

Features and Improvements

1380 Old Academy Road | Fairfield, Connecticut

Community & Lifestyle

Gracefully positioned within the historic and highly coveted Greenfield Hill enclave, this residence captures the essence of classic New England luxury paired with modern livability. Surrounded by scenic roads, estate properties, and preserved natural beauty, the setting offers a rare sense of privacy while remaining minutes to town conveniences, beaches, and commuter routes - a lifestyle that feels both tranquil and connected.

Recent Enhancements & Notable Maintenance

- New Roof – 2025
- Pool Stone Re-Grouted – 2025
- Driveway Resealed – 2025
- Septic System Pumped – Summer 2025
- All Fireplaces Professionally Cleaned – Fall 2025

Climate Systems & Comfort | *Designed for efficient year-round comfort and zoned living:*

- **Central Air Conditioning** with Five Zones (2 upstairs, 2 downstairs, 1 mudroom)
- Three Condensers supporting cooling efficiency (ages 2023, 2012 and 2002)
- **Oil-Fired Heating System** with basement tank
- **Oil-Fired Water Heater** (2016)
- **Underground Propane Tank** dedicated to pool heating
- Hydro air boiler manufactured in 2000 – well maintained furnace (2002)
- SCG gas line services neighboring properties

Interior Living | *A thoughtfully curated interior balancing elegance, function, and warmth:*

- **4 Bedrooms | 5 Full Baths | 1 Half Bath**
- Beautiful **Main-Level Office** with custom built-ins and patio access — an inspiring work-from-home retreat
- **Three Fireplaces:** two wood-burning fireplaces anchoring the main living areas and a gas fireplace in the primary suite

- **Climate-Controlled Wine Cellar** that can be reconnected, ideal for collectors and entertaining
- **Finished Lower Level** featuring room for a fitness studio, surround-sound speakers, a wine cellar, and multiple dedicated storage closets
- **Mudroom with Direct Pool Patio Access** featuring a full bath, sink, in-room dryer, and an additional refrigerator. Expertly designed for seamless indoor-outdoor transitions after swimming or entertaining
- **Second-Floor Laundry Room** for everyday convenience
- **Pull-Down Attic and Stairs to Garage Storage Loft** offering exceptional organizational flexibility

Kitchen & Gathering Spaces | *Designed as the heart of the home - equally suited for intimate mornings and large-scale entertaining:*

- Expansive Quartz Center Island
- Wine Chiller and Wet Bar
- Sun-filled Dining Area with Bay Windows
- Open flow into adjacent living spaces create a natural hub for gathering

Bedroom Suites

- Primary Suite featuring multiple ample closet spaces and a gas fireplace for a refined retreat atmosphere
- Bedroom with en-suite full bath and two closets, ideal for extended guests or au pair accommodations
- Two well-proportioned bedrooms with Jack-and-Jill Bath

Exterior & Architectural Details | *Crafted for both everyday enjoyment and elevated entertaining:*

- **Bluestone Side Patio** for quiet morning coffee or evening unwinding
- Expansive **Veranda** designed for outdoor dining and lounging opens to an elegant **Pool**, recently refreshed with new grout
- **Three-Car Garage** providing generous parking and storage capacity + loft

Technology & Smart Features

- **Hardwired Audio System** in the kitchen, family room, basement, and outdoor patio (includes speakers, soundbar, and subwoofer) can be reconnected for all-over entertainment
- **ADT Security System** ideal for peace of mind

Outdoor Living & Recreation | *A private, resort-inspired landscape curated for leisure and recreation:*

- **Gunite Pool**, fully fenced
- **Outdoor Fireplace** overlooking the pool terrace
- Private **Putting Green**
- Distinguished Gravel **Courtyard Entrance**
- Full-Property **Irrigation System** maintaining lush, manicured grounds throughout the seasons

Service Providers

- Septic: JA Espisano
- Waste Removal: Big Little
- Propane: Rural Gas
- Electricity: United Illuminating
- Oil Service: Parkway Oil
- Water: Aquarion
- Generator Service: GT Electric
- Security: ADT
- Irrigation: Aqua-Lawn
- Lawn Care: Teed & Brown
- Pest Control: FMG Pest Control
- Tree Care: Bartlett Tree Experts
- Roofing: JR Roofing

Utility & Maintenance Averages (Approximate)

- Water: ~\$2,550 annually
- Propane: ~\$1,048 annually

- Electricity: ~\$337 monthly

1380 Old Academy Road offers a lifestyle defined by privacy and effortless indoor-outdoor living — a residence equally suited for refined entertaining and relaxed everyday comfort, all within one of Fairfield's most distinguished and storied neighborhoods.