

Features and Improvements

349 Beach Road | Fairfield, Connecticut

Coastal Lifestyle & Setting

Perfectly positioned along one of Fairfield's most coveted coastal addresses, 349 Beach Road offers an exceptional blend of refined seaside living and sophisticated modern design. Thoughtfully reimagined and meticulously enhanced, the residence captures the essence of luxury Connecticut living - where elegant interiors, resort-inspired outdoor spaces, and timeless architectural character come together in effortless harmony. Ideally located moments from beaches, downtown Fairfield, premier dining, and commuter routes; the property delivers both tranquility and convenience in equal measure.

Notable Improvements & Enhancements

A comprehensive series of curated upgrades and investments have elevated the home's comfort, efficiency, and aesthetic appeal:

- New boiler – 2024
- New sewage line to street
- Alarm & Security System installed – 2022
- Water Heater replaced – 2025
- Whole-House Generator installed – 2023
- Cedar Siding Professionally Repaired and Painted – 2026
- New asphalt roof (2020)
- New front of home windows – 2020
- New garage door installed
- Extensive professional landscaping, tree work, and laurel privacy plantings
- Newly Added In-Ground Concrete Pool – 2024
- New Stone Patio and Walkways – 2024
- Fully Fenced Grounds – 2024

Climate Systems & Comfort

Engineered for seamless year-round comfort with sophisticated zoned systems and modern infrastructure:

- Cooling: Central Air, Zoned
- Heating: Natural Gas, Zoned
- Upgraded Electrical Panel Service
- Whole-House Generator for uninterrupted operation and peace of mind
- Newly Installed Basement Sump Pump System featuring dual pumps, new drainage trenches, and battery backup redundancy for exceptional protection and reliability

Interior Living & Architectural Design

A masterfully executed transformation blends elevated modern living with timeless architectural charm:

- Comprehensive Main-Level Gut Renovation reimagining the home's entire flow and functionality
- Dramatic Open-Concept Living Spaces with expansive sightlines between kitchen and entertaining areas
- Walls Removed and Relocated to create a more sophisticated and light-filled layout
- Exposed Antique Beams adding warmth, texture, and historic character
- New and Refinished Heart Pine Flooring throughout the principal living spaces
- Luxuriously Redesigned Primary Suite featuring an expanded footprint, custom walk-in closet, and newly created spa-inspired bath
- Fully Renovated Basement Full Bath
- Renovated Main-Level Powder Room
- Beautifully Updated Upstairs Bathrooms
- Finished Attic Bonus Space ideal for a private fitness studio, office, or retreat
- Antique Root Cellar Converted into a Distinctive Wine Cave featuring authentic Parisian wine racks
- Three Wood-Burning Fireplaces and a Pellet Stove create intimate gathering spaces throughout the residence

Kitchen & Entertaining Spaces

Designed as the centerpiece of the home, the kitchen balances timeless craftsmanship with high-end culinary functionality:

- Expanded Chef's Kitchen with open flow into adjacent living and entertaining spaces
- Danby Marble-Topped Center Island
- 48" Wolf Dual-Fuel Range
- Sub-Zero Refrigerator
- Heart Pine Floors and Exposed Beams create an atmosphere that is both elegant and inviting

Outdoor Living & Grounds

The exterior spaces have been thoughtfully curated to deliver a private, resort-inspired experience ideal for entertaining and relaxation:

- Professionally Designed Landscaping and Mature Tree Enhancements
- Laurel Privacy Border Plantings creating a lush and secluded setting
- Updated Architectural Landscape Lighting
- Newly Screened Porch offering elegant seasonal indoor-outdoor living
- Full-Property Irrigation and Drip Irrigation Systems for effortless landscape maintenance

Technology & Smart Home Features

- Ring Doorbell System
- Integrated Security & Alarm System
- App-Controlled Heating & Cooling Systems

A Turnkey Coastal Retreat

349 Beach Road represents a rare opportunity to own a comprehensively renovated coastal residence where timeless New England character meets elevated modern luxury. Every improvement, from the reimagined interiors and chef's kitchen to the newly completed pool and curated grounds, has been thoughtfully executed to create an atmosphere of understated sophistication, comfort, and effortless living in one of Fairfield's most desirable shoreline neighborhoods.