



15 Apple Tree Trail | Westport | CT

Offered at \$2,998,000

Magnificent HOBI award-winning New Construction in the heart of coveted Compo Beach
500 feet to Marina, Sand, and the open blue waters of the Long Island Sound.

Built by Bluewater Luxury Homes, this impressive 5 Bedroom, 5 Bath, Nantucket meets
Transitional Style home presents 3450 sqft on 3 finished levels including 3rd floor suite,
balcony with water view. Bright open interior features the newest modern finishes and latest
contemporary yet traditional designs. Enjoy this home's seamless indoor-outdoor lifestyle with
professionally landscaped spacious yard, two alfresco dining terraces for easy entertaining and
exterior open-air fireplace to warm your seaside nights. Perfect location to escape for a sunrise
jog along the water's edge, leisure days on the beach with soothing sea breezes, and those
never to be taken for granted breathtaking sunsets.

Carol Cutler | Higgins Group | Christie's International
203 240 9209 | ccutler@optonline.net

ccutler@optonline.net

203.240.9209



HIGGINS GROUP
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Walking & Driving Distances from 15 Apple Tree Trail, Westport, CT



Compo Beach Marina: 500Ft
(30 second drive/ 1 minute walk)

Compo Beach Playground: 1000 Feet
(30 second drive/ 2 minute walk)

Joey's by the Shore Beach Food Stand:
(45 second Drive/2.5 minute walk)

Long Shore Country Club: 0.7 mile
(2 minute drive/10 minute walk)

Saugatuck Center Restaurants/Shops: 1.9 miles
(5 minute drive/30 minute walk)

Trader Joe's: 2.9 miles
(8 minute drive)

Fresh Market Grocery: 2.9 miles
(10 minute drive)

Saugatuck Train Station: 1.8 mile
(8 minute drive/35 minute walk)

Greens Farms Train Station: 3.7 miles
(10 minute drive)

Greens Farms Elementary School: 3.4 miles
(11 minute drive)

Staples High School: 4.3 miles
(12 minute drive)

Bedford Middle School: 4.3 miles
(12 minute drive)

Norwalk Hospital: 5.5 miles
(12 minute drive)

Yale New Haven Hospital: 28 miles
(35 minute drive)

FACTS & SPECIAL FEATURES

15 Apple Tree Trail, Westport CT

- Home Style: Colonial
- Total Rooms: 10
- Bedrooms: 5
- Baths: 5
- Square Feet: 3450
- Fireplace: 3
- Heating: Gas
- Cooling: Central
- Acres: .21
- Taxes: \$27,001
- Year Built: 2015
- Garage: 1 Car Attached
- Water/Sewer: City
- Basement: Crawl w/ Storage
- Roof: Wood Shingles
- Attic: Partially finished
- Walk-up storage
- 3 Finished Levels
- Third Floor Suite w/ Balcony and views
- Transitional Design and Finishes
- Viking Appliances
- Hardwood Floors
- Beamed Ceilings
- Carpeting (Finished Hardwood underneath)
- 9+ Ceilings
- Bluestone Terraces
- Exterior Open-Air Fireplace
- Irrigation System
- Landscaped Spacious Lot
- Fully Fenced
- Generator
- Home Security System
- 2015 HOBI Award Best in Class















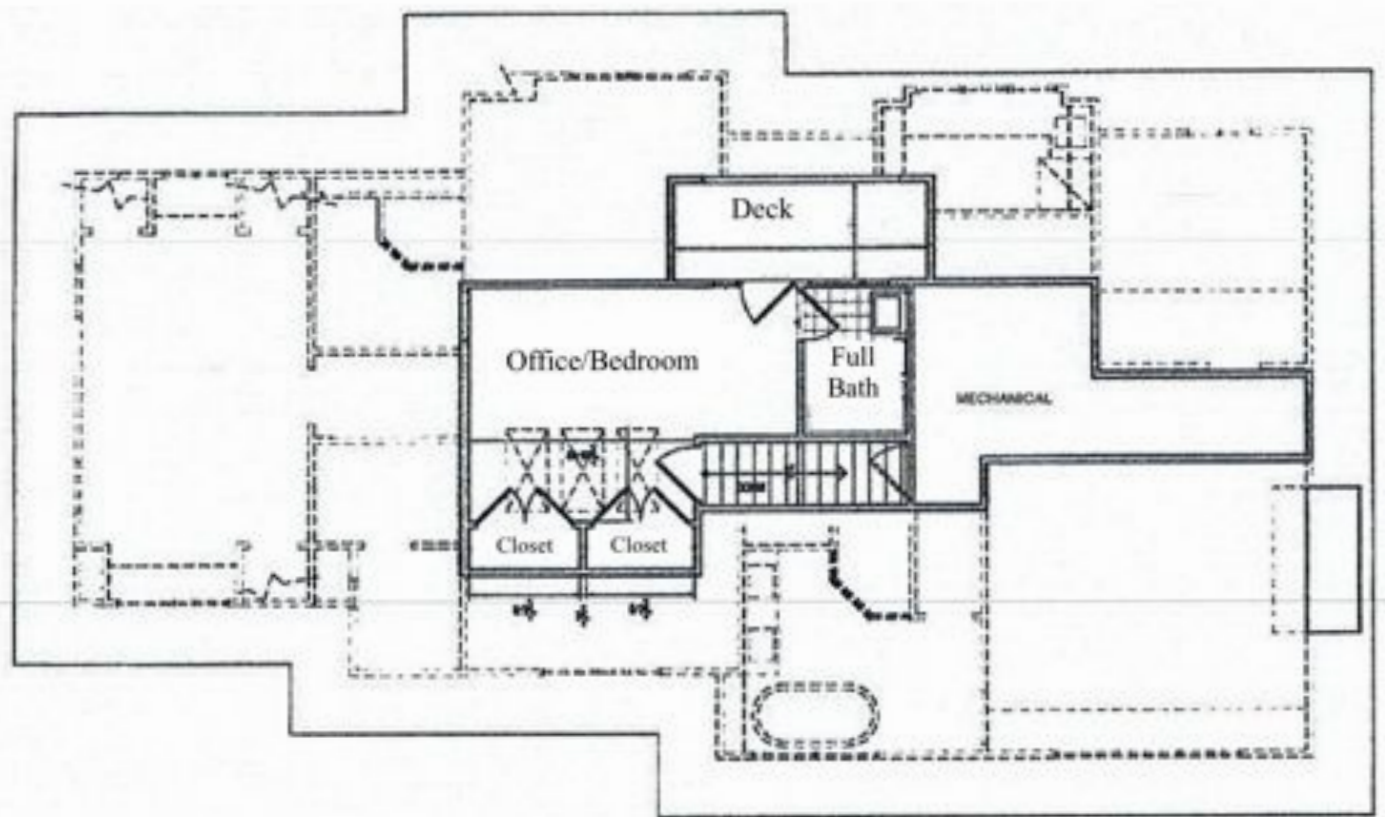




First Floor



Second Floor



Third Floor

15 Apple Tree Trail

CONSTRUCTION FEATURES

EXTERIOR

- Cedar Shake Shingle Siding
- Cedar Shingle Roof
- Custom Chimney
- Custom Front Entry Door with Side Lights
- Pella Double Hung and Casement Windows
- One Car Garage
- Belgium Block Edged Stone Gravel Driveway
- 6" Half Round White Aluminum Gutters
- Generac Generator

INTERIOR

- 9' Ceilings on First Floor
- 9' Ceilings on Second Floor
- Single Panel Solid Core Interior Doors
- Custom Cabinetry and Built-ins
- White Oak Flooring
- Custom Millwork and Tile/Stone Finishes
- Satin Nickel Interior Door Hardware
- Security System

MECHANICAL SYSTEMS

- High Efficiency Gas Fired Heating System
- High Efficiency Lennox Air Conditioning System
- High EFS Hot Water Heater
- Aprilaire Humidifier
- Generator



Bluewater Home Builders, LLC is an award winning luxury home builder in Fairfield County, CT. Bluewater has earned the prestigious HOBBI Award 16 times, which recognizes builders for excellence in quality, design and craftsmanship of new homes. Bluewater is highly regarded for their customer service and is happy to share customer references with any prospective buyer.

**Specifications Subject to Field Changes.*

15 Apple Tree Trail

A magnificent new 4,000 SF home by Bluewater Home Builders located steps away from Compo Beach in Westport. This transitional style home is finished on three levels and incorporates many special architectural features, custom built-in cabinetry and exquisite millwork. Situated on .21 acres, the home has an outdoor entertainment area for the best in beach area style living.

FIRST FLOOR

FOYER

- Transitional Style Staircase and Balustrade
- Chandelier
- Custom Front Entry Door with Side Lights
- Large Walk-in Coat Closet

POWDER ROOM

- Floating Square Sink
- Polished Nickel Faucet
- Recessed Paneling on Walls
- Marble/Limestone Floor

DINING ROOM

- Low Profile Beamed Ceiling
- Recessed Paneling on Walls
- Chandelier
- Wired for Sound

GREAT ROOM

- Low Profile Beamed Ceiling
- Natural Stone fireplace with flush hearth and custom wood mantel
- French doors to stone patio with outdoor fireplace
- HDTV Wiring Above Fireplace
- Wired for Surround Sound

BREAKFAST ROOM

- French Door to Stone Patio
- Custom Built-ins

KITCHEN

- Floor to ceiling custom made cabinetry with flush inset 5/4" doors
- Stone Slab Countertops
- Oversized center island with 2" stone slab countertop, prep sink and seating area
- Viking 48" Range
- Viking Stainless Steel Hood
- Viking 48" Refrigerator/Freezer
- Microwave
- Viking Dishwasher
- Pendants Over Center Island
- Under Cabinet Lighting
- Wired for Sound

STUDY

- Custom Built Cabinetry and Bookshelves
- Wired for Sound and HDTV

MUDROOM

- Mudroom Area with Shiplap Wall Paneling
- Custom Bench and Hooks

ONE CAR GARAGE

- Garage Door with Automatic Door Opener and Remote Keypad
- Painted Wood Door

15 Apple Tree Trail

SECOND FLOOR

MASTER BEDROOM SUITE

- Fireplace with stone surround, flush hearth and custom wood mantel
- Walk-in Closet

MASTER BATHROOM

- Designer Bathroom
- Glass Enclosed Shower with Bench
- Free Standing Tub
- Custom Built Floating Twin Vanity
- Polished Nickel Fixtures
- Radiant Floor Heat
- Tile by Karen Berkemeyer Home of Westport
- Private Water Closet

THREE (3) FAMILY BEDROOMS

- One En-suite Bathroom and One Shared Bathroom
- All bathrooms have shiplap paneling and custom built vanities
- Tile by Karen Berkemeyer Home of Westport

LAUNDRY ROOM

- Custom Built Cabinetry
- Tile by Karen Berkemeyer Home of Westport
- Roughed in for Washer/Dryer

THIRD FLOOR

FAMILY BEDROOM SUITE

- Full en-suite bathroom with shiplap paneling and custom built vanity
- Large Walkout Balcony with Water View

OUTDOOR LIVING SPACE

PATIO AREA

- Extensive Bluestone Patios and Balcony
- Bluestone Patio for Lounging with Outdoor Fireplace
- Bluestone Patio for Dining
- Wired for Sound

YARD AREA

- Sod Lawn
- Professional Landscaping
- Irrigation System

ELEVATION CERTIFICATE

CMB No. 1660-0008
 Expiration Date: July 31, 2015

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION			FOR INSURANCE COMPANY USE
A1. Building Owner's Name: BLUEWATER-APPLETREE TRAIL LLC			Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 15 APPLETREE TRAIL			Company NAIC Number:
City: WESTPORT	State: CT	ZIP Code: 06880	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PROPERTY IS SHOWN AS TAX LOT 045 ON TAX ASSESSOR'S MAP D-03			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL			
A5. Latitude/Longitude: Lat. 41.128752 Long. -73.252163 Horizontal Datum: <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number: 3			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s): 1235 sq ft		a) Square footage of attached garage: 323 sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: 5		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: 2	
c) Total net area of flood openings in A8 b: 1200 sq in		c) Total net area of flood openings in A9 b: 500 sq in	
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number WESTPORT 090019		B2. County Name FAIRFIELD		B3. State CT	
B4. Map/Panel Number 09001C0551D	B5. Suffix G	B6. FIRM Index Date OCT. 16, 2013	B7. FIRM Panel Effective/Revised Date JULY 8, 2013	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AE, use base flood depth) 11
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)		
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.		
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2 a-n below according to the building diagram specified in item A7. In Puerto Rico only, enter meters. Benchmark Utilized: TOWN BENCH MARK # 323 Vertical Datum: NAVD 1988 Indicate elevation datum used for the elevations in items a) through n) below: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.		
		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	5.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	12.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	5.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	12.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	9.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.1	<input type="checkbox"/> feet <input type="checkbox"/> meters

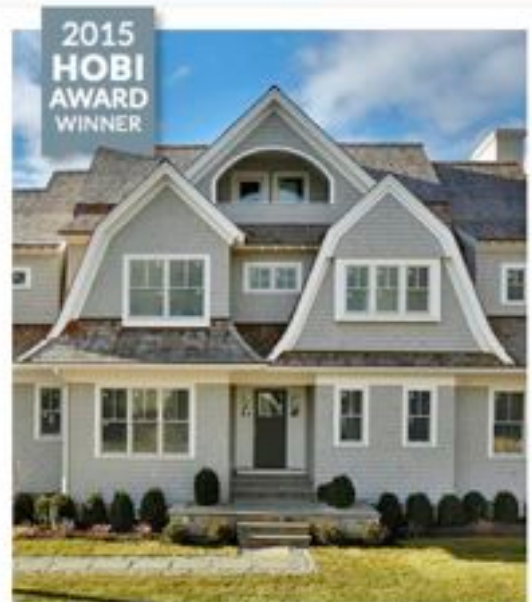
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION		
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.		
<input type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments.		
Certifier's Name: Walter H. Skidd	License Number: LS Reg # 14563	
Title: Land Surveyor	Company Name: Walter H. Skidd - Land Surveyor LLC	
Address: 1962 Stratfield Road	City: Fairfield	State: CT ZIP Code: 06825
Signature:	Date: DEC 3, 2014	Telephone: 203.373.0451



Congratulations you're a Winner!



**Winner of the
2015 HOBI Award**
the most prestigious honor
for excellence in design
and construction from the
Home Builders Association
of Connecticut!



Home Building Industry Awards

