



TRANQUIL RETREAT

15 Nutmeg Drive
Greenwich, CT 06831
www.15NutmegDrive.com



Monica Collins
ANDERSON ASSOCIATES
164 Mason Street, Greenwich CT (203) 561-5582
www.GreenwichLiving.com

15 Nutmeg Drive

Greenwich, CT 06831

Price: \$1,500,000 Taxes: \$10,359

2.45 Spectacular Acres

This 5 bedroom, 3 bath light filled home in a beautiful setting will capture your heart. Lovely wood floors, well-appointed rooms and excellent flow make this home warm and welcoming. So pretty in all seasons are the views of this idyllic property. Multiple decks as well as sun filled rooms bring the outdoors in. Imagine a lazy afternoon sitting in the gazebo catching up on your reading while the kids are playing a game of football on the expansive manicured lawn. Enjoy an afternoon swimming in the heated pool, with a barbecue planned for later on the covered terrace, overlooking the many rock gardens. End the day with quiet meditation as you let the sound of the waterfalls create the peace and serenity that this beautiful property provides.



Information believed to be accurate but subject to verification by all parties. Offered without warranty and subject to errors, omissions, price changes and withdrawal without notice.

List Number: 91560
 Address: 15 Nutmeg Drive
 Section: South Parkway
 Property ID: 10-2725
 J Codes: J1, J3

Status: Active
 Type: Single Family Firm ID:
 City: Greenwich Zoning: RA-2
 Unit #: 06831
 Assoc: No
 CIOA: No
 Area: 3 - Greenwich

List Price: \$1,500,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 5 Baths: 3/0 # FPs:1

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1						Foyer
Liv Rm	1						Built-Ins
Din RM	1						Formal
Lib/Den							
Family			1	1			
Powder							
Kitchen	1						Eat-In Kitchen
M Bdrm	1						
M Bath	1						
D Bdrm	2		2				
S Bdrm							
Bath	1		1				
Staff							
Laundry							
Other						Skylight	Studio
Other							
Other							

Year Built: 1964
 Yr Reno:
 Yr Add'n:
 Cooling System: Wall Unit(s)
 Heat System: Hot Water
 Heat Fuel: Propane
 Hot Water:
 Attic: None
 Basement Type: Walkout
 Garage #: 2
 Garage Desc: Attached
 Water Source: Public
 Sanitation Source: Septic
 Gas Source:
 Elementary: Parkway
 Middle: Western

Design: Raised Ranch
 Design Plan:
 SqFt +/-: 2,378
 Exterior: Vertical Wood Siding
 Roof: Asphalt Shingle
 Acres +/-: 2.45
 Lot Desc: Stone Wall
 Assmnt: \$969,990
 Mill Rate: 10.970
 Taxes: \$10,359
 Sp Tax/Yr:
 Assn Chg/Yr:
 Documents: Brochure
 Plot Plan
 Room Sizes
 Pool: Yes
 Pool Desc:
 Court: No
 Court Desc:

Features: Auto Garage Door
 Cedar Closet
 Deck
 Rock Garden
 Waterfall
 Outbuildings: Shed
 Included: All Kitchen Applncs
 Washer/Dryer
 Excluded:

Remarks: THIS 5 BEDROOM, 3 BATH LIGHT FILLED HOME IN A BEAUTIFUL SETTING WILL CAPTURE YOUR HEART. LOVELY WOOD FLOORS, WELL APPOINTED ROOMS AND EXCELLENT FLOW MAKE THIS HOME WARM WELCOMING. MULTIPLE DECKS AS WELL AS SUN FILLED ROOMS BRING THE OUTDOORS IN. SWIMMING POOL, TERRACE, GAZEBO, ROCK GARDENS AND WATERFALLS CREATE THE PEACE AND SERENITY THAT THIS PROPERTY PROVIDES. MUST HAVE A CONFIRMED APPOINTMENT.

Directions: RIVERSVILLE ROAD TO SHERWOOD TO NUTMEG.



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First Floor:

- Spacious, traditional entry hall
- Eat in Kitchen with access to a beautiful deck
- Formal Living Room with built ins
- Formal Dining Room with sliders out to a deck
- Full bath
- Master bedroom with a master bath and walk in closet
- Double bedroom with sliders out to a deck
- Double bedroom with a large closet
- Two linen closets
- Hardwood floors

Lower Level:

- Two generous sized bedrooms with large closets
- Full bathroom
- Family room with a fireplace
- Spectacular studio/art room with a skylight
- Large cedar closet
- Laundry room
- Two car garage

2.45 acres

Swimming pool

Waterfalls

Rock gardens

Gazebo

Deck

Schools: Parkway Elementary School, Western Middle School, Greenwich High School

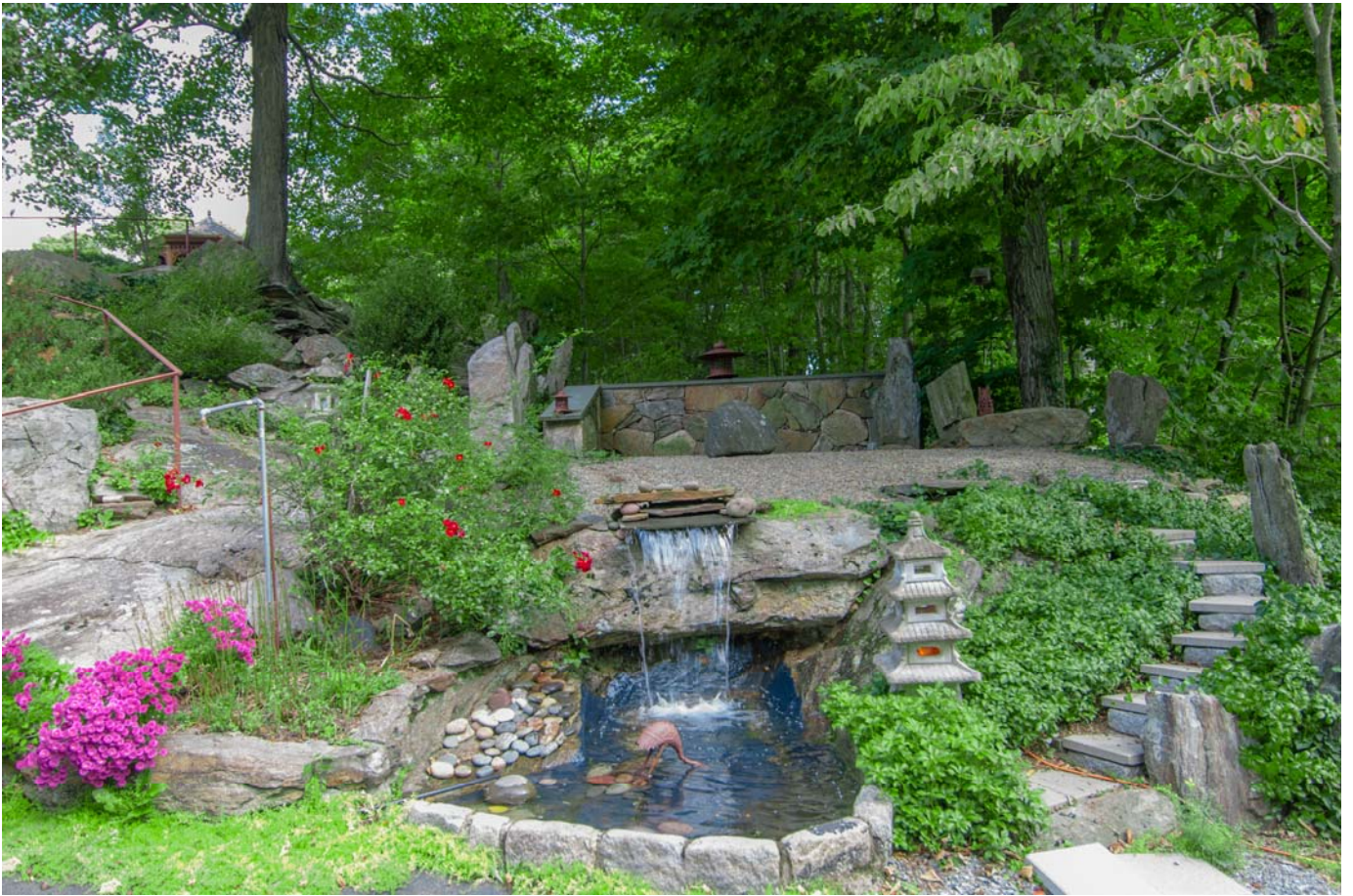
Improvements:

Hot water heater- 2007

Roof- 2007

Exterior (heart of redwood)- 2007

Windows- 2007







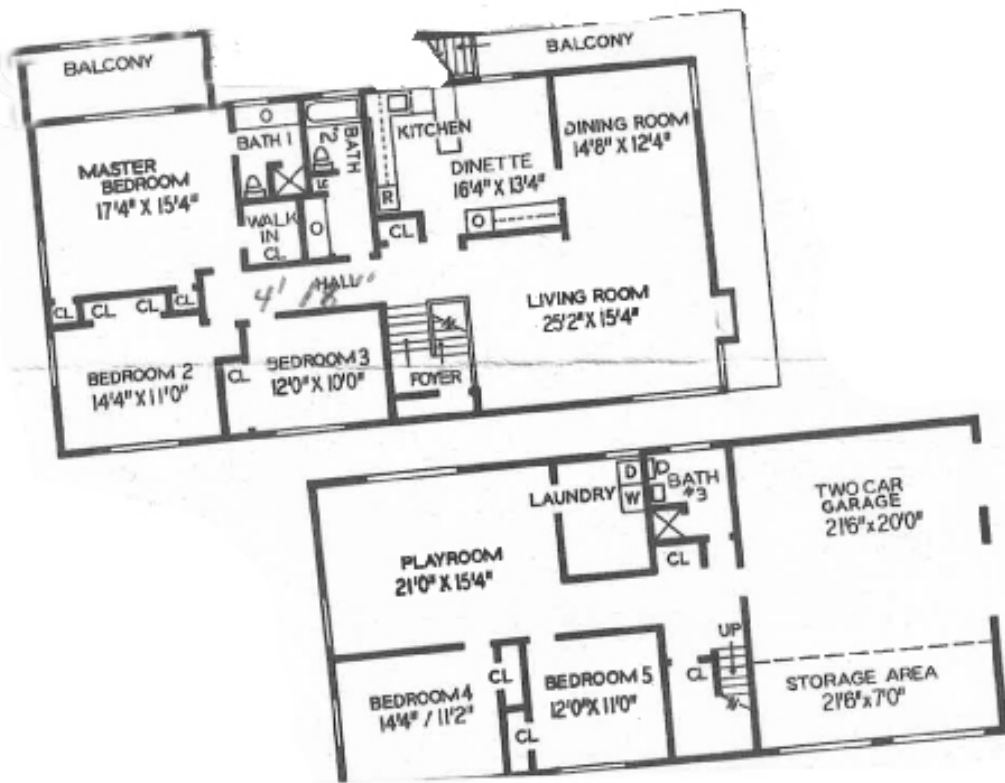




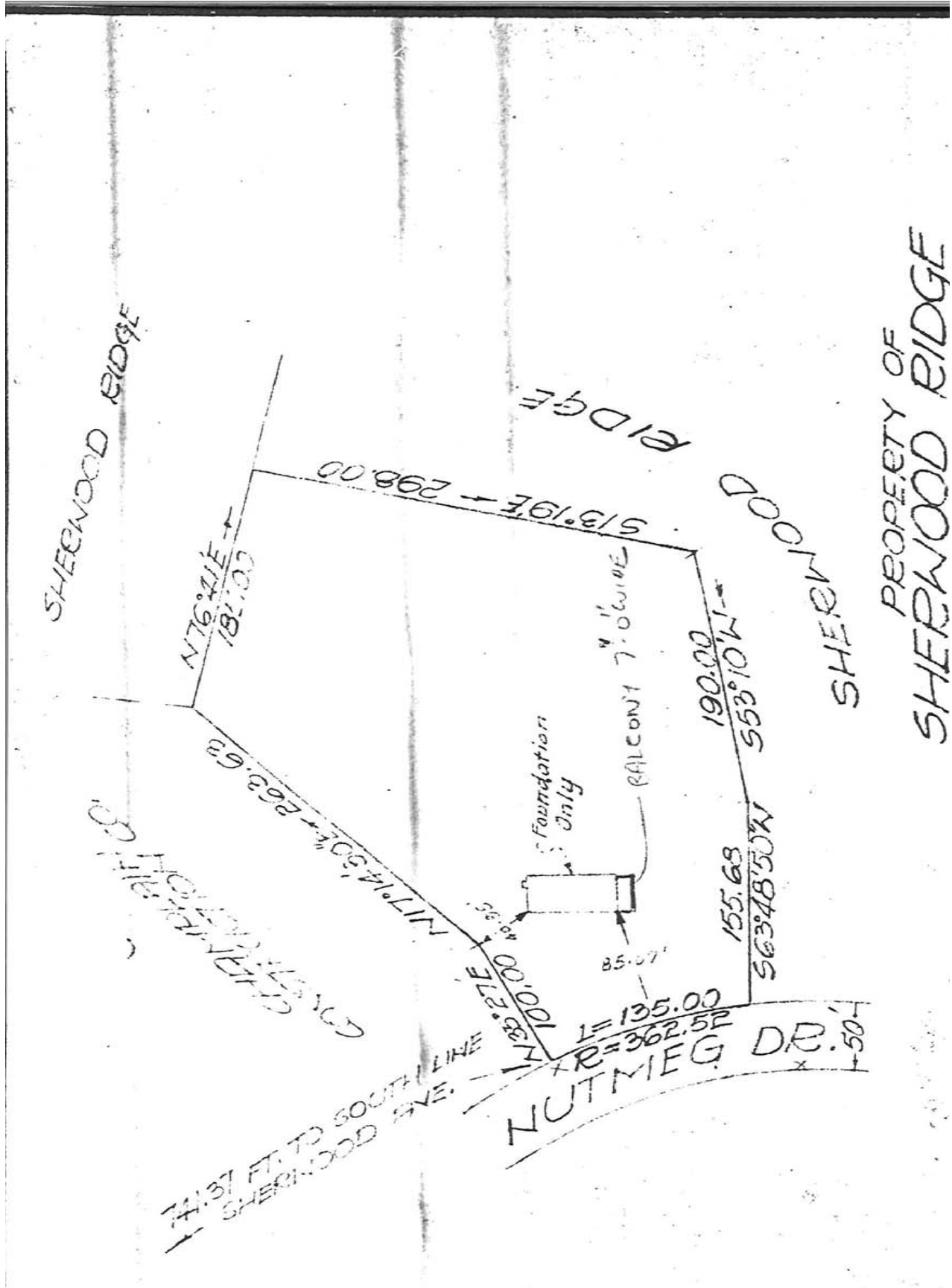








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