

115 Fern Street | Fairfield, CT
List of Features & Improvements

Property Overview

Completely rebuilt in 2003, this residence offers the charm of a classic Fairfield home paired with modern construction and systems. Owner-occupied since 2016, the property has been thoughtfully maintained with a focus on comfort, functionality, and long-term care.

Community & Lifestyle

Set on a friendly, family-oriented street with a strong sense of community, the neighborhood is characterized by well-connected neighbors and a welcoming atmosphere. A mix of school-age and younger children enjoy a setting where bike riding and outdoor play are common.

Ideally located with close proximity to Sherman Elementary School and minimal cut-through traffic, the home also offers exceptional walkability to the beach, town center, train station, and local amenities. A commuter-friendly location provides convenient access to major highways and Metro-North rail service to New York City.

Recent Improvements

Upstairs hall bathroom renovation completed in 2025.

New deck installed in 2018, enhancing outdoor living and entertaining.

Exterior shingles treated with a clear protective stain in fall 2025.

Interior painting completed in the living room and entryway in December 2025.

Professionally installed irrigation system added in 2016.

Driveway fully replaced in 2025.

Climate Systems & Comfort

Central Air Conditioning: Dual-zone system providing balanced and efficient comfort throughout the home.

Heating & Hot Water: Furnace and hot water heater believed to be original to the 2003 rebuild (age to be verified).

Thermostat Locations: First-floor living room and second-floor hallway.

Fireplaces: Two fireplaces, including one wood-burning and one gas, offering both warmth and ambiance.

Exterior & Structure

Roof: Asphalt shingle roof.

Siding: Excellent condition; exterior shingles treated with a clear stain in late 2025.

Driveway: Fully replaced in 2025.

Technology & Automation

Security & Monitoring: Ring video doorbell at front entrance and a home security system, providing added peace of mind.

Outdoor Living & Recreation

Backyard: Fully fenced and newly updated outdoor space with wood fencing owned by the sellers on all sides, offering privacy and security.

Deck: Installed in 2018, ideal for outdoor dining, entertaining, and relaxation.

Irrigation: Professionally installed irrigation system supporting landscaped grounds, added in 2016.

Pool Potential: The property offers ample space to accommodate a future swimming pool, subject to standard approvals.

Infrastructure & Utilities

Fuel Type: Natural gas.

Water Supply: Public water.

Sewage: Public sewer.

Utility & Maintenance Details (Approximate Averages)

Natural Gas: Southern Connecticut Gas

Electric: United Illuminating

Garbage Service: United Sanitation

Lawn Care: Approximately \$75 per week

Flood Zone Information: The home is located within a designated flood zone; however, the lot is notably dry with no known history of flooding, including during Superstorm Sandy.