

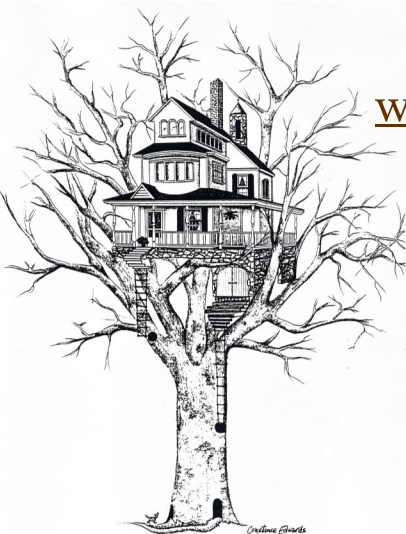


## Sunny and Spacious Ranch On Quiet Cul-De-Sac

20 Highland Place

Greenwich, CT 06831

[www.20HighlandPlace.com](http://www.20HighlandPlace.com)



Amy Zeeve

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**List Number:** 91801  
**Address:** 20 Highland Place  
**Section:** Pemberwick  
**Property ID:** 09-2700/S  
**J Codes:** J1

**Status:** Active    **Type:** Single Family    **Firm ID:**  
**City:** Greenwich    **Zoning:** R-6  
**Unit #:**  
**Assoc:**  
**CIOA:** No

**List Price:** \$799,000  
**Orig Price:**  
**Owner Fin:** No  
**For Rent:** No

**Bedrooms:** 3 **Baths:** 2/0 **# FPs:** 0

General Information									
<b>Room</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>LLFP</b>	<b>Ceilings</b>	<b>Comments</b>	<b>Year Built:</b> 1954	<b>Design:</b> Ranch	<b>Features:</b> Cable TV
Hall	1						<b>Yr Reno:</b> 1989	<b>Design</b> Traditional	Deck
Liv Rm	1						<b>Yr Add'tn:</b>	<b>Plan:</b>	Rock Garden
Din RM	1						<b>Cooling System:</b> Central A/C	<b>SqFt /-:</b> 2,041	Terrace
Lib/Den	1						<b>Heat System:</b> Hot Water	<b>Exterior:</b> Vinyl Siding	<b>Outbuildings:</b>
					Barrel; Extra Height		<b>Heat Fuel:</b> Oil	<b>Roof:</b> Asphalt	<b>Included:</b> All Kitchen Applncs
Family	1						<b>Hot Water:</b> Oil	Shingle	Washer/Dryer
Powder							<b>Attic:</b> Pull Down	<b>Acres /-:</b> 0.28	<b>Excluded:</b> Dining Rm
Kitchen	1						<b>Basement Type:</b> Partially Finished	<b>Lot Desc:</b> Cul-de-Sac	Chandelier
M Bdrm	1						<b>Garage #:</b> 1	<b>Assmnt:</b> \$439,950	
M Bath							<b>Garage Desc:</b> Attached	<b>Mill Rate:</b> 11.620	
D Bdrm	2						<b>Water Source:</b> Public	<b>Taxes:</b> \$4,976	
S Bdrm		1					<b>Sanitation</b> Town Sewer	<b>Sp Tax/Yr:</b>	
Bath	2						<b>Source:</b>	<b>Assn Chg/</b>	
Staff							<b>Gas Source:</b>	<b>Yr:</b>	
						Separate Room	<b>Elementary:</b> Glenville	<b>Documents:</b> Brochure	
Laundry		1				Office Space	<b>Middle:</b> Western	<b>Pool:</b> No	
Other		1						<b>Pool Desc:</b>	
Other								<b>Court:</b> No	
Other								<b>Court Desc:</b>	

**Remarks:** WONDERFUL, SUNNY RANCH HOME LOCATED AT THE END OF A QUIET CUL-DE-SAC. FLEXIBLE FLOOR PLAN OFFERS SOMETHING FOR EVERYONE. TERRIFIC FAMILY ROOM, 2 POSSIBLE OFFICES, 3-4 BEDROOMS FORMAL LIVING AND DINING ROOMS, FINISHED LOWER LEVEL. MANY UPDATES THROUGHOUT. CENTRAL AIR, WOOD FLOORS, GARAGE. LOVELY, PRIVATE OUTDOOR SETTING WITH DECK AND TERRACE. CLOSE TO SCHOOLS, PARKS, SHOPS AND TRANSPORTATION.



*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.*

# 20 Highland Place

Greenwich, CT 06831

\$799,000

Tucked away at the end of a quiet cul-de-sac, this newly listed home is a pleasure to see. In addition to the formal living and dining rooms, there is a wonderfully bright family room/great room with extra-height barrel ceiling. The floor plan is flexible – sure to please all. There are 3 bedrooms, an office and two baths on the main level. Downstairs is an excellent finished space with bedroom, office, laundry and storage. Numerous updates throughout. Central air, garage, wood floors in most rooms. Peaceful, lovely setting with terrace, deck and fountain. Convenient to all location. Exceptional value.



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**20 Highland Place**  
Greenwich, CT 06831  
Price: \$799,000  
Taxes: \$5,112

Spacious 4 bedroom home built in 1954 with numerous updates throughout. Total living area: 2041 plus partly finished lower level. Hardwood floors in most rooms.

## **Interior**

### First Floor:

- Entry way
- Living Room
- Dining Room with skylights and slider to private rear deck
- Family Room with extra-height barrel ceiling and slider to deck
- Kitchen - many updates including new sink and new stainless appliances
- Den/Office
- Master Bedroom with custom closet and built-in dresser
- 2 Double Bedrooms with custom closets
- 2 Hall Baths

### Lower Level:

- Newly carpeted finished space with Bedroom and Office/Exercise Room
- Laundry and ample storage space

### Systems:

- New HVAC - 2011
- Oil-fired hot water heating system
- Town water and sewer
- Security System

## **Exterior**

- Private .28 property with pretty terrace, deck and fountain
- Oversized one car garage

### Location:

- Wonderful Pemberwick cul-de-sac. Easy commute to Westchester and NYC. Close to schools, shops, restaurants, parks and playing fields.
- Schools: Glenville Elementary, Western Middle and Greenwich High

Inclusions: All- Kitchen, Washer/Dryer

Exclusions: Dining Room Chandelier

## **20 HIGHLAND PLACE UPGRADES**

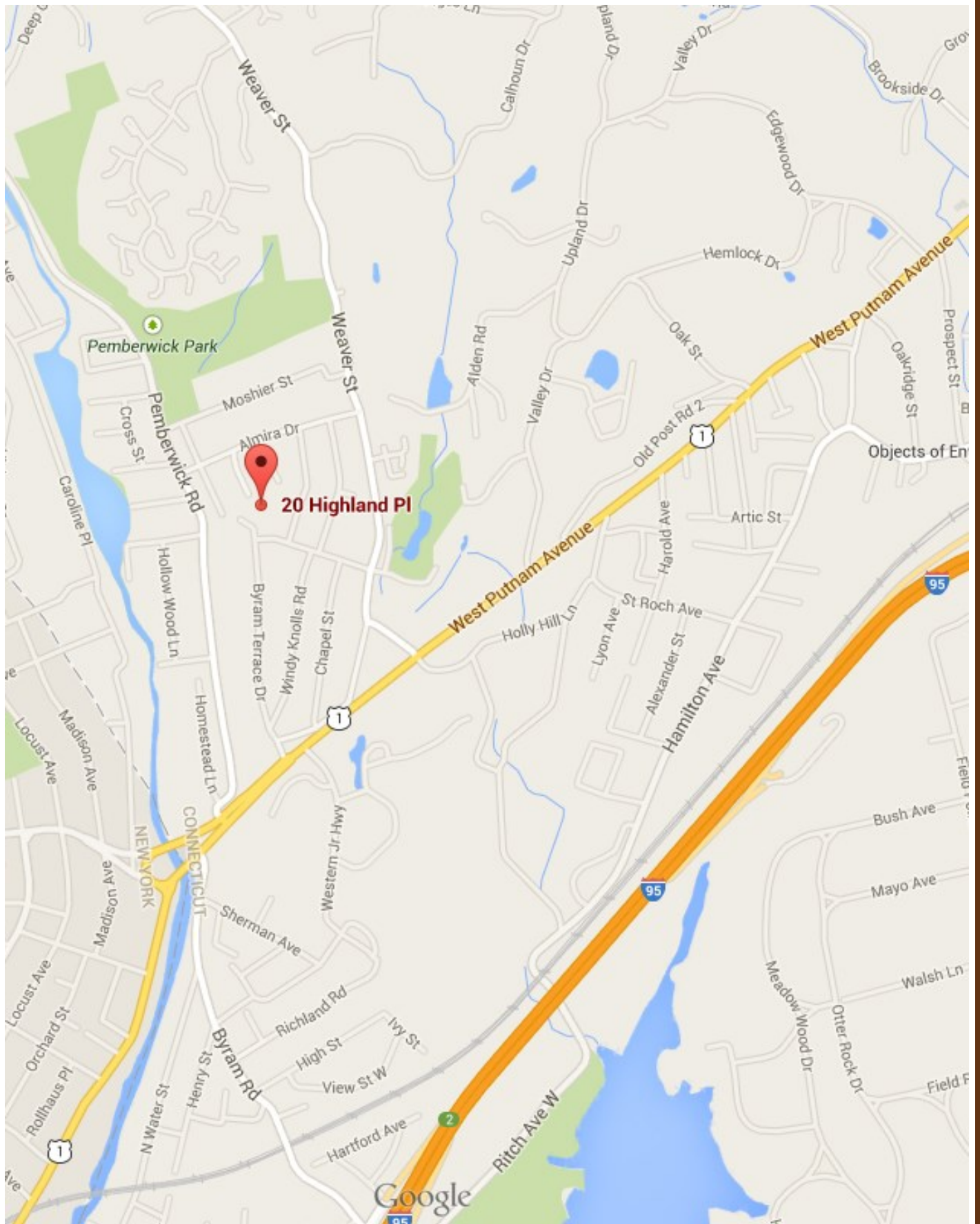
Kitchen Sink and Faucets	September 2014
Basement Carpeting	September 2014
Driveway Sealcoat	August 2014
LG Top Freezer/Refrigerator	April 2013
New HVAC System	September 2011
Ceiling Fans MB and Office	May 2011
Automatic Garage Door	December 2010
New Windows throughout Main House, Skylights in DR + New Front Door	October 2010
LG Washer & Dryer	August 2010
Exterior Lighting	July 2010
ASKO Dishwasher	November 2009
Main House Carpeting in LR and Bedrooms	August 2008
Backyard Retaining Wall	August 2007
Kitchen Range & Hood	February 2006
New Windows Basement/Garage	January 2006
Leafguard Gutters & Downspouts	December 2005
New Roof	October 2005
Basement Waterproofing and Sump Pump Installation	October 2005
New Boiler & Water Heater	July 2005
Fencing Install	July 2004
Blinds throughout house	May 2004











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