

3 DEVON ROAD

WESTPORT, CONNECTICUT



JoniHomes

All the Right Moves. All the Right Places.



Extraordinary Nantucket- Inspired Compound





Premier location, in the
heart of the celebrated
Greens Farms estate area



The Setting







The Amenities







The Lifestyle

Dramatic,
Sun-Drenched
Spaces







Stylish Living



Casual Elegan



ce





Gathering Places



*To Keep
Work & Life
In Balance*





In Relaxed
Comfort









*Play.
Experience.
Create.
Inspire.*





Live Your Best Life.





OUTDOOR PURSUITS

40-Foot Fenced Gunitite
Pool with Safety Cover

Pool House/Cabana with
Shower/Changing Room

All Weather Tennis Court

Sprawling Stone Patio
with Gas Fire Pit

Magnificent Gardens



1.47 Level Acres





At A Glance

9,920 SF

7BRs. 9 Baths

Magnificent scale

Deep Wraparound Porches & Balconies

Impressive Entertaining Spaces with
Inordinate Custom Detail

Showstopper Kitchen/Family Space

Dramatic 2-Story Family Room & Hexagonal
Screened Porch with 2 Stone Hearths

Paneled Library, Pocket Office and Upstairs
Study Areas

Finished Lower Level:

Media Room with Theater Seating

 Playroom with Dream Playhouse

 Craft Room & Half Bath

3-Car, Heated Garage





Documents

PLOT PLAN

OF PROPERTY PREPARED FOR

DANIEL M. & HEIDI J. SCHLEY

#3 DEVON ROAD, WESTPORT, CONNECTICUT

SCALE: 1" = 20' DATE: DEC. 6, 2001

BY "ARCAMONE LAND SURVEYORS, LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
#203. 866-2038

UNDERGROUND UTILITIES NOT LOCATED IN THE FIELD.
LOCATION OF UTILITIES DERIVED FROM PLAN ENTITLED
"EXISTING UTILITIES" AND "PROPOSED UTILITIES" BY JOSEPH MANTO ARCHITECT
AND JOHN MANTO ARCHITECT.

- LEGEND
- SEPTIC LINES
 - CONDENSER LINES
 - SUB PANEL TO A/C UNIT
 - PROPANE LINES
 - LEADER DRAINS
 - GENERATOR FEED
 - WATER LINES

LOT AREA : 64,193 SQ. FT.
1.4737 ACRES

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

REQUIREMENT	REQUIRED	ALLOWED	PROPOSED	AS-BUILT
FRONT SETBACK	30'	MIN. 10'	30.0'	30.0'
REAR SETBACK	30'	MIN. 10'	30.0'	30.0'
LEFT SIDE SETBACK	25'	MIN. 10'	25.0'	25.0'
RIGHT SIDE SETBACK	25'	MIN. 10'	25.0'	25.0'
LOT AREA	64,193 SQ. FT.	64,193 SQ. FT.	64,193 SQ. FT.	64,193 SQ. FT.
HOUSE PORCH & DECK	6944 SQ. FT.	6944 SQ. FT.	6944 SQ. FT.	6944 SQ. FT.
POOL	322 SQ. FT.	322 SQ. FT.	322 SQ. FT.	322 SQ. FT.
DRIVE	2462 SQ. FT.	2462 SQ. FT.	2462 SQ. FT.	2462 SQ. FT.
POOL HOUSE	179 SQ. FT.	179 SQ. FT.	179 SQ. FT.	179 SQ. FT.
TOTAL COVERED	13,789 SQ. FT.	13,789 SQ. FT.	13,789 SQ. FT.	13,789 SQ. FT.

NON-COVERING LOT

CONCRETE COMPUTATIONS -
(NO WETLANDS ON SLOPE WITH GRACE 25% OR GREATER)
LOT AREA USED FOR COMPUTATION = 64,193 SQ. FT.
HOUSE PORCH & DECK = 6944 SQ. FT.
POOL = 322 SQ. FT.
DRIVE = 2462 SQ. FT.
POOL HOUSE = 179 SQ. FT.
TOTAL COVERED = 13,789 SQ. FT. = 21.5%

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: IMPROVED LOCATION SURVEY

BOUNDARY DEMONSTRATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS OF THE STATE OF CONNECTICUT, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 20, 1998.

THE CERTIFICATION SIGNATURE ABOVE PLANE TO THE PERSONS FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EXPOSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS NO. 1033, 3410, 1528, 4844 & 1533 W.L.B.

TAX MAP 5452-1 BLOCK 21 TAX LOTS J

PROPERTY IS LOCATED IN ZONE: "AA" RESIDENCE

DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WAYNE A. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.

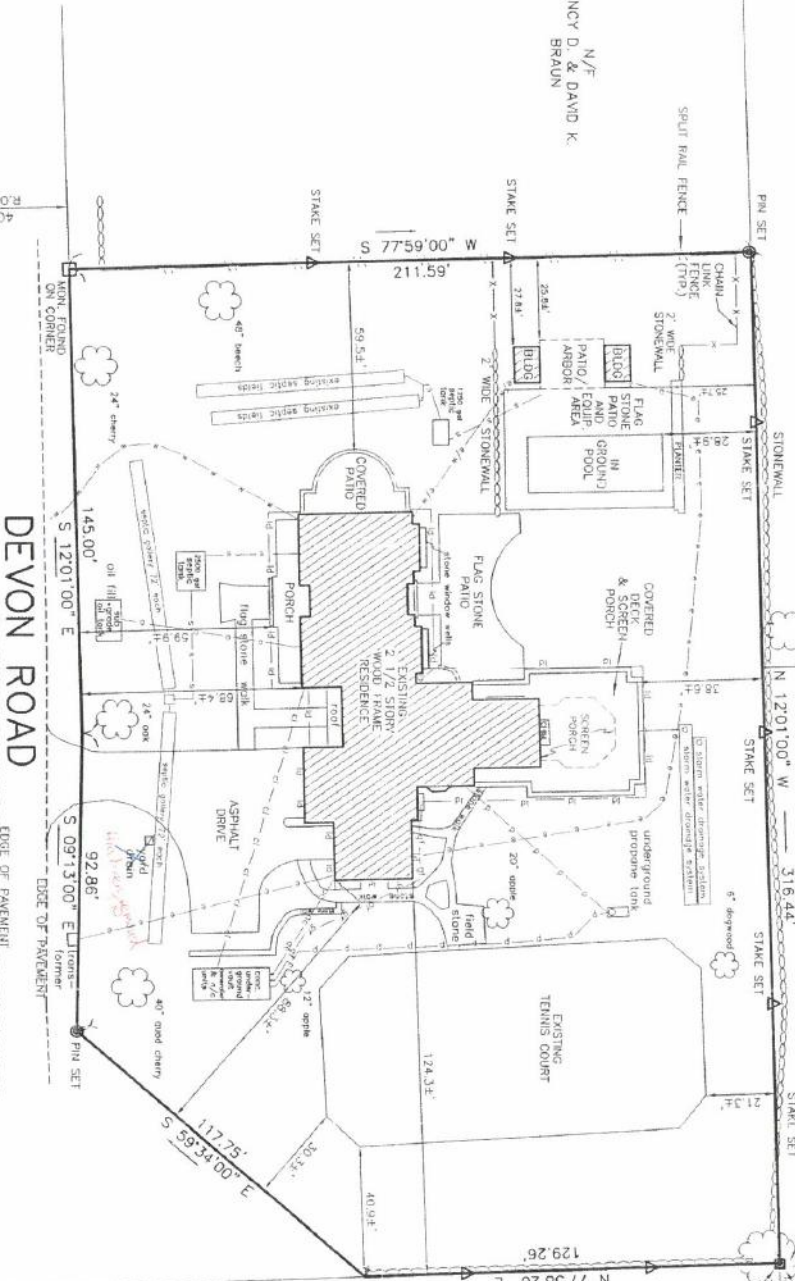


N/F
BART M. PASTERNAK

N/F
RICHARD M. & JACQUELINE E. CLARKE

N/F
NANCY D. & DAVID K. BRAUN

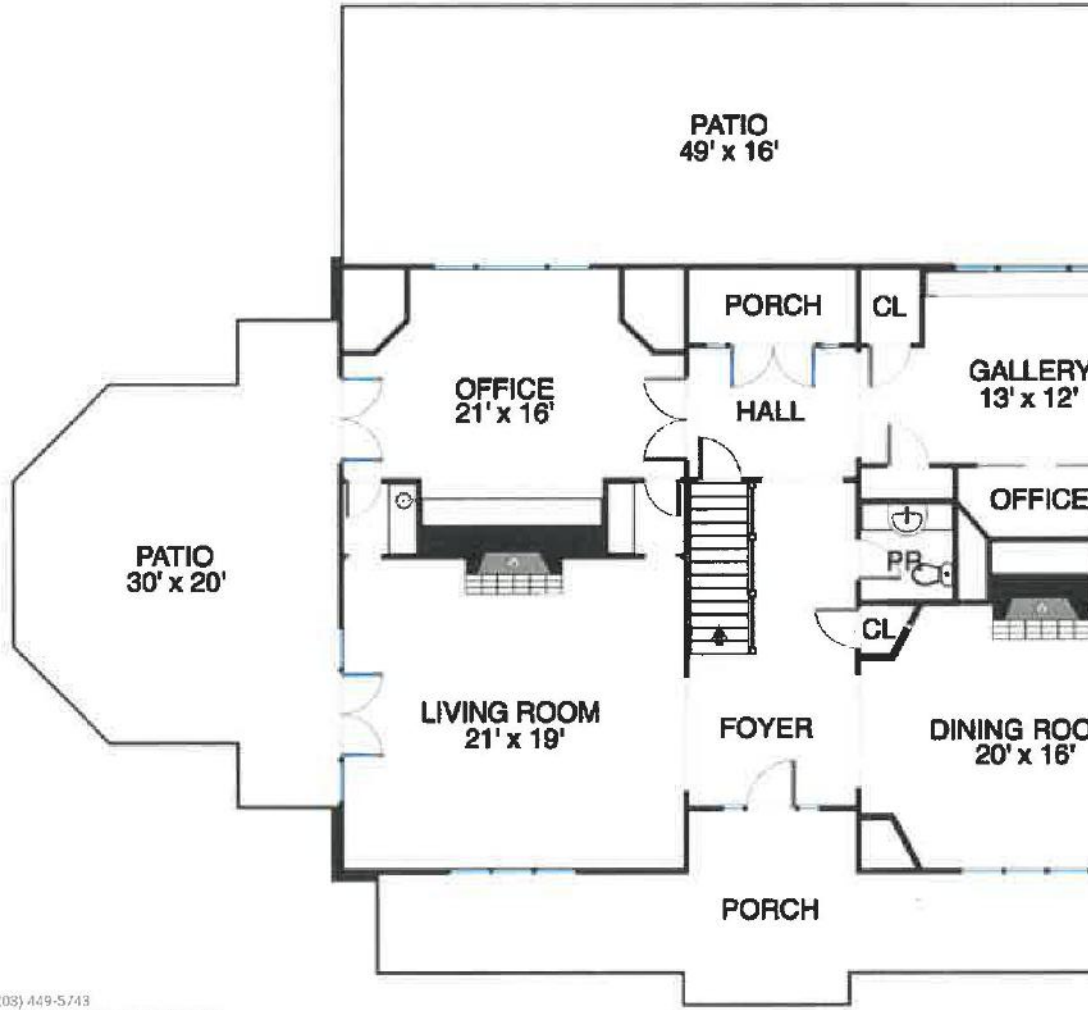
N/F
HELEN LAWOR WHITE

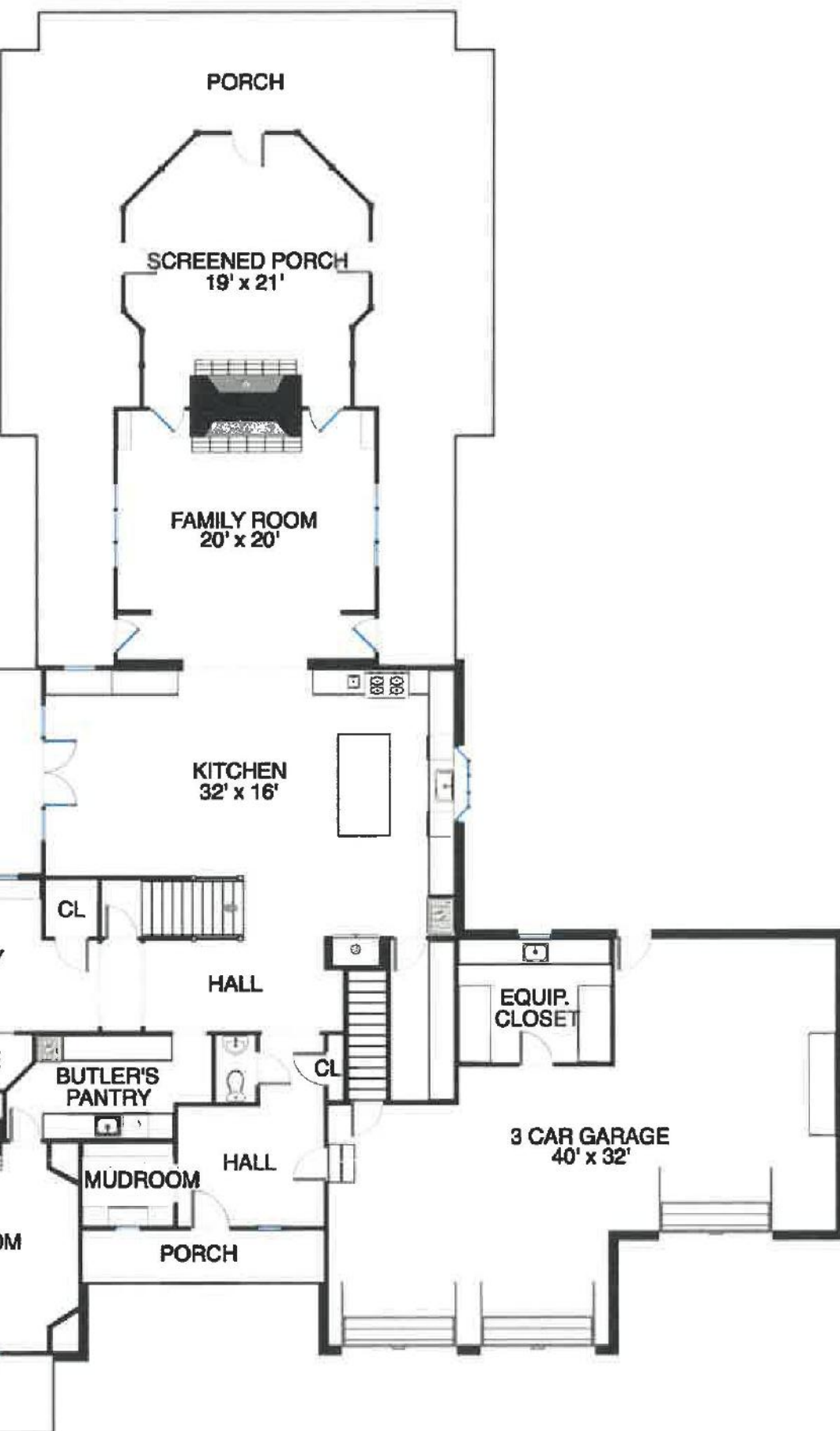


REVISIONS

DATE	DESCRIPTION	BY
1/3/02	LOT STAKING	AAT
3/6/02	FOUNDATION AS-BUILT	JLD
10/01/02	AS-BUILT UPDATE (for north arrow)	JLD
04/09/03	POOL AREA	AAT
12/18/03	AS-BUILT	AAT
5/13/04	LOCATION UTILITIES	AAT
2/05/08	FINAL AS-BUILT	WJA
4/15/08	PLANTER LOCATION	AAT

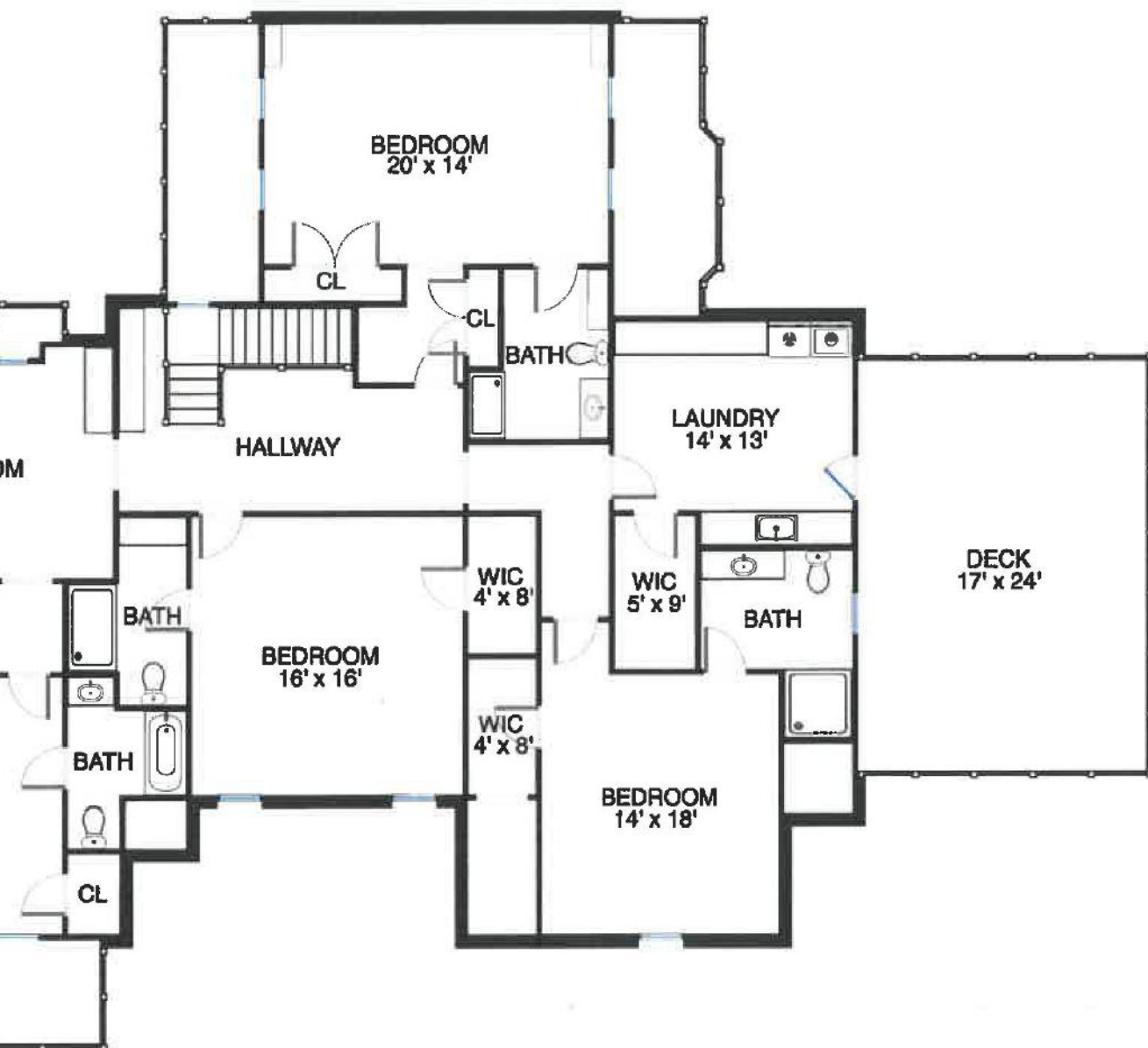
1ST FLOOR



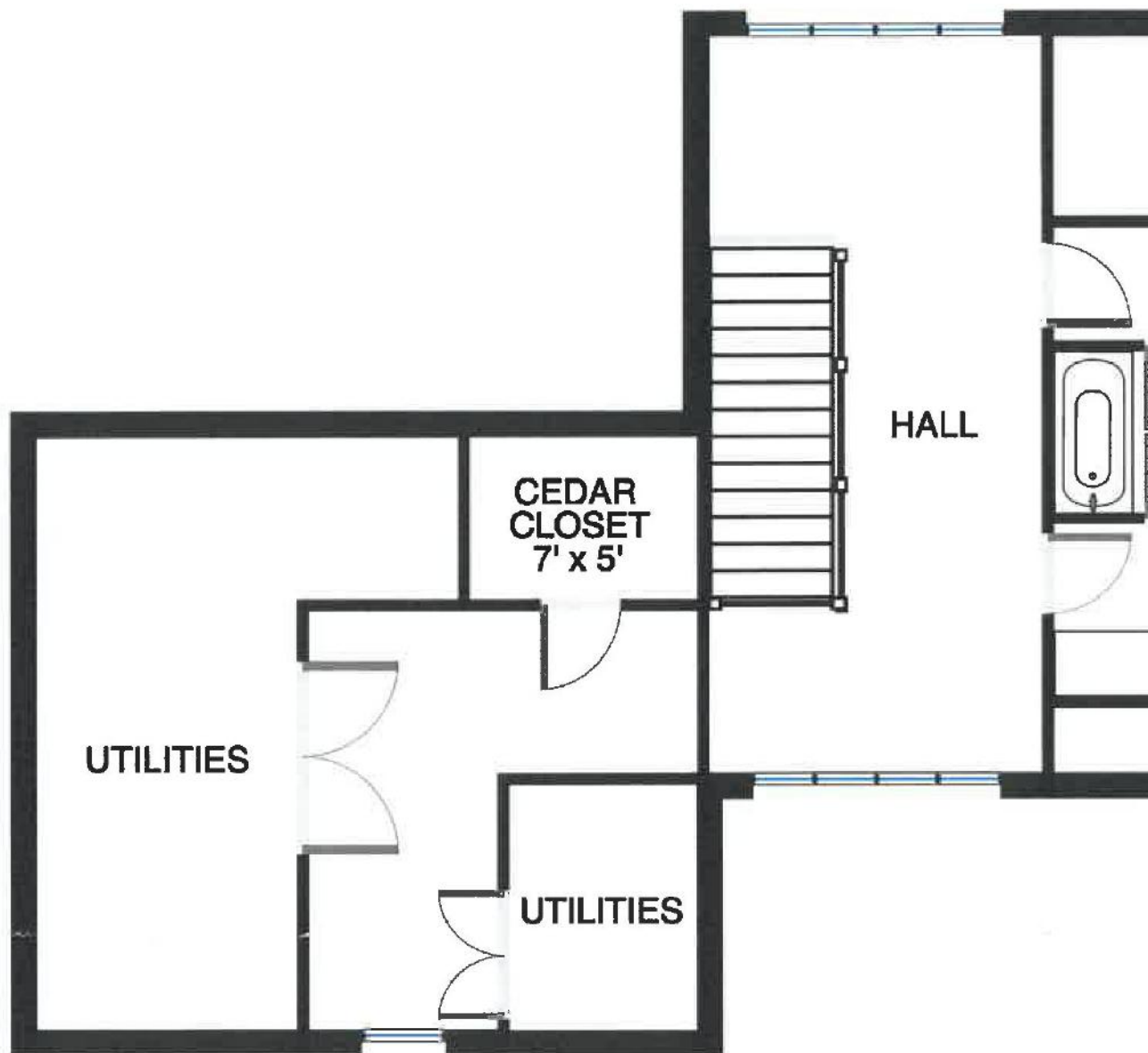


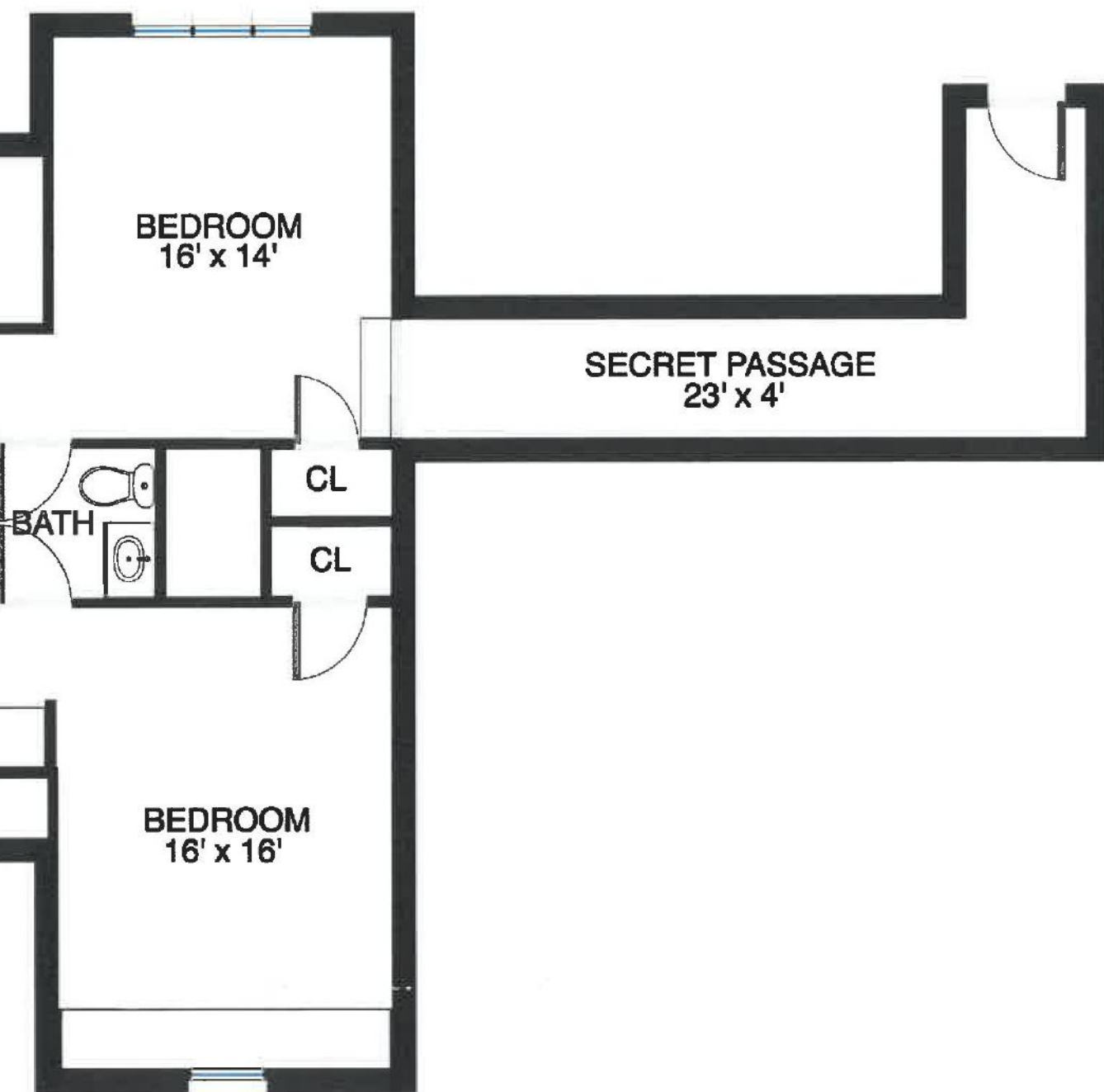
2ND FLOOR



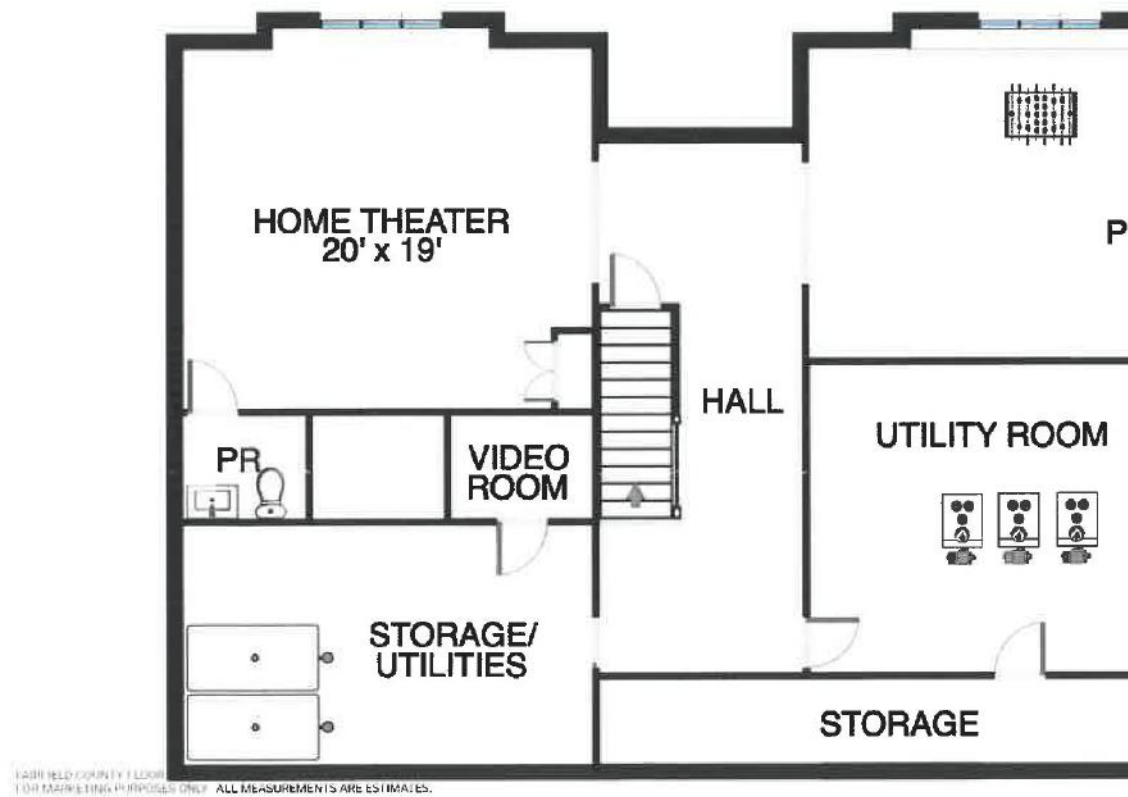


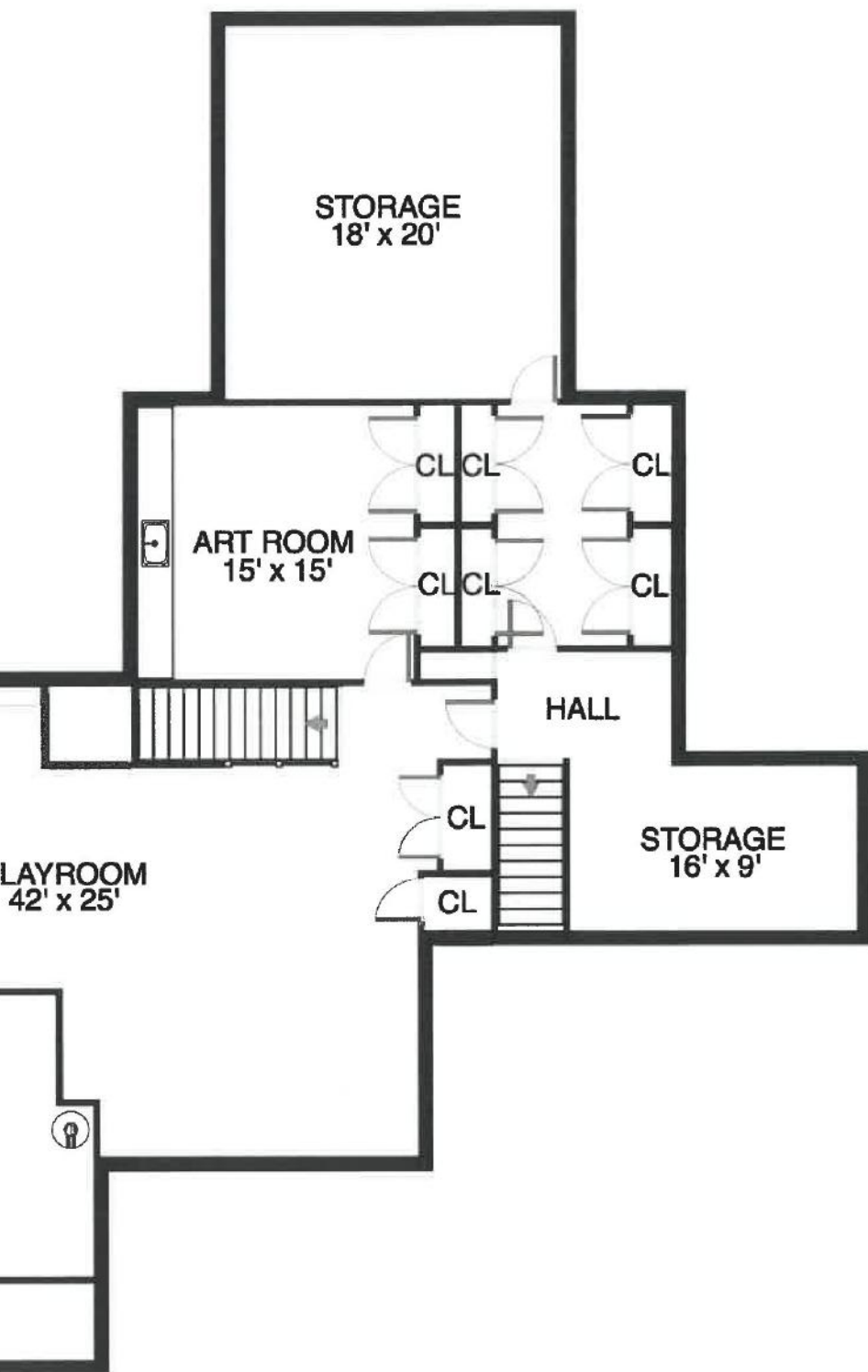
3RD FLOOR





LOWER LEVEL





SCHEDULE

A PRIVATE SHOWING

JONI USDAN

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JoniHomes

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REALTY**