



Features & Improvements

111 Golden Pond Lane | Fairfield, Connecticut

A refined estate thoughtfully reimagined with an uncompromising commitment to craftsmanship, comfort, and timeless luxury. Extensively renovated throughout, the residence seamlessly blends sophisticated architectural character with elevated modern living.

Whole-Home Enhancements

- All hardwood flooring professionally sanded, bleached, whitewashed, and sealed for a cohesive light oak finish
- Entire interior repainted, including walls and ceilings throughout
- Stair carpeting removed; staircases refinished and custom painted
- Original balusters replaced with custom-finished wood balusters
- Custom oak handrails installed on all staircases
- All designer lighting fixtures replaced throughout the residence
- Newly installed sauna heater and control panel creating a private wellness retreat
- Skylights replaced in both the kitchen and sunroom
- Coffered ceilings and architectural millwork enhanced throughout
- Nine fireplaces offering a blend of gas and wood-burning ambiance
- Grand marble entry foyer and marble-appointed upper-level baths
- Dedicated lower-level home gym

Exterior & Grounds

- Designed for both elegant entertaining and effortless everyday living.
- Partial roof replacement completed in 2020; additional original roof sections replaced
- Widow's walk restored, secured, and made fully functional
- Elegant brick and cobblestone driveway creating a distinguished arrival experience

- Stone walls, brick patios, and outdoor entertaining areas professionally restored and maintained
- Approximately 60 mature trees removed to accommodate future pool and sport court possibilities
- Grounds fully leveled with new topsoil and expansive lawn installation
- Redesigned and professionally replanted flower beds
- Full-property irrigation system installed for year-round landscape maintenance
- Exterior professionally painted and meticulously maintained
- Original front doors refinished with a custom glaze finish

Mechanical Systems & Comfort

- Two new furnaces installed
- Two new A/C condensers installed and discreetly relocated
- Whole-house humidification system installed
- Central air conditioning and natural gas heating
- Public water connection and private septic system
- HVAC and heating systems updated in 2020

Kitchen Renovation

- A fully transformed chef's kitchen balancing functionality with elevated design.
- Custom solid white oak cabinetry installed throughout
- Expanded oversized island redesigned to double its original width
- Macchia Vecchia quartz countertops installed
- Dual stainless steel Ruvati workstation sinks with integrated accessories
- New designer faucets and waste disposal system
- Original upper cabinetry removed to create a brighter, more open aesthetic
- Custom shelving and wall refinishing completed
- Walls, ceilings, and fireplace brick repainted
- Original mantel stripped and refinished
- New skylights installed
- Wall removed to create seamless open-concept flow into the sunroom
- Hardwood floors refinished
- Custom window treatments installed

Sunroom

- Reconfigured to create seamless connection with the kitchen and dining spaces
- Dated crown molding removed for a cleaner architectural profile
- Walls and ceilings repainted
- New skylights installed
- Custom window treatments added

Main-Level Primary Suite

Primary Bathroom

- Fully renovated spa-inspired bath featuring:
- Limestone flooring
- New custom tile walls and shower
- Custom solid wood vanity with marble countertop
- Copper faucets and shower fixtures
- New lighting and designer window treatments

Primary Bedroom

- Walls and ceilings repainted
- All lighting fixtures replaced
- New custom window treatments, including blackout treatments
- Hardwood floors refinished

Formal & Informal Living Spaces

Study

- Original wall paneling refinished and painted
- New lighting fixtures installed
- Custom paint finishes applied to window frames
- Hardwood floors refinished

Formal Living Room

- Hardwood floors refinished
- Walls and ceilings repainted
- Custom paint detailing applied to window frames

Family Room

- Ceiling beams stripped and refinished
- Fireplace redesigned with custom oak mantel
- Walls and ceilings repainted
- New window treatments installed

Hallways & Powder Rooms

Hallways

- Hardwood floors refinished
- Walls and ceilings repainted
- New lighting fixtures installed
- Custom paint finishes applied to doors

Powder Rooms

- New tile flooring
- New sinks, mirrors, faucets, and lighting
- Refinished walls and millwork
- Removal of original mirrored walls and finishes

Upper-Level Improvements

All upstairs bedrooms and living spaces received:

- Refinished hardwood flooring
- Fresh interior paint throughout
- New lighting fixtures
- Custom refinished ensuite vanities
- New window treatments
- Refinished game room fireplace

Technology & Lifestyle

- Integrated Lutron lighting system for enhanced ambiance and convenience
- Located on a private cul-de-sac within one of Fairfield's most sought-after neighborhoods
- Exceptional setting offering privacy, community, and convenience