



Property Features & Improvements

234 Wilton Road | Westport, Connecticut

Ideally positioned along Wilton Road, this residence offers the rare balance of privacy and proximity that defines luxury living in Westport. Just moments from the boutiques and dining of Westport Downtown, the waterfront charm of Compo Beach, and the cultural offerings of Westport Country Playhouse, the location supports a lifestyle that is both connected and curated.

Mornings can begin with coffee in town, afternoons along the shoreline, and evenings gathered by the fire — all within minutes of home. With access to top-rated schools and an easy commute to New York City, this address delivers sophistication without compromise.

Comprehensive Updates Summary | *Significant 2024 architectural addition and gut rehab of existing home*

- Full kitchen remodel, refreshed with professionally repainted cabinetry, new quartz island, new sink, new dishwasher, and added beverage bar.
- Newly constructed family room, with patio access and a gas fireplace.
- Newly constructed primary suite, equipped with a private sitting room, dressing room and bath.
- Radiant heat installed throughout newly built spaces for elevated year-round comfort.
- Hand-applied lime-wash finish on walls throughout the main level.
- Refinished hardwood flooring in office and great room.
- New luxury vinyl flooring in foyer, kitchen, family room, and bedrooms.
- Newly redesigned foyer, prioritizing space and added built-ins and wooden beams for a design element.
 - Outdoor living enhanced with a built-in gas grill and an added dedicated fire pit area.
 - Two new staircases and railings.
 - Added front portico and dormers.

Exterior & Grounds | *Multiple outdoor zones thoughtfully designed for hosting, dining and relaxation*

- Expansive sliders from great room and family room create seamless indoor-outdoor living.
- New bluestone patio and stonework around a built-in outdoor grill. Existing stone fireplace for effortless al fresco dining.
- Extended patio with new additional fire pit for year-round entertaining.
- Irrigation system for easy grounds maintenance

Interior Features | *2024 addition thoughtfully integrated architectural flow and everyday livability*

- Radiant heat in newly constructed spaces for quiet, consistent warmth.
- Wide-format luxury vinyl flooring combining elevated design with durability.

- Structural exposed wood beams and cathedral ceilings in the great room.
- French doors creating graceful transitions between living spaces.
- Dedicated dry bar in great room for elevated entertainment.
- Split system A/C in great room, professionally serviced annually.

Kitchen

- Custom banquette seating for intimate dining and everyday gathering.
- Dedicated coffee bar and integrated wine chiller.
- Statement stone façade wine display.
- Professionally refreshed cabinetry.
- Oversized quartz island serving as preparation and social centerpiece.
- New countertops and backsplash.
- New sink and dishwasher.
- DCS professional-grade range and double wall ovens.

Family Room

- Newly constructed in 2023 to extend everyday living off the kitchen.
- Gas fireplace creating a warm focal point.
- Direct patio access for seamless entertainment.
- Radiant heat enhances comfort during cooler months.

Primary Suite

- Privately positioned above the addition for separation and serenity.
- Dedicated sitting room for reading or quiet retreat.
- Custom closet and dressing room with a boutique-style feel.
- Spa inspired bath with double vanity, soaking tub, and glass-enclosed shower.
- Radiant heat throughout the suite.

Additional Bedrooms

- Bedroom 1 featuring high ceilings, original window detail and added dormer for extra light
- Bedroom 2 with added dormer window
- Bedroom 3 separate private suite above garage
- Shared hall bath with double vanity and glass-enclosed shower. Laundry area for convenience and efficiency.

Mechanical & Infrastructure

- Fuel Type: **Oil**
- Water: **Public Water**
- Sewage System: **Septic Tank**
- Cooling: **Central air, mini split systems in great room and bedroom over the garage**
- **Radiant heat** added to all newly added spaces
- New washer and dryer

Utilities & Maintenance

- **Eversource:** ~\$180/month in the winter and ~\$350/month in the summer
- **Aquarion:** ~\$1,200/year
- **Cousins Carting:** \$84/bi-monthly for Garbage Removal

- **Gault Oil:** ~\$3650/year for oil delivery
- 25gal propane tank runs the stove, service scheduled for March 2026
- Boiler service completed in Dec 2025, replaced expansion tank and relief valve
- **Tyler Air:** Central air serviced in 2025, Mini Split in Great Room serviced in December 2025
- **LJ Denner HVAC:** Installed the radiant heat and updated all the central air duct work during renovations. Serviced in March 2026.
- **Septic:** Last pumped January 2025