



Features & Improvements 126 Rolling Hills Drive | Fairfield, CT

Kitchen

The kitchen was designed with both craftsmanship and everyday living in mind, featuring custom Country Craft cabinetry designed by True North.

- Quartzite countertops anchor the space with natural durability and understated elegance.
- Under-cabinet lighting adds warmth and practicality.
- The kitchen features Sonos surround sound, allowing music to flow easily through one of the home's primary gathering spaces.
- Professional appliances include:
 - Wolf oven, cooktop, and microwave
 - JennAir barn-door refrigerator
 - Bosch dishwasher
 - Marvel 40-bottle wine refrigerator

Interior Details

- The home features hardwood flooring throughout the main levels, with wood-style tile flooring in the finished lower level designed for durability and comfort.
- Two wood-burning fireplaces create inviting focal points within the living spaces.
- The finished lower level offers flexible spaces for a home gym, recreation, wellness, or additional living areas.
- Laundry appliances include GE Energy Star washer and dryer.

Mechanical Systems & Infrastructure

The home is supported by well-maintained mechanical systems and practical infrastructure.

- Oil-fired boiler heating system
- Central air conditioning
- Private well water
- Septic system (last pumped August 2025)
- Water heater was replaced approximately six years ago.
- A generator panel is installed, and a portable generator is included. When connected, the generator can power most essential systems, including heat, the well pump, refrigerators, and other key household functions.
- Smart features include smart thermostats and a Ring doorbell system.

Exterior & Structural Improvements

- Wood siding and shingles
- Thermopane windows throughout (all windows replaced in 2010)
- Cobblestone apron added to driveway (2015)
- Electric pet containment fence installed
- New Azek mailbox and post (2025)
- Bluestone front porch with river rock
- Firepit with a nature walk

Utilities & Service Providers

- Oil / Heating Fuel: Standard Oil – approximately \$500 per month
- Electric: United Illuminating – approximately \$500 per month
- Propane: Rural Propane – approximately \$20 per month
- Heating & AC Service: Standard Oil
- Well Service: Grecco Haines – approximately \$1,200 per year
- Garbage Service: Big Little – approximately \$70 per month
- Internet: Optimum

Lifestyle & Neighborhood

Outdoor living has been thoughtfully shaped. The firepit has become a favorite place for summer evenings, perfect for gathering, conversation, and classic backyard moments. Along **Rolling Hills Drive**, a strong sense of community endures, with neighbors coming together each year for a cherished summer block party.

Nearby amenities include:

- Lake Mohegan (5 minutes) with trails and splash park.
- Fairfield beaches (approximately 18 minutes)
- Smith Richardson Golf Course and Driving Range within walking distance. A new driving range facility with Trackman technology in every bay.
- Bird sanctuary and nature trails at the end of the street.