

List Number: 90538
 Address: 107 Patterson Avenue
 Section: South Parkway
 Property ID: 07-1500/S
 J Codes: J1; J3

Status: Active
 Assoc: No
 CIOA: No

Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Area: 3 - Greenwich

List Price: \$4,750,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 6 Baths: 4/1 # FPs:1

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1	1	1			Extra Height	Hardwood Floor
Liv Rm	1				1	Extra Height	French Doors
Din RM	1					Extra Height	Formal
Lib/Den							
Family	1		1	1		Extra Height	Adjacent Kitchen; Built-ins
Powder	1						
Kitchen	1					Extra Height	Gourmet; Pantry
M Bdrm		1					Master Bedroom Suite
M Bath		1					Luxury Bath; Sep Shower
D Bdrm		2	3				
S Bdrm							
Bath		1	1	1			
Staff							
Laundry				1			Separate Room
Other				1			Exercise Room
Other				1			Playroom
Other	1						Office Space

Year Built: 1903 Design: Colonial Features: Auto Garage
 Yr Reno: 2013 Design Plan: Door
 Yr Add'tn: 2008 SqFt +/-: 4,504 Cable TV
 Cooling System: Central A/C Exterior: Stucco Cedar Closet
 Heat System: Combination Roof: Slate Deck
 Heat Fuel: Gas Acres +/-: 0.72 Security System
 Hot Water: Gas Lot Desc: Level Sprinkler System
 Attic: Pull Down Parklike Veranda
 Basement Type: Finished Assmnt: \$2,466,450 Outbuildings: Barn
 Garage #: 3 Mill Rate: 11.31 Included: All Kitchen
 Garage Desc: Attached/Detached Taxes: \$27,896 Applncs
 Water Source: Public Sp Tax/Yr: Washer/Dryer
 Sanitation: Town Sewer Assn Excluded: Call LB
 Source: Chg/Yr:
 Gas Source: Public Utility Documents: GIS Maps
 Elementary: Julian Curtiss Pool: Yes
 Middle: Central Pool Desc: Heated
 Court: No
 Court Desc:

Remarks: Stunning and gracious prewar Colonial redesigned by Charlotte Barnes in 2013. Set on .72 park like, level acre of property in the heart of town with 6 bedrooms and heated pool. The spacious formal rooms with high ceilings and gorgeous detailing are flooded with light. Spectacular gourmet kitchen, butler's pantry and family room opens to large deck and wrap around veranda. Master bedroom suite with luxurious master bath. 5 double bedrooms and 3rd floor family room. Finished lower level with family room, exercise room, playroom and bath. Barn has architectural plans by Allan Greenberg for potential renovation to pool cabana. Spectacular impeccable home. Landscape and gardens by Kate Reid. Walk to town and schools. LL SF not included.

Directions:

Virtual Tour:

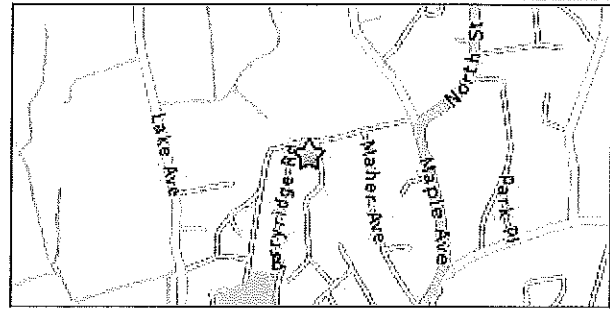
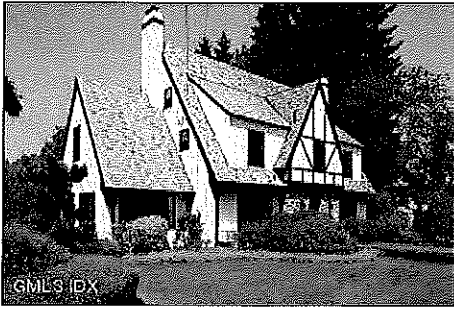
Condo Coop Information

Comm Chgs: Heat Incl: Common Amenities:
 Coop Charges: Wtr Incl: CC Included:
 Pet Info:

Sold Information

Sold Date: Sold Price: Selling Firm ID:

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List Number: 90588 **Status:** Active **Type:** Single Family **Firm ID:** **List Price:** \$2,850,000
Address: 106 Patterson Avenue **City:** Greenwich **Zoning:** R-20 **Orig Price:** **Owner Fin:** No
Section: South Parkway **Unit #:** **Zip:** 06830 **For Rent:** No
Property ID: 07-1142/S **Assoc:** **Area:** 3 - Greenwich
J Codes: J1; J3 **CIOA:** No
Bedrooms: 6 **Baths:** 3/2 **# FPs:** 1

General Information							
Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1						Foyer
Liv Rm	1				1		
Din RM	1						
Lib/Den		1					
Family	1						
Powder	1				1		
Kitchen	1						Eat-In Kitchen; Pantry
M Bdrm		1					
M Bath		1					
D Bdrm		2	2				
S Bdrm							
Bath		1	1				
Staff							
Laundry				1			Separate Room
Other	1						Wine Cellar
Other				1			
Other							

Year Built: 1923	Design: English Manor	Features: Auto Garage Door
Yr Reno: 2013	Design Plan: Traditional	Back Stairs
Yr Add'tn:	SqFt +/-: 3,342	Cable TV
Cooling System: Central A/C	Exterior: Stone & Stucco	Sauna
Heat System: Hot Water	Roof: Slate	Security System
Heat Fuel: Gas	Acres +/-: 0.39	Terrace
Hot Water: Gas	Lot Desc: Level	Outbuildings:
Attic: Finished	Assmnt: \$1,238,930	Included: All Kitchen Applncs
Basement Type: Walkout	Mill Rate: 11.31	Washer/Dryer
Garage #: 3	Taxes: \$14,012	Excluded: Call LB
Garage Desc: Attached/Detached	Sp Tax/Yr:	
Water Source: Public	Assn	
Sanitation: Town Sewer	Chg/Yr:	
Source:	Documents: Brochure	
Gas Source: Public Utility	GIS Maps	
Elementary: Julian Curtiss	Plot Plan	
Middle: Central	Pool: No	
	Pool Desc:	
	Court: No	
	Court Desc:	

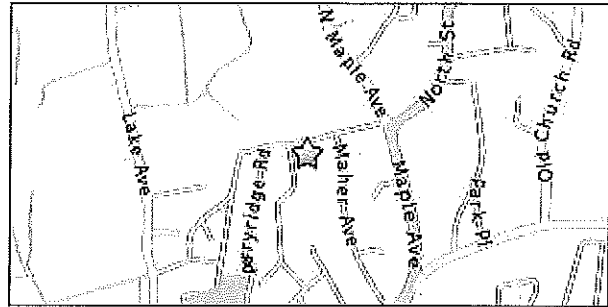
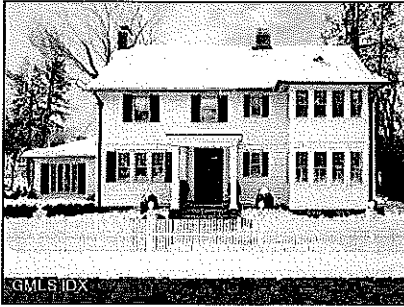
Remarks: "DOGWOOD HILL", SPECTACULAR AND GORGEOUS GARDENS SURROUND THIS VERDANT PARKLIKE PROPERTY. LOVELY IN TOWN PRIVATE LOCATION. A REGAL PRE-WAR, CIRCA 1923 STUCCO AND STONE WITH A SLATE ROOF. THIS DELIGHTFUL HOME HAS CHARM AND CHARACTER. LOVED AND CHERISHED BY THE OWNER FOR THE PAST 40 YEARS. BEAUTIFUL SCALED PUBLIC ROOMS THAT ARE ELEGANTLY APPOINTED WITH SUPERB DETAILING AND QUALITY. ARCHED HALLWAYS AND WONDERFUL WINDOWS MAKE THIS HOME SO SUNNY AND BRIGHT. QUIET LOCATION SECTION OF PATTERSON AVENUE. THIS IS A MAGICAL LIFESTYLE. WALK TO BRUNSWICK, GREENWICH ACADEMY, TOWN, TRAIN, SHOPS & RESTAURANTS. THIS IS A RARE OPPORTUNITY AND A TRUE OASIS. (CENTRAL A/C TO BE INSTALLED PRIOR TO CLOSING).

Directions:
Virtual Tour:

Condo/Coop Information		
Comm Chgs:	Heat Incl:	Common Amenities:
Coop Charges:	Wtr Incl:	CC Included:
Pet Info:		

Sold Information		
Sold Date:	Sold Price:	Selling Firm ID:

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List Number: 89300
 Address: 65 Patterson Avenue
 Section: South Parkway
 Property ID: 07-1475/S
 J Codes: J2

Status: Contingent Contract
 Assoc: No
 CIOA: No

Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Area: 3 - Greenwich

List Price: \$3,395,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 6 Baths: 4/1 # FPs:4

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1	1	1			Extra Height	Front to Back
Liv Rm							Built-Ins
Din RM	1					Extra Height	Formal
Lib/Den	1				1	Extra Height	Bookshelves
Family	1				1	Extra Height	Bay Window
Powder	1						
Kitchen	1					Extra Height	Island; Updated in Past 5 Yr
M Bdrm		1				Extra Height	Walk-in Closet(s)
M Bath		1					
D Bdrm		3	2				
S Bdrm							
Bath		2	1				
Staff							
Laundry		1					
Other	1					Extra Height	See Remarks
Other							
Other							

Year Built: 1900 Design: Colonial Features: Back Stairs
 Yr Reno: 2012 Design Plan: Center Hall Cable TV
 Yr Add'tn: SqFt +/-: 3,807 Security System
 Cooling System: Central A/C Exterior: Clapboard Smoke Alarm
 Heat System: Hot Water Roof: Asphalt Terrace
 Heat Fuel: Gas Shingle Outbuildings: Cottage
 Hot Water: Gas Acres +/-: 0.57 w/Kitchen
 Attic: Level Included: Call LB
 Basement Type: Unfinished Lot Desc: Stone Wall Excluded: Call LB
 Garage #: Assmnt: \$1,531,600
 Garage Desc: Mill Rate: 11.31
 Water Source: Public Taxes: \$17,322
 Sanitation Town Sp Tax/Yr:
 Source: Sewer Assn
 Gas Source: Public Utility Chg/Yr:
 Elementary: Julian Documents: Brochure
 Middle: Curtiss Call LB
 Central GIS Maps
 Pool: No
 Pool Desc: Possible Site
 Court: No
 Court Desc:

Remarks: WOW! BEAUTIFULLY PRESENTED! YOUNG, FRESH AND EXCITING RENOVATION BY AMY HIRSCH OF THIS FABULOUS 6 BEDROOM GEM LOCATED ON SOUGHT AFTER IN-TOWN STREET. SUN FILLED FRONT TO BACK ENTRY HALL WITH GENEROUSLY SCALED FORMAL ROOMS AND LIBRARY ALL WITH 10' CEILINGS.MASTER + THREE BEDROOMS ON SECOND FLOOR AND 2 ADDITIONAL BEDROOMS AND BATH ON THIRD PROVIDES FLEXIBLE FLOORPLAN.WONDERFUL 0.56 ACRE PROPERTY DESIGNED BY JAMES DOYLE. 2 BEDROOM COTTAGE.POTENTIALLY 800+ SQUARE FEET OF REMAINING FAR.WALK TO TOWN, GREENWICH ACADEMY, BRUNSWICK AND JULIAN CURTIS! WONDERFUL PACKAGE!

Directions:

Virtual Tour:

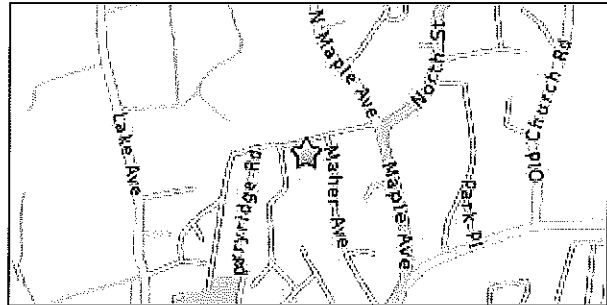
Condo Coop Information

Comm Chgs: Heat Incl: Common Amenities:
 Coop Charges: Wtr Incl: CC Included:
 Pet Info:

Sold Information

Sold Date: Sold Price: Selling Firm ID:

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List Number: 89568
 Address: 63 Patterson Avenue
 Section: South Parkway
 Property ID: 07-1633/S
 J Codes: J1; J2; J3

Status: Closed
 Assoc: No
 CIOA: No

Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Area: 3 - Greenwich

List Price: \$2,740,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 4 Baths: 4/1 # FPs:2

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall							
Liv Rm	1				1		Bay Window
Din RM	1						Formal
Lib/Den							
Family	1						French Doors
Powder	1						
Kitchen	1						Breakfast Nook; Island
M Bdrm	1				1	Extra Height; Tray	Sitting Area
M Bath	1						
D Bdrm	2	1				Vaulted	
S Bdrm							
Bath	2	1					
Staff							
Laundry	1				1		Separate Room
Other	1						Solarium
Other					1		Computer Room
Other							

Year Built: 1900
 Yr Reno: 1997
 Yr Add'tn: 1997
 Cooling System: Central A/C
 Heat System: Combination
 Heat Fuel: Oil
 Hot Water: Oil
 Attic: Finished
 Basement Type: Partially Finished
 Garage #: 2
 Garage Desc: Detached
 Water Source: Public
 Sanitation: Town Sewer
 Source:
 Gas Source: Available
 Elementary: Julian Curtiss
 Middle: Central

Design: Colonial
 Design Plan: Traditional
 SqFt +/-: 3,374
 Exterior: Shingle
 Roof: Tile
 Acres +/-: 0.57
 Lot Desc: Level Parklike
 Assmnt: \$1,247,680
 Mill Rate: 11.31
 Taxes: \$14,111
 Sp Tax/Yr:
 Assn
 Chg/Yr:
 Documents: Plot Plan
 Topo/Aerial
 Photo
 Pool: No
 Pool Desc:
 Court: No
 Court Desc:

Features: Security System
 Terrace
 Outbuildings:
 Included: All Kitchen
 Applncs
 Washer/Dryer
 Excluded:

Remarks: THIS RARE AND ABSOLUTELY CHARMING IN-TOWN HOME HAS BEEN WELCOMING FRIENDS AND FAMILIES FOR OVER THE OVER THE PAST 100 YEARS. BEAUTIFULLY RENOVATED AND SITED ON .56 TRULY PARK LIKE LEVEL ACRES. IDEALLY LOCATED JUST A SIDEWALK AWAY FROM DOWN TOWN GREENWICH AND AROUND THE CORNER FROM SCHOOLS, SHOPS AND THE TRAIN. INFLUENCED BY PAST WHILE STILL MAINTAINING THAT PERIOD CHARACTER THE METICULOUS RENOVATIONS OFFER TODAY'S SOUGHT AFTER OPEN FLOOR PLAN, A KITCHEN OPEN TO THE FAMILY ROOM, A MASTER WITH SITTING ROOM AND GREAT FLOW ALL WITH GREAT LIGHT FILLED INTERIORS WITH ITS SOUTH FACING EXPOSURE.

Directions:
 Virtual Tour:

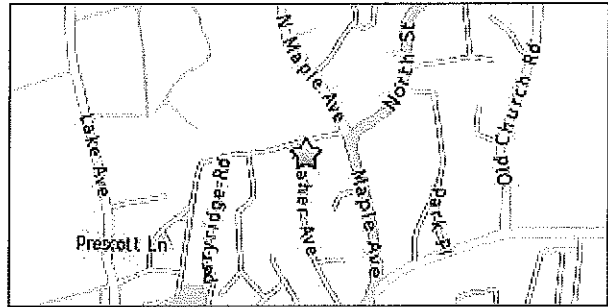
Gcondo Coop Information

Comm Chgs: Heat Incl: Common Amenities:
 Coop Charges: Wtr Incl: CC Included:
 Pet Info:

Sold Information

Sold Date: 06/06/2014 Sold Price: 2,608,000 Selling Firm ID:

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List Number: 84552
 Address: 39 Patterson Avenue
 Section: South Parkway
 Property ID: 7 1761
 J Codes: J1; J3

Status: Expired
 Assoc: CIOA

Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Area: 3 - Greenwich

List Price: \$3,995,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 7 Baths: 6/1 # FPs:5

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1					Extra Height	Grand Entrance
Liv Rm	1				1	Extra Height	French Doors
Din RM	1				1	Extra Height	Formal
Lib/Den							
Family	1				1	Extra Height	Adjacent Kitchen
Powder	1					Extra Height	
Kitchen	1				1	Extra Height	Country; Eat-In Kitchen
M Bdrm		1			1		Master Bedroom Suite
M Bath		1					
D Bdrm		3	3				
S Bdrm							
Bath	1	2	2				
Staff							
Laundry	1						Separate Room
Other	1						Mudroom
Other							
Other							

Year Built:	1850	Design:	Colonial	Features:	Auto Garage Door
Yr Reno:	1986	Design Plan:	Traditional		Back Stairs
Yr Add'tn:		SqFt +/-:	6,785		Cable TV
Cooling System:	Partial A/C	Exterior:	Vinyl Siding		Deck
Heat System:	Hot Water	Roof:	Asphalt Shingle		Security System
Heat Fuel:	Gas	Acres +/-:	0.86	Outbuildings:	Garage Apartment
Hot Water:	Gas	Lot Desc:	Corner	Included:	All Kitchen
Attic:	None	Level			Applncs
Basement Type:	Full Unfinished	Assmnt:	\$2,103,500	Excluded:	Washer/Dryer
Garage #:	2	Mill Rate:	11.31		
Garage Desc:	Detached	Taxes:	\$23,792		
Water Source:	Public	Sp Tax/Yr:			
Sanitation	Town	Assn			
Source:	Sewer	Chg/Yr:			
Gas Source:	Public Utility	Documents:	GIS Maps		
Elementary:	Julian		Topo/Aerial		
	Curtiss	Pool:	Photo		
Middle:	Central	Pool Desc:	No		
		Court:	No		
		Court Desc:			

Remarks: GRACIOUS 3 STORY IN-TOWN HISTORIC HOME ON A LOVELY CORNER PROPERTY W/MATURE LANDSCAPING. COMFORTABLE ELEGANCE W/RICH HARDWOOD FLOORS, FINE MOLDINGS, 5 FIREPLACES, PERFECT FOR INTIMATE OR LARGE-SCALE ENTERTAINING. BEAUTIFUL LIVING ROOM FEATURES SITTING AREA W/FIREPLACE, ELLIPTICAL FRENCH DOORS TO COVERED/OPEN PORCH. LARGE RENOVATED KITCHEN/BREAKFAST ROOM W/INVITING BRICK HEARTH. SEPARATE CARRIAGE HOUSE. SHORT WALK TO GREENWICH ACADEMY & BRUNSWICK SCHOOL.

Directions:

Virtual Tour:

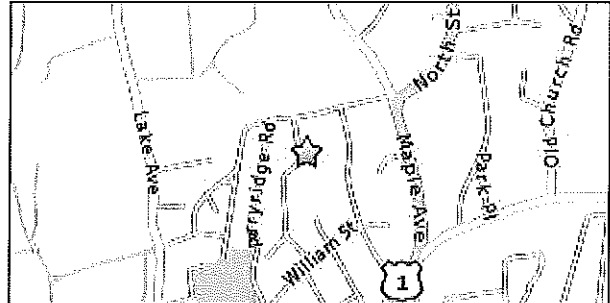
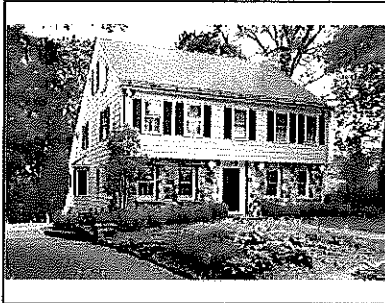
Condo Coop Information

Comm Chgs:	Heat Incl:	Common Amenities:
Coop Charges:	Wtr Incl:	CC Included:
Pet Info:		

Sold Information

Sold Date: Sold Price: Selling Firm ID:

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List Number: 81503
 Address: 111 Patterson Avenue
 Section: South Parkway
 Property ID: 07-1520/S
 J Codes: J1; J3

Status: Closed Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Assoc: No Area: 3 - Greenwich
 CIOA: No

List Price: \$1,850,000
 Orig Price:
 Owner Fin: No
 For Rent: No

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

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1						Marble Floor
Liv Rm	1				1		Built-Ins
Din RM	1						Formal
Lib/Den	1						Built-Ins
Family	1		1				Adjacent Kitchen
Powder	1						
Kitchen	1						Breakfast Room; Island
M Bdrm		1					
M Bath		1					Sep Shower; Whirlpool Tub
D Bdrm		3	1				
S Bdrm							
Bath		1	1				
Staff							
Laundry		1					
Other							
Other							
Other							

Year Built: 1936 Design: Colonial
 Yr Reno: 2008 Design Plan: Traditional
 Yr Add'tn: SqFt +/-: 3,520
 Cooling System: Central A/C Exterior: Stone & Shingle
 Heat System: Hot Water Roof: Slate
 Heat Fuel: Gas Acres +/-: 0.39
 Hot Water: Gas Lot Desc: Level
 Attic: Partial Rolling
 Basement Type: Full Assmnt: \$1,300,250
 Walkout Mill Rate: 11
 Garage #: 2 Garage Desc: Under Taxes: \$14,302
 Water Source: Public Sp Tax/Yr:
 Sanitation: Town Assn
 Source: Sewer Chg/Yr:
 Gas Source: Public Utility Documents: Brochure
 Elementary: Julian GIS Maps
 Curtiss Plot Plan
 Middle: Central Pool:
 Pool Desc:
 Court:
 Court Desc:

Features: Deck
 Rock Garden
 Security System
 Sprinkler System
 Outbuildings:
 Included: All Kitchen
 Applncs
 Washer/Dryer
 Excluded:

Remarks: LOVELY PRE-WAR STONE & SHINGLE CENTERHALL. WALK TO TOWN & PRIVATE SCHOOLS. LARGE BEAUTIFUL ROOMS W/ORIGINAL BUILT-INS & GREAT FLOW. EXPANSIVE DECK OFF KITCHEN/FAMILY ROOM. 5 LARGE BEDROOMS, ONE ON 3RD FLR PERFECT FOR AU-PAIR W/BATH. UPDATED KITCHEN W/GRANITE & SS APPLIANCES. BEAUTIFUL HARDWOODS THROUGHOUT. MARBLE BATHS. PROFESSIONALLY LANDSCAPED PARKLIKE SETTING.

Directions:
 Virtual Tour:

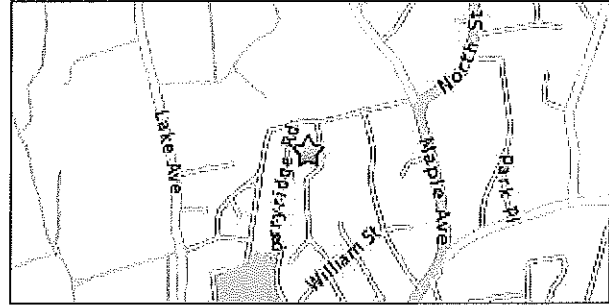
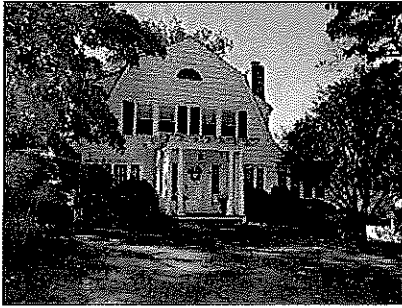
Condo Coop Information

Comm Chgs: Heat Incl: Common Amenities:
 Coop Charges: Wtr Incl: CC Included:
 Pet Info:

Sold Information

Sold Date: 03/20/2013 Sold Price: 1,740,000 Selling Firm ID:

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List Number: 83582
 Address: 110 Patterson Avenue
 Section: South Parkway
 Property ID: 07-1443/S
 J Codes: J1; J3

Status: Expired
 Assoc: No
 CIOA: No

Type: Single Family Firm ID:
 City: Greenwich Zoning: R-20
 Unit #: Zip: 06830
 Area: 3 - Greenwich

List Price: \$2,795,000
 Orig Price:
 Owner Fin: No
 For Rent: No

Bedrooms: 5 Baths: 6/1 # FPs:1

General Information

Room	1	2	3	LL	FP	Ceilings	Comments
Hall	1						Marble Floor
Liv Rm	1				1		Built-Ins
Din RM	1						Formal
Lib/Den							
Family	1						Adjacent Kitchen
Powder	1						
Kitchen	1						Gourmet; Island
M Bdrm		1					Walk-in Closet(s)
M Bath		1					Luxury Bath; Updated in Past 5 Yr
D Bdrm		3	1				
S Bdrm							
Bath		3	1	1			
Staff							
Laundry		1		1			Stacked Wshr & Dryer
Other	1						Solarium
Other			1				Playroom
Other				1			Wine Cellar

Year Built: 1900 Design: Colonial
 Yr Reno: 2006 Design Plan: Traditional
 Yr Add'tn: SqFt +/-: 4,170
 Cooling System: Central A/C Exterior: Clapboard
 Heat System: Forced Air Roof: Asphalt
 Heat Fuel: Gas Shingle
 Hot Water: Gas Acres +/-: 0.4
 Attic: Lot Desc: Fenced Level
 Basement Type: Exterior Assmnt: \$1,340,850
 Access Finished Mill Rate: 11.31
 Garage #: 4 Taxes: \$15,166
 Garage Desc: Attached Sp Tax/Yr:
 Water Source: Public Assn
 Sanitation: Town Sewer Chg/Yr:
 Source: Documents: Fact List
 Gas Source: Public Utility GIS Maps
 Elementary: Julian Curtiss Plot Plan
 Middle: Central Pool: Yes
 Pool Desc: Auto Pool
 Cover
 Court: No
 Court Desc:

Features: Auto Garage
 Door
 Cable TV
 Fenced Yard
 Generator
 Security System
 Terrace
 Outbuildings:
 Included: All Kitchen
 Applncs
 Washer/Dryer
 Excluded:

Remarks: PERFECT IN-TOWN LOCA. BEAUT EXPAND & RENOV IN 2006 BY PECORA BROTHERS. EXQ ARCHITECTURE & DETAILS KEEP INTEGRITY OF ORIGINAL HSE & INCORPORATE MODERN AMENITIES FOR TODAY'S LIFESTYLE. TREMENDOUS FLR PLAN FOR FAM LIV & ENTERTAIN W/5 BDRMS & 6.5 BTHS. LOVELY GREAT ROOM OFFERING GOURMET KIT W/STATE OF ART APPL'S, DBLE FARM SINKS W/WATERWORKS FIXTURES, HONED GRANITE COUNTERS & TIGER WOOD CENTER ISLAND, BRKFST AREA & FAM RM W/WEST WNDWS & FRENCHDRS LEAD TO BLUESTONE SLATE DECK OVRLKNG HEATED GUNITE POOL & PLAYYARD. CLOSE TO GREENWICH ACADEMY & BRUNSWICK SCHOOLS.

Directions:
 Virtual Tour:

Condo Coop Information

Comm Chgs: Heat Incl: Common Amenities:
 Coop Charges: Wtr Incl: CC Included:
 Pet Info:

Sold Information

Sold Date: Sold Price: Selling Firm ID:

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