

# HOME

OF DISTINCTION



By Valerie Bannister

The blue/gray-shingled house on Leetes Island Road in Guilford has a laid-back, confident style, as well it should.

The house is in the final stages of construction for its owners, who have worked closely with the builder on custom designs. It is also the Fox CT "Home of Distinction." The house will be open for tours Oct. 31-Nov. 2.

The two-story house blends beautifully with its surroundings. Nestled between a rock formation and a breathtaking view of Long Island Sound, the house takes full advantage of its setting.

Aside from the magnificent view, the house has something else going for it – it is a net sum zero energy house. Through the use of a geothermal heat pump, which supplies heat from the ground, and solar panels, powered by the sun, this house creates more energy than it uses. In fact, the house meets the requirements for certification from Germany's Passive House Institute. It is one of only two houses in the state and 100 in the country with this certification, says William Freeman of Celebration Contracting of Madison.

Freeman recently walked around the home, while painters, masons and carpenters attended to their crafts.

The exterior is clad in James Hardie shingles in Light Mist. Although the shingles look like wood, they are made from cement. They are "long-lasting, low-maintenance and highly fire resistant," says Freeman. They also are resistant to rot and insects.

Several feet away from the house is an underground rain catchment system that will provide water for use in the garden.

Entering the house from the front door, you step into the two-story foyer designed with a wide arched doorway through which you can see the exquisite view from the triple-pane living room windows.

The homeowners have chosen a staircase of red oak with Mission-style newel posts, says Joseph Sarfaty, also of Celebration Contracting.

Beyond the entryway, with a view of the water, is an open space that combines the kitchen, dining and living areas. The living room fireplace will have a stained cherry wood mantel and a stone surround.

The wall colors, by Benjamin Moore Paint, are in soft colors that tie the interior to the outdoors, with names such as Nimbus, Sail Cloth, Thunder and Ivory Tusk. The homeowners aren't afraid of splashes of color, however, choosing a

vivid blue named Fancy Pants for the upstairs exercise room.

The kitchen will feature recessed lighting with energy-efficient LED lights and a built-in surround-sound system. Crown molding will be seen in the kitchen as well as throughout the home.

A conservatory, located off the kitchen, was built to give the homeowners a place to grow and tend plants. "It's basically a little greenhouse," says Freeman.

The master bedroom on the second floor features windows that provide a panoramic view of the marsh and Long Island Sound. The windows are triple-pane to provide protection from drafts and the cold. The room features a grand, 11-foot ceiling.

The home's heating and cooling system is located in a second-floor closet to protect it from the drafts and temperature fluctuations found in most basements, says Sarfaty. The system also is more accessible in this location, he added.

Tours will be held Oct. 31-Nov. 2. The hours are Friday and Saturday 10 a.m.-4 p.m. and Sunday noon to 4 p.m. Admission is \$10. (Free for children 12 and under.) For more information go to [www.homeofdistinction.com](http://www.homeofdistinction.com) and click on Connecticut.



1. Exterior at dusk
2. Living room
3. Upstairs hallway
4. Exercise room
5. View from most rooms

