



Features and Improvements 276 Pemburn Drive | Fairfield

Notable Updates

- Newly constructed and thoughtfully designed residence completed in January 2014.
- Whole-house generator with automatic transfer switch installed at time of construction; generator replaced in 2023 for continued reliability and peace of mind.
- Lower level enhanced with the addition of a private office and powder room, creating flexible living and work-from-home space (2015).
- Conversion from propane to natural gas for heating system and stove, offering improved efficiency and everyday ease (2015); generator remains on dedicated propane supply.
- Kitchen thoughtfully upgraded with the addition of a wine refrigerator (2018), complementing the home's entertainment capabilities.
- Oversized cedar closet added to the lower level, providing exceptional and specialized storage (2019).
- Outdoor living elevated with a redesigned and expanded bluestone patio, creating a natural extension of the home for gathering and entertaining (2019).
- Professionally installed basement waterproofing system and sump pump, enhancing long-term protection and functionality (2021).
- Custom-built shelving and entertainment center in the family room, adding both architectural interest and practical design (2022).
- Built-in Thermador refrigerator seamlessly integrated into the kitchen (2022).
- New dishwasher (2023)
- New washer and dryer

Utilities and Service Providers

- **Natural gas** heating system
- **Public water**
- **Public sewer**
- **Tankless hot water heater** (2014) for on-demand efficiency

Home Features

- Smart home integration with Nest thermostats and Ring doorbell.
- Thermopane windows for enhanced comfort and energy efficiency.
- Aquasana water filtration system in the kitchen.

Exterior Features

- Private, expansive yard with ample space for a future pool.
- Vinyl fencing, offering both privacy and ease of maintenance (2015).
- Expanded bluestone patio designed for effortless outdoor living and entertaining (2019).