



MODERN TUSCAN-STYLE VILLA
NEW PRESTON, CONNECTICUT









MODERNIST TUSCAN-STYLE VILLA

FEATURED IN ARCHITECTURAL DIGEST IN AUGUST 2007, THIS DRAMATIC TUSCAN INSPIRED PROPERTY SITS ON A HILLSIDE WITH SOME OF THE MOST SWEEPING AND MAGICAL VIEWS OF LAKE WARAMAUG. IT WAS DESIGNED BY AWARD-WINNING ARCHITECT STEVEN F. HAAS AND IS SITUATED ON 11± BEAUTIFULLY LANDSCAPED ACRES. DESIGNED TO EVOKE ITALIANATE GARDENS BY THE WELL-KNOWN LANDSCAPE DESIGNER RENNY REYNOLDS WITH A VIEW THAT IS REMINISCENT OF THE GLORIOUS ITALIAN LAKE COMO. EVERYTHING ABOUT THE HOUSE WAS DESIGNED TO BRING THE LIGHT INSIDE, THE GARDENS AND THE MAGNIFICENT VIEWS BEYOND. THE HOUSE IS ORGANIZED ON EITHER SIDE OF A WIDE BARREL VAULTED GLASS CEILINGED WALKWAY. ON EITHER SIDE OF THIS WALKWAY ARE ROOMS THAT ARE GENEROUSLY PROPORTIONED WITH HIGH CEILINGS, MOST OF WHICH HAVE LIMESTONE FLOORING, MAHOGANY CEILINGS AND FLOOR TO CEILING MAHOGANY FRAMED "WINDOW WALLS" THAT OPEN TO THE OUTDOORS. ALL OF THIS COMBINES TO CREATE A CONTINUITY OF UNIQUE AND BEAUTIFUL MATERIALS COMBINING TO ACHIEVE THE OVERALL EFFECT THAT THE OUTDOORS IS INSIDE, WITH LIGHT STREAMING FROM ALL SIDES AND ABOVE.

MAIN FLOOR

ON ONE SIDE OF THE BARREL VAULT IS A LARGE WELL-APPOINTED EAT-IN KITCHEN AND FAMILY ROOM THAT OPENS ONTO A TENTED PERGOLA FOR OUTDOOR DINING. THE KITCHEN IS APPOINTED WITH TWO GENEROUS SQUARE MARBLE WORKING/SERVING COUNTERS, A GLASS DOORED TRAUlsen REFRIGERATOR, A COMMERCIAL BONNET COOKING SYSTEM, WALK-IN PANTRY WITH FREEZER, WET BAR, COFFEE BAR, WOOD BURNING FIREPLACE AND AN OUTDOOR WOOD BURNING PIZZA OVEN AND GRILL. THERE IS A WELL-APPOINTED POWDER ROOM OFF OF THE KITCHEN. THE MAIN DINING ROOM OFF THE KITCHEN ENCOMPASSES A TABLE THAT SEATS 14 AND FACES A KOI POND AND TERRACE WITH POCKET, MOVING GLASS DOORS THAT OPEN TO THE OUTSIDE. THE DINING ROOM OPENS ONTO A GRANDLY SCALED LIVING ROOM, WITH 22' MAHOGANY CEILINGS WITH A VERY LARGE WOOD BURNING FIREPLACE. IT AFFORDS A NUMBER OF SEATING AREAS AND IS GREAT FOR LARGE GROUPS BUT CAN ALSO BE QUITE INTIMATE FOR SMALL GROUPS. THERE ARE DIFFERENT AND INTERESTING ROOMS OFF THE OTHER SIDE OF THE BARREL VAULTED WALKWAY. FIRST A GLASSED-IN CONSERVATORY WHICH IS A HOME FOR GORGEOUS PLANTS AND FLOWERING TREES AND A MORE INTIMATE (EIGHT PERSON) DINING SPACE WHICH TAKES IN A BEAUTIFUL VIEW OF THE GARDENS AND SPECIMEN TREES WHICH LIGHT UP BEAUTIFULLY AT NIGHT. NEXT IS THE MEDIA ROOM WITH BUILT-IN CABINETS FOR TELEVISION AND AUDIO VISUAL SYSTEMS AND A LIBRARY AND FOLLOWING THAT A LARGE HOME OFFICE APPOINTED WITH BUILT-IN WOODEN CABINETS AND SMALL CONVERSATION AREAS FOR MEETINGS AND READING. THERE IS A LARGE POWDER ROOM OFF OF THE STUDY. ALL OF THESE ROOMS HAVE THE SAME FLOOR-TO-CEILING GLASS DOORS THAT OPEN TO THE OUTDOORS. THE MASTER SUITE IS SURROUNDED ON THREE SIDES BY GLASS WALLS AND HAS SWEEPING VIEWS OF THE LAKE. IT HAS ITS OWN PRIVATE OUTDOOR DECK BUT ALSO OPENS ONTO THE TERRACE THAT RUNS THE ENTIRE LENGTH OF THE HOUSE FACING THE VIEW. THE MASTER DRESSING ROOM AND BATHROOM ARE BEAUTIFULLY APPOINTED WITH MOSAIC TILES, A LARGE SOAKING TUB, HIS AND HERS VANITIES AND A LARGE DRESSING ROOM. ADJACENT TO THE MASTER SUITE IS A FULLY EQUIPPED GYM WITH SOFT RUBBER FLOORING, MIRRORED WALLS AND A BALLET BAR BUT IS ALSO LIGHT-FILLED SPACE FACING INTO ONE OF THE GARDENS.

LOWER LEVEL

THIS FLOOR OF THE HOUSE WAS MADE FOR FAMILIES. THE CENTER IS A BIG FAMILY ROOM WITH POOL TABLE, CUBBIES FOR GAMES, A PIN BALL MACHINE AND GAME TABLE. SURROUNDING IT ARE THREE BEDROOMS, EACH WITH THEIR OWN BEAUTIFULLY APPOINTED BATHS, ALL FACING THE OUTDOORS WITH WINDOW WALLS THAT OPEN TO THE GARDENS OUTSIDE. THIS LEVEL ALSO CONTAINS A GENEROUS LAUNDRY ROOM, STORAGE SPACE AND A FULLY EQUIPPED WINE CELLAR.

GUESTHOUSE

THE GUESTHOUSE IS A LITTLE JEWEL, APPOINTED WITH ALL OF THE SAME QUALITY IN FINISHES AS THE MAIN HOUSE. IT HAS AN OPEN KITCHEN FULLY EQUIPPED WITH REFRIGERATOR AND FREEZER DRAWERS AND A FULL STOVE. IT IS SITUATED WITHIN A GREAT ROOM THAT OPENS ON THREE SIDES TO THE OUTDOORS AND TO ITS OWN TERRACE FACING THE GARDENS AND POOL WITH A DINING TABLE THAT SERVES EIGHT. IT HAS ITS OWN POWDER ROOM. THE TERRACE ALSO CONTAINS A HOT TUB WITH VIEWS OF THE LAKE. DOWNSTAIRS IS A LARGE BEDROOM WITH ITS OWN INTIMATE SITTING ROOM AND CHARMING EN SUITE BATHROOM WITH FULL SHOWER AND DOUBLE VANITY. THE COTTAGE ALSO HAS ITS OWN LAUNDRY EQUIPMENT. THIS LEVEL ALSO FACES THE OUTDOORS AND OPENS TO THE GARDENS.

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