



187 Canoe Brook Road

Home Highlights

- Approximately 3,612 square feet of heated living space - Four bedrooms and four full bathrooms
- Set on approximately 1.06 level, professionally landscaped acres
- Two-car attached garage, renovated with gorgeous epoxy floors and specialty hexagonal lighting
- Public water and public sewer, Underground utilities (less chance of losing power from street)
- Canoe Brook Lake Association membership
- Four private association beaches
- Not located in a designated flood zone

Major Mechanical & Utility Improvements

- Navien natural gas on-demand hot water heater installed in 2024
- Two-stage American Standard natural gas furnace installed in 2025
- Natural gas-powered whole-house backup generator
- Zoned heating and central air conditioning
- Former oil burner and oil tank professionally removed
- Upgraded electrical switches, outlets, and dimmers
- Electrical circuits inspected and updated
- Weatherproof exterior electrical outlet installed

Recent Exterior Improvements

- Three replacement skylights
- Oversized six-inch gutters installed throughout, aluminum gutter leaf-protection screens
- Upgraded under-deck drainage and downspout
- Exterior professionally painted with premium Sherwin-Williams acrylic latex paint
- Exterior staircase rebuilt in 2026 using pressure-treated lumber
- Newer paved driveway
- Newer garage door

Renovated Garage

- Professionally installed epoxy flooring
- Specialty hexagonal detailing lights
- Imported professional-grade garage lighting
- Freshly painted interior
- Attached two-car configuration with direct home access

Interior Features

- Dramatic two-story foyer, Open and light-filled floor plan
- Brazilian hardwood flooring

- Soaring ceilings and multiple skylights
- Stone wood-burning fireplace
- Custom-fitted blinds throughout
- First-floor bedroom or home office adjacent to renovated marble first-floor bathroom
- Convenient second-floor laundry

Kitchen & Entertaining

- Granite countertops and center island
- Five-burner natural gas cooktop with pot filler
- Stainless steel double wall ovens
- Wine chiller
- Breakfast bar and dining area
- Two sets of sliding doors opening to the deck
- Vaulted four-season sunroom overlooking the pool

Primary Suite

- Brazilian cherry hardwood flooring
- Two oversized walk-in closets with custom built-ins
- Spa-inspired marble bathroom with glass-enclosed shower
- Bain Ultra whirlpool tub with heat and chromotherapy lighting

Partially Finished Walk-Out Lower Level

- Private walk-out entrance
- Second kitchen and Full Bath with Shower (great for Pool use)
- Tiled wine room
- Recreation or bonus space
- Flexible potential for guests, office, fitness, or multigenerational living
- Extensive storage

Outdoor Living

- Private in-ground swimming pool
- Hayward Super Pool Pump installed in 2023
- Expansive Azek deck
- Patio and covered outdoor living areas
- Fenced backyard & professionally landscaped grounds
- Seasonal lake views

Canoe Brook Lake Lifestyle

- Access to a private 64-acre freshwater lake with four association beaches
- Swimming, fishing, kayaking, canoeing, and paddleboarding, ice skating most years
- Community summer and holiday gatherings
- Convenient access to shopping, schools, parks, and the Merritt Parkway