

## 55 Skytop Drive Fairfield CT 06825



*Great Floor Plan...Entertaining Home...Highly Desired Location*

**\$599,000**

Custom Split Level

Year built 1953

8 Rooms

4 Bedrooms

2.5 Bath

2128 sq ft

Land .46 acre+-

N80.65xE170xS140xW165.3xNW19.43 arc

R2 Zone

2 Car garage: his/her electric-eye gar doors

Asphalt roof

Storm & screen windows

Cedar shingle exterior

Attic storage

Central AC

Oil fired warm air heat

Domestic oil fired hot water...new tank "2003"

City sewer & City water

Assessor's Map 26 Lot 3

Assessment \$427,770 Mill Rate 19.27

Taxes \$8,243.13

Schools: North Stratfield, Fairfield Woods, Fairfield Warde

Occupancy - Flexible

Equipment: top range, double wall ovens, Bosch dishwasher, refrigerator w/ice maker, built-in microwave, garbage disposal, washer & dryer, 3 paddle fans, attic exhaust fan, all lighting fixtures, 2 electric-eye garage door openers, 2 humidifiers, all windows treatments

**1st Floor:** Covered front porch, spacious tiled foyer, living room with vaulted ceiling; 2 skylights; floor-ceiling stone fireplace; double doors leading to enclosed screen porch, spacious dining room with glass sliders leading to large deck, spacious updated kitchen with vented skylight leading to large deck, powder room

**2<sup>nd</sup> Floor:** Master Bedroom, full bath with Jacuzzi & separate shower stall, 2 Bedrooms

**Ground Level:** 4<sup>th</sup> bedroom with full bath...great as au-pair

**Lower Level:** Finished heated walk-out family/game room with dry bar & built-ins, laundry room with wash basin, storage

**Remarks:** Great location...near golf course! Gorgeous property! Large patio off deck, gorgeous hardwood floors, beautiful tiled foyer; kitchen & powder room floors, brand new "2010" Berber wall-wall carpeting in lower level, updated kitchen with many built-in features; pantry; tiled backsplash, updated bath rooms, living room & 2 bedroom paddle fans, lots of recessed lighting, 200 amp service, hard wired for smoke alarms & security system, brand new "2009" oil tank, exterior painted "2009", mostly newer windows! Square footage includes finished lower level, real pleasure to show! Designed by well known architect Victor Civkin! *Subject to probate*

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