

## **Property Overview**

### **341 Crestwood Road | Fairfield, Connecticut**

#### **Community & Lifestyle**

Nestled in a welcoming neighborhood known for summer block parties and walkable streets, 341 Crestwood Road provides a true sense of connection and charm. Set within a desirable, family-friendly enclave, this refined Fairfield residence offers an exceptional blend of timeless craftsmanship, modern upgrades, and everyday luxury. Designed for both elegant, entertaining and comfortable living, the home delivers generous space, thoughtful enhancements, and a strong sense of community.

#### **Recent Improvements**

- Andersen 400 Series windows installed throughout the home (approximately 3 years ago).
- Exterior siding fully replaced approximately 5 years ago, featuring split cedar shingles complemented by Azek trim for durability and low maintenance.
- Driveway professionally resealed in the fall, enhancing curb appeal.
- New mechanicals and appliances throughout the home.
- Fully renovated kitchen and bathrooms.

#### **Climate Systems & Comfort**

- Central air conditioning on the first and second floors, with a new air compressor. Two mini splits, one on the third floor and one in the suite over the garage to provide maximum comfort.
- Natural gas heating with furnace replaced just over one year ago.
- 90-gallon hot water tank was replaced just over one year ago.
- Wood-burning fireplace anchoring the living room with warmth and character.

#### **Interior Features**

- Five bedrooms and four and a half baths, offering flexibility for a variety of living arrangements.
- An abundance of bonus spaces, including an exercise room, an office, and a suite above the garage with its own bath.
- Dedicated office or study featuring extensive built-in shelving.
- Den with a built-in bar, ideal for entertaining.
- Fully renovated kitchen with new appliances.
- The washer and dryer are approximately five years old.
- All bathrooms have been updated in the last 5 years.

#### **Exterior & Structure**

- Cedar split-shingle siding in excellent condition with Azek trim, combining classic New England style with modern efficiency.
- Recently resealed driveway, providing a clean, polished approach to the home.

## Technology & Smart Home Features

- Smart security system anchored by a Qolsys IQ control panel, and app controlled, offering intuitive whole-home monitoring and peace of mind.
- Ring video doorbell and multiple Ring exterior cameras, providing real-time visibility of key entry points including the driveway and deck.
- Additional Kasa smart cameras positioned in the backyard and near the garage for enhanced perimeter awareness.
- Amazon Echo Show 15, mounted in the kitchen, seamlessly integrating Alexa voice control with your own Bluetooth enabled devices.

## Outdoor Living & Recreation

- Private backyard fully enclosed by deer fencing.
- The cedar deck was stained approximately four years ago, ideal for outdoor dining and entertainment.
- Well maintained playscape.
- Yard offers potential for a future pool, subject to approvals.

## Infrastructure & Utilities

Fuel: Natural gas

Water: Public water

Sewer: Public sewer

## Utility & Maintenance Highlights (*Approximate Averages*)

Natural Gas: Southern Connecticut Gas

Electric: United Illuminating

Lawn Care: Professionally maintained by Smith's Lawn, delivering golf-course-quality care (approximately \$1,500 annually)

***Energy-efficient home with below average monthly utility costs***