

\$6,300,000 - 78 Khakum Wood Road, Greenwich

MLS® #122792

\$6,300,000

9 Bedroom, 6.50 Bathroom, 6,841 sqft
Residential on 2.95 Acres

N/A, Greenwich, CT

78 Khakum Wood occupies a premier position in one of Greenwich's most distinguished private enclaves. Originally envisioned by Newton Phelps Stokes and developed in collaboration with the renowned Olmsted Brothers, this exceptional property is set on 2.95 beautifully landscaped acres. The residence showcases its charming Tudor architecture with the characteristic pitched gabled roof, decorative wood, stonework and leaded windows. A sweeping Belgian block courtyard and stone walls offer a discreet and elegant approach. Inside, a gracious vestibule opens to expansive, light-filled living spaces. French doors connect seamlessly to the sunlit terrace and curated gardens that complement the natural topography—offering privacy, beauty, and a sense of enduring sophistication.



Built in 1906

Essential Information

MLS® #	122792
Price	\$6,300,000
Bedrooms	9
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	6,841
Acres	2.95

Year Built	1906
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Active

Community Information

Address	78 Khakum Wood Road
Area	3 - Greenwich
Subdivision	N/A
City	Greenwich
County	Fairfield
State	CT
Zip Code	06831

Amenities

Amenities	Gated
Features	Auto Garage Door, Back Stairs, Gated Association, Generator, Security Guard, Sprinkler System, Terrace
Parking	Attached Garage, Garage Door Opener
# of Garages	2
Is Waterfront	Yes
Waterfront	Pond, Lake
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Eat-in Kitchen, Back Stairs
Heating	Hot Water, Oil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Basement	None

Exterior

Exterior	See Remarks, Brick, Stone, Stucco
Lot Description	Courtyard, Parklike
Roof	Tile
Construction	See Remarks, Brick, Stone, Stucco

School Information

Elementary	Parkway
Middle	Central

Additional Information

Zoning	RA-2
HOA Fees	5546
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Deborah Huffard
Listing Office	Houlihan Lawrence

INFORMATION IS PROVIDED EXCLUSIVELY FOR CONSUMERS' PERSONAL, NON-COMMERCIAL USE, THAT IT MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING, AND THAT DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE MLS. The multiple listing information is provided by © Greenwich Multiple Listing Service, Inc. Some properties which appear for sale on this web site may subsequently have sold or may no longer be available. Information is deemed reliable but is not guaranteed.

Listing information last updated on October 25th, 2025 at 10:09am EDT