



Features & Improvements

790 Cedar Brook Lane | Southport

Notable Updates

- Exterior of the home was fully repainted (2025).
- Newly repaved asphalt driveway (2025).
- Updated electrical wiring and a new pump added to the Septic Tank system (2024).
- Converted upstairs heating system from radiators to forced air (2022).
- Ran propane line to kitchen for new Wolf gas oven and range. Propane line extended to great room fireplace for option to convert to gas (2025).
- Updated and painted the back deck, replaced stairs, and installed railings (2025).
- New outdoor lighting.
- Updated all appliances throughout the home, with the exception of the Subzero kitchen refrigerator.
- Updated half bath and upstairs bathrooms.
- New flooring in front hall and refinished hardwood throughout main level.
- New Sonos hardwired sound system.

Home Features

- Whole house generator ensuring uninterrupted comfort (2020).
- ADT security system for peace of mind.
- Nest smart thermostats offering intuitive, modern climate control.
- Professionally installed irrigation system for effortless landscape maintenance.

Interior Features

Main Level

- Rich hardwood flooring flowing seamlessly throughout.
- Thoughtfully designed mudroom with direct garage access, custom built-in cubbies, and utility sink — equal parts practical and polished.
- Beautifully thought-out kitchen featuring marble island and countertops, complemented by paneled appliances for a refined, cohesive aesthetic.
- Formal dining room, ideal for both intimate gatherings and larger celebrations.
- Impressive great room with soaring cathedral ceilings with beams, a wood-burning fireplace, wet bar, and direct access to the outdoor living spaces.
- Two distinct office environments with extensive custom built-ins — perfectly suited for today's work-from-home lifestyle, creative pursuits, or study.
- Finished lower level offering versatile space for recreation, fitness, or media.

Second Level

- Wall-to-wall carpeting creating a warm and inviting upper level.
- Serene primary suite thoughtfully separated for privacy, featuring a sitting area ideal for a vanity or quiet retreat, along with two expansive walk-in closets — each filled with natural light.
- Primary bath with double vanity and soaking tub designed for relaxation.
- Convenient second-floor laundry room.
- Two ensuite bedrooms, each offering privacy and comfort.
- Two additional bedrooms connected by a well-appointed Jack & Jill bath.

Exterior Features

- Peaceful, usable yard designed for both play and quiet enjoyment.
- Expansive deck ideal for outdoor dining and entertainment.
- Dedicated vegetable garden for seasonal living.
- Classic wooden shed for additional outdoor storage.
- Welcoming blue stone patio enhances the home's front approach.

Mechanicals

- Fuel Type: Oil
- Water: Public water connected
- Private Septic Tank
- Central air conditioning with three zones (~2004)
- Heating system (~2001)
- Water heater (~2014)

Location

Tucked away on a private, storybook drive, this home offers a rare sense of charm and tranquility — where a winding brook and picturesque bridges create an everyday escape.

Despite its peaceful setting, convenience is effortless:

~2 miles to train station (ideal for commuters)

~2 miles to Sasco Beach

~2 miles to downtown Fairfield — dining, shopping, and everyday conveniences

Service Providers

- Oil: Standard Oil
- Electric: UI
- Propane: Gault (generator use)
- Heating & Cooling: H. Hulse Heating & Air
- Lawn Care: EY Landscaping
- Pest Control: Fox Pest Control
- Septic: Bill Jr. & Son Septic
- Water: Aquarion
- Internet: Optimum
- Garbage & Recycling: Darren Topar
- Security: ADT