



HOFFMAN
INTERNATIONAL
PROPERTIES, LLC.

Mary Kay Daughters

PHOTOS & DESCRIPTIONS OF SIGNATURE PROPERTIES MARKETED & SOLD
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CALL HOFFMAN INTERNATIONAL PROPERTIES TO DISCUSS HOW WE CAN HELP YOU!

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NOTE: Our Current Address is:
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The Boathouse, Lakefront Contemporary, Wolcott CT

Price On Request

FOR SALE: Relax & have fun owning this direct Lakefront, custom-built waterfront home/family retreat, on approx. 2/3-acre. Updated eat-in Kitchen & Bath. Great entertaining in open floor-plan DR+LR w/Lakeviews, sunken bar & 2-Fireplaces or on outside decks. Swim in lake or Gunite pool/spa surrounded by beautiful gardens. Two separate docks for boat & kayak/jet-ski. Year-round family fun within minutes; orchards, beer breweries/wine vineyards, 9/18-hole golf courses, waterparks, Quassey/Lake Compounce Amusement Parks & Mt Southington Ski Area. Easy Access: Only about 2-miles from I-84 Exit26.



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Vue de Rochambeau, Middlebury CT

\$5,400,000

SOLD: Drive down the half-mile driveway illuminated at night by granite pillared lamp posts, into this 40-acre estate, past the manicured grounds, to a beautiful landscaped courtyard with fountain. Enter the magnificent two-story entrance hall of this climate controlled Mediterranean style, 12,000sf home, w/15 Rooms: 5BR, 6 Full Baths, 2 Half Baths, a climate-controlled wine cellar & 8-car garage. This property is named in honor of France's Revolutionary War hero General Rochambeau, as his troops camped on the property, when marching south, to help the early USA settlers fight the revolutionary War. Relax in the two-story domed-living room with fireplace, under the Schoenbeck crystal chandeliers. Built on a steel-frame, some details include a slate-roof, chlorine-free indoor pool and spa.(kept clean with an Ozone system), A magnificent granite-counter topped eat-in chef's kitchen overlooks the coffered-ceiling family room with stone-fireplace and large-screen TV and the Pool-wing entrance. The Dining room has 10' ceilings w/custom moldings, a custom indirect lighting system & seats 16 guests. A Horse lovers dream, this property offers a 12 stall barn with indoor arena and attached managers' apartment, as well as an outdoor arena and 3 paddocks. Lots of private wooded area on property for riding/walking trails or conversion to private "chip-n-putt" golf course.





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Cedar Shake Contemporary With Water Views, Darien CT

\$2,237,000

SOLD: This secluded, private European inspired country retreat offers Elegance in a 3-Level, 14-Room, 5-Bedroom, 5.3 Bathroom Artisan-crafted home, with unique architectural details. Chef's Eat-in Kitchen with S/S appliances and stone counters is between a separate wing containing the upper Master Bedroom suite w/marble bath and a lower sun-filled gallery-room w/wet-bar, large windows and French Doors opening to the slate patio and expansive views of meadows, historic fieldstone walls and the water. Dining Room w/fireplace off one end of kitchen and Living Room w/fireplace is off the other end. Lower level offers another Family Room w/fireplace and another BR with full bath. Heated, Attached 2-Car Garage with bathroom! Above Garage is a Large Bonus-Room/Bathroom/Living Room suite-Perfect for In-Laws or Au-Pare Suite. Walk to Darien Beach, Close to town, Noroton Train, I-95 & amenities.



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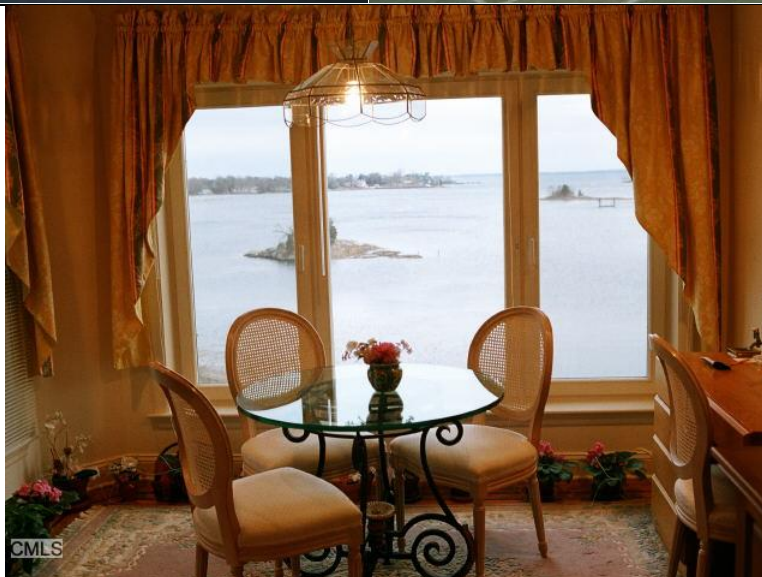
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The Waterford: Exclusive Luxury Condominium No. 5, Greenwich CT

\$2,500,000

SOLD: *The Waterford* complex has 4-Georgian-style brick buildings, each having 6-units. Greenwich waterfront living at its best is yours in this exclusive & private location, close to it all. When it comes to direct waterfront luxury condo living, this is the house you have been waiting for! Boasting the only Long Island Sound vista of its kind between New York City & New Haven, CT. Entry into this exclusive gated community is past gatehouse security guard. Come see this rare, 3rd floor, spectacular, waterfront 1-level penthouse condominium, overlooking a serene Greenwich CT harbor & Long Island Sound. Entertain guests by the cozy fireplace in the elegant living room. Transfer your party out thru Tischler glass doors, to a 75-foot terrace w/sunny & bright panoramic Waterfront, which are continued from the living room, dining room, kitchen and master bedroom. Unobstructed, serene views of sailboats, shore birds & the Riverside Yacht club. Features include a country gourmet kitchen w/top-of-the-line appliances, custom cabinets & a breakfast room. MBR suite w/his-and-her baths, a whirlpool tub & walk-in closets. The 3,100 square feet of living space includes 2-bedrooms, as well as a study & library (or 2-more bedrooms) w/custom built-in cabinets & crown molding. Amenities include: 4.5 baths, 3-reserved garage spaces & locked storage room. A fully furnished clubhouse w/full kitchen & workout room is available. Only 5-minutes from downtown Greenwich Connecticut, 45-minutes from NYC and easy access from I-95, Exit 4.





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Country Contemporary w/Waterfalls & Views, Weston CT

\$2,175,000

SOLD: This 7,741SF, 19 Room Custom Built Home has 9-10Ft Ceilings, 3 Fireplaces, 6 BR's, 6-Full & 2-Half Bathrooms, a Built-In Wine Cellar & Tasting Room For 700+Bottles & Custom Windows Through-out, Along With A 4-Car Detached Garage. All on 4 Private Acres w/Mature Landscaping, A River & Waterfalls-One Of Which Cascades From a Rock Ledge Behind the House. The MBR Suite has His/Hers Dressing Rooms, Radiant Heat & Overlooks the River & Property from Private Patio w/Hot Tub. A Large Pantry & Chef's Eat-in Country Kitchen Affords Culinary Masterpieces. Dining Room Has A Butler's Pantry w/Full Oven , Sink & Small Refrigerator. Walk-Out Lower Level (w/Full Bath) To Swim In Heated Pool & Spa. Or, Relax On The Patio, Nestled Along Rivers Edge (Pool In "Grandfathered" Location). Professionally Landscaped w/Native CT Plants. Flowers & Trees Bloom Year After Year, From Spring to Fall! Landscaping Is Amazing & Requires Little Maintenance. Many Trees Uplighted For Night-time Beauty. Electric Pergola Covers Patio To Entertain; Reminiscent Of A Tuscany Wrap Around Porch. High Efficiency Heating, 2 Oil Tanks & Large Generator Automatically Keeps Kitchen, Water & More Running. Weston Has Beach Rights To Compo Beach In Westport.





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LeRoy King Estate, Vintage Georgian Colonial

Tuxedo Park, NY

Marketed: This recently renovated, early 20th century, white-stucco neoclassical estate is situated on almost 3-acres, designed by a famous architect. Located in a charming 300-home, 2,500 acre enclave of parkland, with three sparkling Lakes and manned with a 24/7 gatehouse. **Amenities:** 9,270 sq. ft., 8 elegant BRs, 6 full-Bs, 3 Half-Bs, 11 wood burning Fireplaces, private elevator, high ceilings, grand 2-story entry with lots of millwork trim, and tall windows. Easy access to airports. From the porches, to formal rooms, to several playrooms and offices; all have the charm of a by-gone era. This estate looks as young now, after \$1,500,000 in renovations, as when originally built. (Separate 3,000 sq. ft. au pair/mother-in-law apt.)





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El Aromo Horse Farm-Shenandoah Valley, Timberville VA

\$569,000

SOLD: Entering the front gates, down a long driveway with lush lawns front and back, sits a totally renovated 3000sf Victorian farm house with porches looking out at rolling hills with eastern-facing slopes and mountain vistas, only 90-minutes from Washington DC. This 30-acre estate in the Shenandoah Valley has fruit-bearing orchards, nut trees and fabulous gardens surrounding the home and out-buildings. Inside are high ceilings with beams, 5 large Bedrooms, 2 full Bathrooms, cooking kitchen w/open-hearth stone fireplace, DR, LR, Parlor, FR, office, sun-porch, 3 additional fireplaces, bay windows and wide-planked pine floors throughout. Separate "summer kitchen house w/large fireplace & renovated ice-house. Newish 60'x36', 7-stall, center-aisle horse barn complete with heated tack-room, 60'x24' hay-storage/equipment shed. Training track. New well & fencing, new 75'x150' riding ring. Small plane & helicopter access down the valley. Golf resorts & ski areas within 15-30 min. Directions From DC: Route 66 to Route 81 South, Exit 264.





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Cute Glenbrook Cape-Expansion Possibilities!, Stamford CT

\$406,000

SOLD: This solid, classic cape has a very nice large yard, w/surrounding homes much larger. The large Living Room w/Fireplace has large picture windows, allowing plenty of light. Come sit in the Sun Room & view back yard thru 3-sides of extra-long windows. The large, light & bright eat-in kitchen has separate dining area, corner china cabinet & back-yard views. The large, private 2nd floor Master Bedroom has a full bath. Two good sized Bedrooms & full Bath on 1st floor. Large Basement w/high ceilings can be finished off as a playroom w/separate storage area. Extra-long tandem garage fits 2 cars. Gas furnace, HW heater, HVAC, Elec. Panel, Siding & Roof all replaced. Close to town, schools, shopping center, Stamford Mall, train & I-95.





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Great Entertaining-Center Hall Colonial w/Quaint Stream

Greenwich CT

Marketed: Fully renovated center-hall colonial w/open floor plan. Lots of custom mill work. Expansive & cleared back yard w/idyllic stream. Slate roof w/solar hot water and power. All 1st floor rooms lead to 1 of 3 flagstone terraces. Hardwood floors thruout. Incredible new MBR Suite w/private office & Bedroom w/2-sets of French Doors; opening to twin balconies (with views of yard & stream). MBR dressing room w/custom built-ins. MBR marble bath w/soaking tub, rainfall/custom spray shower & twin vanities; Junior 2-room suite w/private full bath. Two additional large Bedrooms and Remodeled Bath on second floor. Eat-in Kitchen opens to Family Room and has new S/S Jenn-air cooktop, double wall ovens, dishwasher and eat-at island. Newly created open floor plan for Formal Dining Room, Entry Foyer & Sunken Living Room contains custom inlaid hardwood flooring, millwork, all new French Doors & crown molding. Living Room Fireplace has new Travertine surround + mantle. New den w/private full bathroom (Can be converted into office or 5th Bedroom) has custom built-in mahogany captains wet bar & vaulted wooden ceiling. 2-car garage, 2-circular Driveways, by front and side entries. Stone walls. Wood Fences. Only 3-miles south to town and 1 mile south of the Merritt Parkway.





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Classic Custom Colonial, Close to Town, Darien CT

\$1,285,000

SOLD: Nearly new Colonial, custom built, in quiet neighborhood close to town, water and YMCA. Eleven rooms, 5 BR's, 3 Baths. Gourmet Kitchen w/cherry cabinets, granite countertops and large center island. First floor au-pair/guest Bedroom w/bath. High 9' ceilings, transom windows, hardwood floors, crown molding, European and English tile throughout. Walk up loft. Possible 5th BR w/closet, currently used as Study. Level lot & back yard. Lovely patio, gardens & stone walls, blue-block lines driveway. Must see!





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Secluded Westport Colonial w/3-Floors, Westport CT

\$2,300,000

SOLD: What a find! After getting to know the lifestyle my clients desired, I found them this 9,027sf, 15 Room, 6-Bedroom, 6-Full and 1-Half Bathroom Westport CT Center-Hall Colonial that was perfect! Close to town and amenities yet, privately situated at the end of a Cul-de-Sac Lane. Eat-in Chef's Kitchen, Formal Dining Room, Large Living room with Fireplace, Master Bedroom Suite with fireplace and en-suite marble bathroom. Great entertaining on outdoor deck, with Jacuzzi hot-tub, overlooking large, level back yard.





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Marble Villa, Mediterranean Estate

Oxford CT

Marketed: A little touch of Europe in the Connecticut valley, this eight-year-old, private, maintenance-free, 76-acre estate has panoramic views of the vineyards, distant hills beyond and the spectacular, colorful fall foliage. A natural, spring-fed pond adds to the serenity of the setting. The 12,000- to 14,000-square-foot house and estate are built on a former apple orchard and grazing pasture, surrounded by old-growth white oak forests that can be timbered for income every 10 years. Enter through the 180-year-old French wooded and wrought-iron double doors to the two-story foyer with hand-painted dome, two curved and symmetrical marble staircases and a two-story waterfall. Some amenities of this 13-room Mediterranean-style home include five bedrooms, five full baths, three half-baths and a four-car garage with 2,000 square feet of unfinished rooms above. Structural steel framing supports the exterior and a glazed terracotta tile roof, as well as the 130 tons of European marble, limestone and granite imported from 10 countries. Inside, plaster walls are accented with Brazilian cherry (jatoba) wood and hand-painted ceramic tiles, and the stained glass windows made by a well known international artist are throughout the home. This villa is only 10 minutes from the local Oxford, Connecticut airport, servicing private jets. Approximately one and a half hours from New York City, an hour from Hartford, Connecticut and in between Routes 84 and 95.





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Former "Little Red Schoolhouse", Ranch Style, Darien CT

\$1,375,000

SOLD: Own history! Formerly the "The Little Red Schoolhouse", this 4,152 sq. ft. Colonial Cape boasts 3 floors of living space and is situated on 1/2 acre. Drive up to covered front entrance. 5 or 6 Bedrooms (1st Floor Master Bedroom w/Jacuzzi in Master Bath), 4.5 baths total. Two separate driveways; upper driveway leads to front door & lower driveway leads to 4 car garage and in-law suite/office wing. This freshly renovated home has a country eat-in Kitchen overlooking the comfortable great room w/fireplace & entertainment center. Mature landscaping & colorful gardens enhance the beauty. Enjoy BBQ's on back patio, under the automatic, electric awning or relax in the hot tub.





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Cos Cob Colonial-Walk To Town & Amenities, Greenwich CT

\$610,000

SOLD: Walk 1-block to the grocery store, shops, restaurants, school, cleaners and the Cos Cob Post Office, near route 95 and trains. This single family raised ranch has 1,929 sf with 9-rooms and 0.232 acres, on a cul-de-sac. Living room with Fireplace and dining room, along with 3-Bedrooms upstairs and 1-full bathroom. The downstairs entry level is perfect for an in-law suite with large Family Room, 2 additional bedrooms and another full bathroom. There is an open floor plan on each level. An enclosed year-round porch off the upstairs kitchen, leads out to the BBQ terrace and back yard. Circular driveway for many cars and an attached 1-car garage. Low maintenance vinyl siding, city water/sewer, oil heat and hot water, central A/C and grassy back yard.





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Classic Tuscan Retreat, Mediterranean Villa

Middlebury CT

Marketed: Welcome to the Classic Tuscan Retreat explore Litchfield/New Haven county vineyards and the Connecticut countryside drive along Tranquility Road by Lake Quassapaug, past miles of old stone walls and pastures. Enter this private sanctuary, park in the circular cobblestone driveway by the sparkling 4-tier limestone fountain walk up to the stately brick exterior w/ carved limestone trim. Custom built 8,500 SF, 4-Bedroom, 5.3 Bath Mediterranean estate, on 10+ acres. Two story foyer with crystal chandelier and magnificent stairway. Custom design features include 20' ceilings on 1st floor & 15' ceilings on 2nd floor. Brazilian Cherry and American Oak floors. Imported granite, South American blue stone. Custom lighted-domed ceilings, open floor plan, large family room with floor to ceiling Stone Fireplace, wine storage & tasting room, amazing custom epicurean gourmet kitchen with custom domed breakfast room & butler's pantry. Formal dining and living rooms, custom mahogany paneled English-style pub room w/ limestone balcony. Tiered 8-seat state of the art custom movie theater w/ fiber optic twinkling star lite ceiling. Master bedroom suite w/his and her walk in closets-each with cedar lining, skylights, marble bath with soaking tub + steam shower/fp and private office. Lanai room w/vaulted beamed ceilings features a custom summer kitchen. Outdoor barbecue & dining area opens onto magnificent patios w/ guinite pool, Jacuzzi & outdoor fireplace. All includes 8 zone gas heat, central air and Private cobblestone car court w/5 extended garages.





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Brookfield Beauty with In-Law Wing, Brookfield CT

\$372,000

SOLD: One-of-a-kind main house w/guest wing and 2,824 SF. Pristine ranch/split level home w/5BR, 4 full bath, 12 Rms. Situated on 1.32 ac. w/lawns, trees, privacy and stonewalls. Custom built addition in 1998 that includes Large Great Room w/12-1/2' ceiling, Fireplace, Island w/counter & wet bar. Formal LR w/Fpl, 2 DR areas, eat-in Kitchen and office. Extra Family Room w/2nd Fireplace in basement. MBR Suite w/walk-in closet, full bath w/Jacuzzi & separate shower. Foyer staircase to upper&lower bedrooms. Entertain inside or outside at pool side patio or deck. Two laundry rooms. Walk up attic. Emergency generator, security system, 3 car garage, utility room with storage (convert to wine cellar/workout room or man cave.)





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Bell Maison-Custom Country Farm House

Middlebury, CT

Marketed: Come to scenic Middlebury, Connecticut. Drive along Tranquility Road w/open fields/pastures and see 200 year old stone walls, trees & pastures, with beautiful views of Lake Quassapaug in a distance. A short 3/4 miles from the lake, sits this secluded, 8-acre manicured estate, w/extensive landscaping & dramatic lighting. Driving down the 1/4 mile driveway, you see the magnificent 7,000-sf, shingle & stone French Country Estate, w/14-rooms. Circle around the main double-door stone entrance, to the two story entry way w/curved staircase leading up a second floor landing.

This 4-BR, 5.2 Bath home has a separate guest/Au-Pair wing, with BR, Full Bath, laundry, kitchen, & Living Room. Chef's Gourmet Eat-in Kitchen (featured on the front cover of a national kitchen brochure company magazine) w/Wolf & Thermador stoves, warming draws, Sub-Zero Refrigerator/Freezer, large walk-in pantry, middle island.

Large 1st Floor MBR Suite w/Limestone walls/floors with radiant heat, has French doors to terrace/lawn, tray ceiling, large walk-in closets Fireplace, Master Bath w/Limestone walls & radiant heat floor, double shower and Jacuzzi. First-floor Family Room has stone fireplace, coffered ceiling, custom cherry built-ins and terrace access.

A 1st-floor "Professional's Office" space has Cherry built-ins, a separate entrance & high ceilings. Large LR/DR with 14ft. high cathedral ceiling is brightly lit by a large 2-story window, along with raised paneling, wainscoting & fireplace.

This house has it all, with a 4-car garage, a 2nd floor study & playroom. Attention to detail, quality & craftsmanship is exhibited throughout by: fine woodworking, copper roof, coffered ceilings, Yamaha home theater & household sound system, central alarm system, dual central-vacuum system, 9-zone central AC/oil heat, 10-zone irrigation system & automatic backup propane generator. Adjacent to a major 40 acre horse farm, open conservation land & other magnificent estates. Only 5-minutes from exit 17 off Rt. 84, 30-minutes to Hartford and 90-minutes to NYC.





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Vintage Westover Farmhouse, w/1-Acre, Stamford, CT

\$355,000

SOLD: First time on the market in 51 years! Priced to sell! Experience the tranquility and total privacy of this vintage farmhouse located behind 100+ year old free-standing stone walls. Enter through a carefully crafted stone arch that leads to the front door. This 4-story, 3 BR, 1-1/2B, circa early 1900's Farmhouse sits on a Park-like 1.22 acres, with fishpond, private setting, gorgeous grounds, open/flat land with cleared yard. Inside, there are wide planked floors. A country kitchen with 1/2B connects to the LR with Fpl and DR along the back window-lined wall that floods the rooms with light and allows great views of the backyard. The 2nd floor has a MBR with Fpl and another BR. A large BR is on the 3rd floor and there's a lower ground floor level room. The grandfathered main house and separate 2-story garage wait for your conversion to a guesthouse and renovations into a new home. With an allowed 7,971 Sq. Ft. of building space, the possibilities are endless. Priced to sell! Don't miss out on this one-of-a-kind opportunity to own your dream estate.





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Contemporary Shorefront Colonial w/Pool

Fairfield, CT

Marketed: Contemporary shore colonial w/77-ft of shorefront. Luxurious living overlooking a beach. Entertain or relax on large mahogany, waterfront, low-maintenance deck, surrounded by gardens w/in-ground irrigation & beach landscaping. Tall window-walled Living Room offers direct 180° views of Long Island Sound, Penfield Reef Lighthouse & Long Island. Swim in your private, freshwater Gunitite lap pool, or off private shoreline sandy beach. Large paved circular parking area/driveway in front + 2-Car Garage. Lockable, privacy gate from the driveway affords entry to fenced interior courtyard w/large rear mahogany deck, Koi-pond & privacy fence; a perfect setting to relax & entertain, from the adjacent kitchen. New Utilities 2012; 2006 Renovations include 2nd floor-expansion of MBR Suite w/sitting room, dressing room, his/hers bathrooms & mahogany sun-deck. Added 2nd floor den/office, TV/Recreation Room areas. Raised ceiling heights w/new roofs. Built new Chef's Eat-in-Kitchen (2003) with S/S appliances, granite counters & added breakfast nook. Converted 1st floor to open floor plan w/marble Fireplace & installed new windows & sliders (1999).





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Direct Waterfront Townhouse/Shippan Waterfront Complex, Stamford CT

\$733,000

SOLD: Welcome to Marina Bay! This 3-floor, 3BR, 2.5 Bath contemporary townhouse overlooks Westcott Cove & Long Island Sound- a rare gem for water & outdoor enthusiasts. Million Dollar Drop-Dead Views! Direct Waterfront Living w/sunset views + country club-like amenities. Paces from 2 beaches, dock/marina, pool overlooking LI Sound. Lifestyle: Waterfront clubhouse for parties, swim, kayak, play tennis in park! Join Halloween Yacht Club next door. The off-set building layout affords privacy & water views from all decks & patio off LR, DR, FR and MBR. Look in telescope to beach, park, boats. Summer Kitchen, attached 1-car Garage, gas heat, central vacuum, gas fireplace. Only minutes to town, I-95, train, shopping, amenities such as concerts, theaters, restaurants w/outdoor dining, UCONN campus & transportation. Cummings Park & West Beach are on two sides of this waterfront complex, with Pier & boat ramps beyond.





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Marina Bay Townhouse/Shippan Waterfront Complex, Stamford CT

\$500,000

SOLD: This 3-floor contemporary, end-unit townhouse has lots of light w/open floor plan in the mid-level. It has 3 BRs & 3-1/2 Baths. The townhouse has all new windows, sliders, an updated kitchen w/granite counters, a new stove & microwave. Scenic park views from Lower Family Room, Middle Living Room and upper MBR w/en-suite master bath w/jacuzzi. Full 3rd floor hall bath has a remodeled shower/tub. LR has new fireplace mantle w/tiles. Park in your attached 1-car garage and walk into condo + private driveway parking. Sliders offer access to private patio off lower family room, and balconies off the Living Room & MBR, overlooking large back yard & Parks. Waterfront Marina Bay Condominium Complex enables you to walk to Public Halloween Yacht Club, Cummings Park Beach & West Beach, both of which also offer Parks with tennis courts, ball/soccer fields, picnic areas, boat ramps & docks. Marina Bay has 79 units & a waterfront clubhouse & pool overlooking a marina & Westcott Cove. Bus, train, shopping, library, I-95 & downtown Stamford are 5-8 minutes away, also offering amenities such as concerts, theaters, restaurants w/outdoor dining UCONN campus.

