

\$3,250,000 - 40 Bruce Park Drive, Greenwich

MLS® #123178

\$3,250,000

3 Bedroom, 2.00 Bathroom, 2,859 sqft

Residential on 0.75 Acres

N/A, Greenwich, CT

Nestled on a scenic knoll in the heart of Greenwich, just moments from downtown & directly across from the picturesque Bruce Park, this fully renovated home offers the perfect blend of timeless mid-century design & modern luxury. Boasting an open-concept layout, the sun-drenched interior features three spacious bedrooms & two elegant bathrooms. The gourmet kitchen flows effortlessly into the dining & living areas, creating an ideal space for both everyday living & entertaining. The spa-like primary bath & a stunning four-season enclosed porch, complete with a brick oven, add to the home's unique charm. The finished lower level provides flexible space for a home office, gym or playroom. Set on a rare & expansive 0.75-acre lot, the property offers significant expansion potential. The property offers significant expansion potential up to 10,200 sq ft. Enjoy distant water views and the convenience of being just minutes from Greenwich Avenue, the train station and major highways.

About Bruce Park:

Spanning 60 acres, Bruce Park is a local gem offering scenic views of Long Island Sound, walking and jogging trails, serene ponds, and wooded areas. Recreational amenities include tennis courts, horseshoe pits, a croquet court, baseball diamond, playgrounds, and picnic areas with grills. Whether you're enjoying a peaceful moment at the hilltop gazebo or reading on a quiet bench, Bruce Park is a



tranquil retreat just steps from your front door.

Built in 1953

Essential Information

MLS® #	123178
Price	\$3,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,859
Acres	0.75
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial Ranch
Status	Active

Community Information

Address	40 Bruce Park Drive
Area	3 - Greenwich
Subdivision	N/A
City	Greenwich
County	Fairfield
State	CT
Zip Code	06830

Amenities

Features	Auto Garage Door, Cable TV, Double Pane Windows, Smoke Alarm, Terrace
Parking	Garage Door Opener
# of Garages	2
Garages	Under
Is Waterfront	Yes
Waterfront	Waterviews
Pool	Possible Site

Interior

Interior Features	Sep Shower, Eat-in Kitchen, Kitchen Island
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Heating	Forced Air, Propane
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Basement	Finished, Partial

Exterior

Exterior	Shake Shingle
Lot Description	Parklike
Windows	Double Pane Windows
Roof	Architectural Shngle
Construction	Shake Shingle

School Information

Elementary	Julian Curtiss
Middle	Central

Additional Information

Zoning	R-12
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Listing Details

Listing Agent	Danielle Claroni
Listing Office	Sotheby's International Realty

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