



## Features and Improvements 1115 Galloping Hill Road, Fairfield

### Property Overview

Thoughtfully renovated and meticulously improved, this refined Fairfield residence blends modern functionality with elevated design throughout. Every level of the home has been enhanced with intention — from major infrastructure upgrades to curated designer finishes — creating a turnkey property that delivers both everyday comfort and timeless style.

### Whole House Improvements

- Hardwood floors refinished throughout using Bona system
- Entire interior painted Chantilly Lace
- New whole-house electrical panel (2022), updated to current code including exterior upgrades
- Hardwired Google security cameras (front, back, side) and hardwired ADT security system with garage panel access
- Custom closet systems installed throughout with shelving, stainless steel rods, and added lighting where available
- Radon Mitigation system installed in Summer 2025

### Exterior & Structure

- New driveway installed and widened by three feet (2024)
- Bluestone patio expanded (approximately doubled in size)
- Approximately 30 trees removed to enhance light and usable yard space
- Pachysandra removed and lawn extended
- All new front landscaping and new backyard landscaping including decorative grasses and lamb's ear
- Cedar children's swing set (2023), included
- New hardwired exterior lighting at front entry
- Exterior electrical updated (2022)
- New garage door installed, up to current code

### Interior Features

#### Foyer

- The entry has been completely reimagined to create a warm and elevated first impression.
- A new front door (2024) welcomes guests into a bright, cohesive space where tile has been replaced with hardwood flooring to seamlessly connect with the rest of the home. A custom stair runner, installed in 2023, softens the space and adds a refined designer touch.
- Recessed lighting was added to modernize the ambiance, complemented by a Serena & Lily pendant and a coordinating fixture at the top of the staircase.

## **Living Room**

- The living room balances comfort and style, anchored by a freshly painted fireplace that blends effortlessly with the home's soft Chantilly Lace palette.
- Updated recessed lighting offers a clean, contemporary feel, while woven wood shades introduce texture and warmth, creating a space that feels both polished and inviting.

## **Kitchen**

- The kitchen has been thoughtfully refreshed to feel current yet timeless. Cabinet fronts were replaced and professionally painted, complemented by updated hardware for a crisp, cohesive look.
- The island was refinished to anchor the space, and a built-in breakfast nook bench adds charm and everyday functionality.
- Two new light pendants provide both statement and symmetry, enhancing the room's natural gathering appeal.

## **Family Room**

- Designed for relaxed daily living, the family room was enhanced with added recessed lighting to brighten the space and woven shades that continue the home's layered, textural aesthetic.

## **Dining Room**

- The dining room offers a refined yet welcoming atmosphere with Serena & Lily wallpaper and a coordinating designer light fixture, creating an elegant backdrop for gatherings both large and intimate.

## **Half Bath**

- The powder room feels custom and elevated, featuring Serena & Lily wallpaper, classic board and batten millwork, and a fully updated vanity with new fixtures, mirror, lighting, and toilet. The result is a thoughtfully designed space that feels intentional rather than overlooked.

## **Mudroom / Sunroom**

- The mudroom and sunroom have been carefully upgraded for both durability and design continuity. The mudroom door was painted to coordinate with the kitchen island, creating visual flow.
- A new pendant adds warmth, while the sunroom windows were fully replaced with solar-reflecting glass for improved efficiency and comfort.
- Trim was built to frame the windows beautifully, and the lighting/fan system was replaced with an outdoor-rated fixture to ensure longevity in this sun-filled space.

## **Lower Level**

- The lower level has been completely transformed into an open-concepted living space. Walls were removed to create one expansive area, while new insulation, drywall, and fire-safety upgrades bring the space fully up to code.
- LVP flooring adds durability and style; recessed lighting brightens the entire level, and heating was added for year-round comfort.
- A new hardwood staircase, updated handrails, and thoughtfully built-out laundry and storage areas make this level feel like a true extension of the home rather than a basement.
- Three new windows add natural light, and dedicated utility and storage rooms to keep systems neatly organized.

## **Primary Bedroom**

- The primary suite was enhanced with added recessed lighting and woven blackout shades, creating a serene and restful retreat. The primary bath includes a newly replaced toilet for added efficiency and peace of mind.

## **Bedroom One**

- This bedroom was elevated with added electrical and a ceiling pendant for improved functionality.

### **Bedroom Two**

- Electrical was added along with a ceiling pendant, improving both usability and overall ambiance.

### **Bedroom Three**

- Bedroom three features wallpaper for added character, along with new electrical and pendant lighting. Updated window shades complete the space with both style and practicality.

### **Kids Bath**

- The children's bathroom feels playful yet polished, with wallpaper, beadboard painted Chantilly Lace, and a vanity refinished in Hale Navy for contrast.
- Vanity lighting was raised and replaced for better scale and function, and a new mirror completes the refresh.

### **Community & Lifestyle**

Ideally positioned along Galloping Hill Road, the home offers convenient access to Fairfield's beaches, schools, town centers, and commuter routes while maintaining a private residential setting. The expansive yard and improved outdoor living spaces provide flexibility for entertainment, recreation, and future enhancements.