CINDY RANEY & TEAM

EXCEPTIONAL EXPERIENCES

COLDWELL BANKER GLOBAL LUXURY

FEATURES & IMPROVEMENTS

110 Judson Rd, Fairfield

Exceptional Home Highlights

Beautifully crafted new construction offering 3,744 square feet of thoughtfully designed living space.

- FEMA-compliant construction provides added confidence and peace of mind while allowing for fewer stairs to the main living level than many neighboring homes.
- Flexible floor plan lives as four bedrooms, including a private third-floor suite with a full bath—ideal for guests, extended family, a home office, fitness studio, or media room.
- Rich white oak flooring flows throughout the home, creating warmth and continuity across every living space.
- Inviting great room centered around a gas fireplace, offering a sophisticated gathering space for everyday living and entertaining.
- Professionally installed security system for added comfort and convenience.
- Expansive backyard offers room for a future pool (see survey with proposed pool location), creating endless possibilities for a private outdoor retreat.

Designer Kitchen & Interior Appointments

- Elegant chef's kitchen designed to blend exceptional function with timeless style.
- Professional-grade 36" Viking gas range, Viking dishwasher, and Viking built-in microwave.
- Premium 48" Sub-Zero refrigerator/freezer.
- Built-in 18" Summit ice maker.

- Durable and sophisticated quartz countertops provide a clean, contemporary finish while offering everyday performance.

Premium Mechanical Systems

- Efficient natural gas forced-air heating.
- Central air conditioning for year-round comfort.
- Public water and public sewer.
- Two Navien high-efficiency tankless water heaters with a recirculating line, delivering exceptional efficiency and virtually endless hot water.
- 20kW Generac whole-house generator, providing seamless backup power and uninterrupted comfort during unexpected outages.

Exterior Features

- Classic cedar siding.
- Combination asphalt shingle and EPDM roofing systems for lasting durability and performance.
- Elegant Rustica Hardware front entry door.
- Premium Jeld-Wen windows, offering exceptional energy efficiency while framing beautiful natural light throughout the home.
- Full lawn irrigation system.
- Freshly paved asphalt driveway.
- Beautifully designed outdoor living spaces, including a spacious patio ideal for entertaining, dining al fresco, or relaxing beside the outdoor fireplace.

Lifestyle & Location

Ideally situated within one of Fairfield Beach's most coveted coastal neighborhoods, where beachside living meets everyday convenience. Just moments from Jennings Beach, making morning walks, sunset strolls, and days by the water part of daily life.

Easy walk to Sherman Elementary School, the Fairfield Train Station, neighborhood parks, and nearby restaurants.