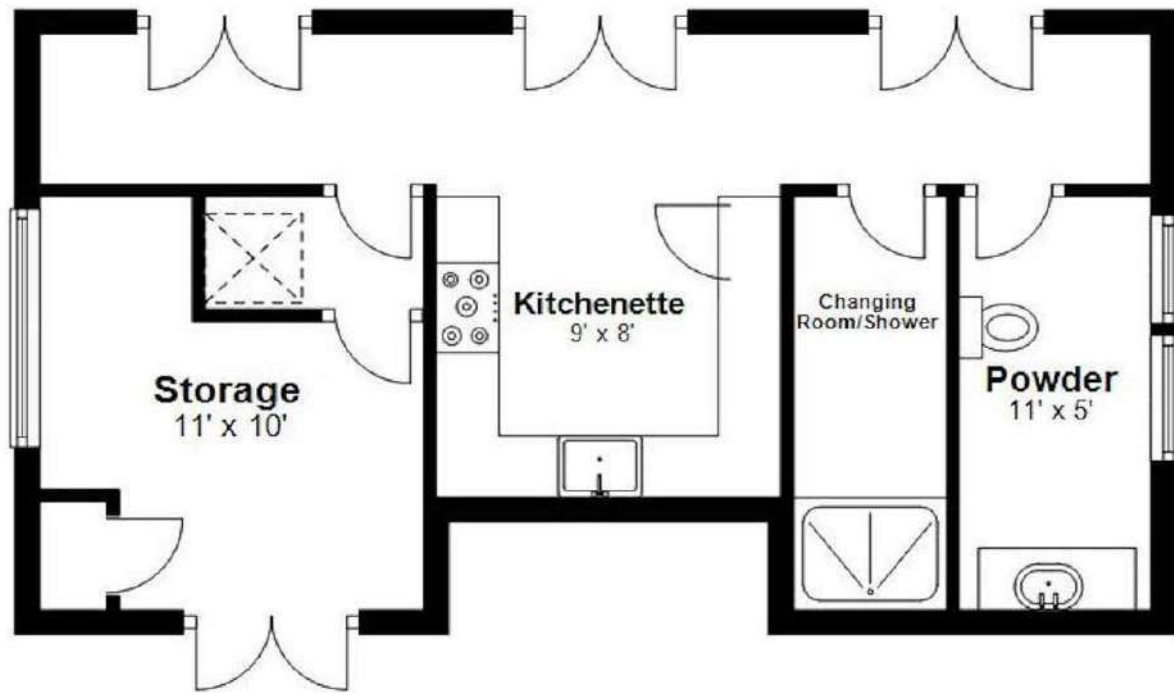
Third Level



Lower Level



Pool House



33.46
2 BYFIELD LANE

11-2208
33.46
55 PERKINS ROAD





List Number: 110492
Address: 55 Perkins Road
Section: South Parkway
Property ID: 11-2298
J Codes: J1; J3

Status: Active
Assoc:
CIOA: No

Type: Single Family
City: Greenwich
Unit #:
Firm ID:
Zoning: RA-2
Zip: 06830
Area: 3 - Greenwich

List Price: \$7,600,000
Orig Price:
Owner Fin: No
For Rent: No

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

General Information									
Room	1	2	3	LL	FP	Ceilings	Comments		
Hall	1					Double Height	Front to Back		
Liv Rm	1				1	Extra Height			
						Coffered;			
Din Rm	1				1	Extra Height	Formal		
						Coffered;			
Lib/Den	1				1	Extra Height	Paneling		
						Extra Height;			
Family	1				1	Vaulted	Adjacent Kitchen		
Powder	3					Extra Height			
							Adjacent Family Room; Breakfast Room;		
Kitchen	1				1	Extra Height	Gourmet; Island; Pantry		
M Bdrm		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		

Year Built: 2006
Design: Georgian
Year Built Desc: Colonial
Design Plan: Center Hall
Yr Reno:
Yr Add'tn:
Cooling System: Central A/C
Heat System: Hydro-Air
Heat Fuel: Oil
Hot Water:
Attic: Finished
Basement: Finished
Type:
Garage #: 3
Garage Desc: Attached
Water Source: Well
Sanitation Source: Septic Tank
Gas Source: Propane
Elementary: North Street
Middle: Central
Design: Georgian
SqFt +/-: 10,254
SqFt Source: Architect
Exterior: Clapboard
Roof: Slate
Acres +/-: 3.34
Lot Desc: Level
Parklike:
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 Terrace
Outbuildings: Pool House Call LB
Included: Call LB
Excluded: Call LB

OH Remarks:

Remarks: Exquisite Georgian showcases exceptional architectural details & high ceilings. This 8 bedroom home is sited on 3.3 private, level acres/ pool & pool house on a quiet lane in mid-country. Luxurious front-to-back entr hall features an elegant staircase & Fr doors to the lg terr. 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. 1st fl also incl a bdrm/bath & 3 half ba. Mstr suite incl. 2 baths, 2 walk-in closets, office/sitting rm & mini kit., 4 en-suite bdrms & billiard rm complete the 2nd fl. Third Floor with bath is ideal for a large playroom. Fin LL /wine cellar, staff suite & storage. Elevator. Generator

Directions: North Street to Dingtowntown to Perkins

Virtual Tour:

Condo Coop Information

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

Sold Information

Sold Date:
Sold Price:
Selling Firm ID:

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