

# REAL ESTATE

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### Breathtaking Water Views Await You in Pine Orchard



light. Cabinets to the side of the window seat provide room for storage. The landing leads into a generous master bedroom suite and its comfortable library/office and bathroom outfitted with immaculate tile and a contemporary walk-in shower. The lavish master bedroom ends in a balcony that welcomes sunlight and offers views of the water. A handsome second bedroom at the other end of the house

The picturesque Pine Orchard community of Branford has more than a yacht and country club and choice schools to boast of. The lovely, newly renovated gambrel colonial located on tranquil, tree-lined Selden Avenue wonderfully represents its community's beauty. Lush shrubbery and specimen trees dot the facade of this quarter of an acre property. The colonial's recently re-stained cedar exterior and new roof hint at the care and love put into the home.

The spacious foyer has polished wood floors that extend throughout the house and more than enough floor space to showcase statement furniture items. A leaded glass window brings softened light into the foyer. The staircase is set off by picture frame molding that ornaments the rest of the house; crown molding and chair rails also highlight the ceilings and walls, respectively, throughout

the home. To the right of the staircase lies the exquisite living room that features a grand, gas-fired marble fireplace. A lengthy mantle above the fireplace can be the resting place for family heirlooms or decorative items.

Two sets of French doors lead from the living room to the heated sunroom. The oversized windows that span this bright room open it up and draw in sunlight. The floor design is a chic tile and brick pattern and a stylish, exposed brick wall sets off the unique look of the room. It is the perfect lounging location and scenic space to snack or dine.

The remodeled kitchen has left no amenity out, from its new cabinets and refrigerator, six-burner Viking stove, dishwasher, and garbage disposal to the under-counter lighting that enhances the granite countertops. Putting on your chef hat will definitely be a pleasurable experience in this kitchen. The center island and bar sink located at the far end of the kitchen

make whipping up homemade creations for guests easy. Off of the kitchen are the half bath and laundry room that has a deep sink for hand washables.

A wide entryway in the kitchen leads to the formal dining room. Adorn the walls with paintings and add stately furniture items- a china cabinet, perhaps-to make family meals or dinner with guests an elegant event; the ornate chandelier adds a dramatic finish. The newly added family room is a sumptuous space with a cathedral ceiling, recessed lighting and marvelous stone fireplace. Family and friends alike will enjoy retiring in this room with its abundance of space for couches, chairs and tables. It also has sliding glass doors that take you to a private, brick-layered patio.

Heading upstairs to the five bedrooms and two bathrooms on the second floor, an extra-wide landing greets you at the top and features a five-foot wide window box seat- a prime location for soaking up natural sun-

light. The brick patio and grassy yard, complete with garden, form the fenced-in backyard space. Fire up the grill back here or throw a fabulous shindig. The property has easy walking access to water for kayaking, swimming and sunning. The beach has a walkway that allows for safe roaming as you admire the sublime expanse of water or the breathtaking sunsets that only open skies above the water can provide.

The home's other attractions are its roomy two car garage; asphalt driveway; central air with two zones; full, unfinished basement; and pull-down attic that could easily become a treasure trove of family items, old and new.

5 Selden Ave, Branford, CT, is offered at \$1,249,000 by the H. Pearce Company Realtors. Contact MaryBeth Canavan at (203) 481-5343, ext. 417 or mcanavan@hpearce.com.

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