

# Amazing Architectural Gem!



3326 Pt Washington Rd



## Special Features:

- *Private, architecturally designed estate built in harmony with surrounding natural features*
- *Guest cottage/studio and tea house*
- *Custom doors, windows and woodwork throughout*
- *Expansive decks with folding doors and windows*
- *Elevator from garage to upper level*
- *Views over Port Washington valley*
- *In-floor radiant heat and top of the line appliances*

# Features & Highlights



*3326 Pt Washington Rd*

*Architectural Gem! Inspired by Frank Lloyd Wright, designed by the acclaimed jewelry designer and artisan Karl Stittgen, "Halcyon Days" is a stunning home with incredible attention to detail. Featured in Western Living Magazine, the impeccable level of finish and craftsmanship shines in all aspects of this architectural treasure. Entering the private estate, one first encounters the studio/separate guest "cottage" nestled amidst nature; a concentrated version of the quality and serenity of the main home. Winding further up through the forest to a sun-soaked plateau, "Halcyon Days" is built into the hill rather than on it, with soothing vistas over Port Washington valley. Open plan living areas are enhanced by the flow of multiple glass doors leading to ample outdoor space. Take the lift from the 2-vehicle garage to this superlative masterpiece aligning in harmony with the spectacular surroundings. A Japanese style Tea House provides a calming spot for inner reflection. Spectacular!*



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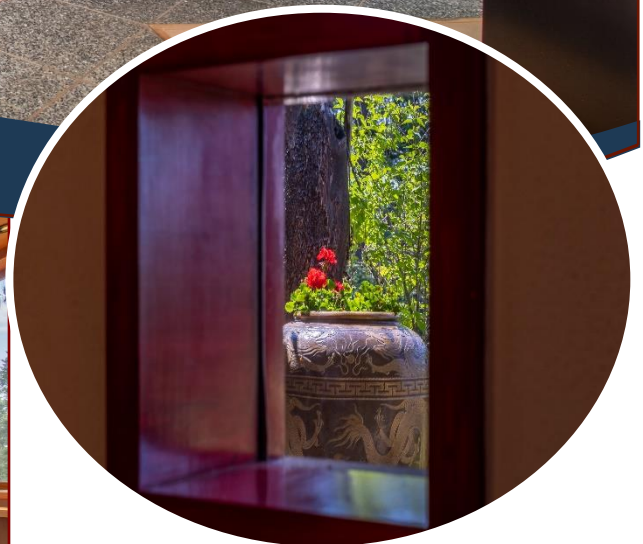
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# Features & Highlights



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**Year Built (est):**  
1994

**Lot Acres:** 6.15

**Bedrooms:** 3

**Bathrooms:** 3

**Main SqFt:** 3,205

**Cottage SqFt:** 650

**Water:** Well

**Waste:** Septic

**Foundation:**  
Concrete Poured,

**Roof:** Asphalt torch  
on

**Ext Fin:** Wood

**Heat:** Electric,  
Radiant in-floor,  
Wood

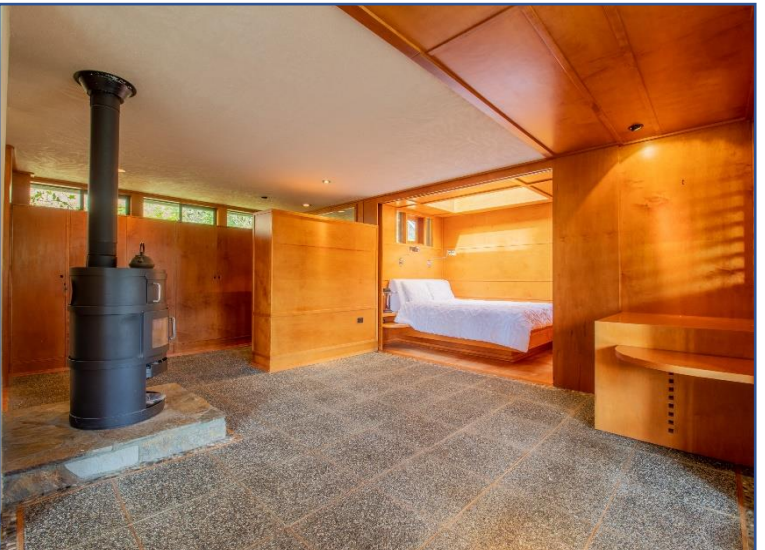
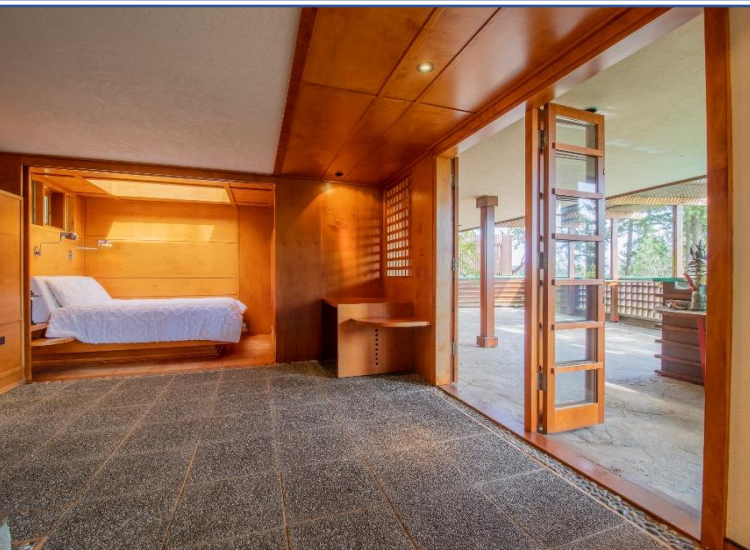
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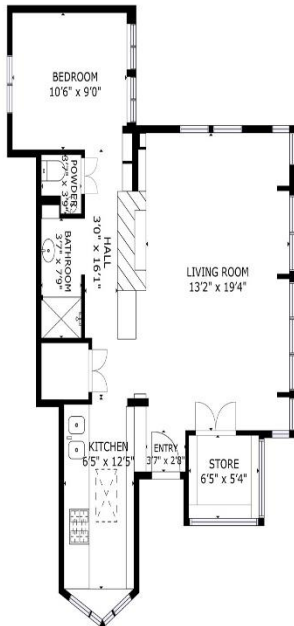
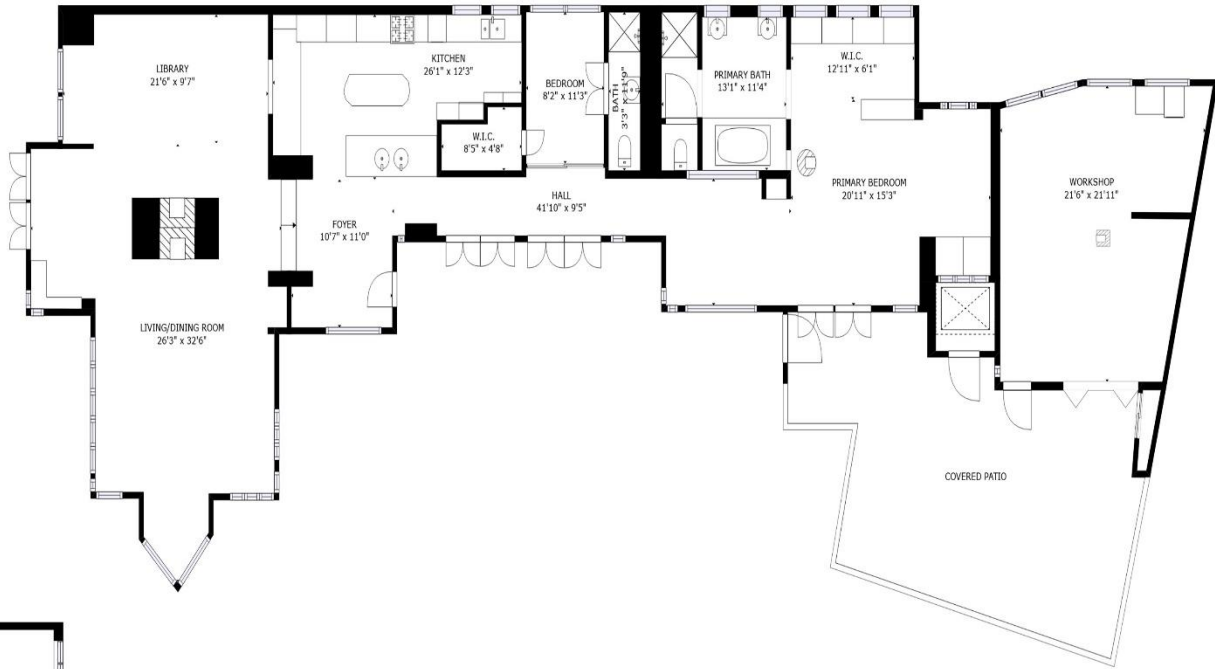
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# Floor Plans

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Approximate internal sq ft:

Main house: 2800 sq ft

Patio: 625 sq ft

Cottage: 650 sq ft

Prepared for the exclusive use of Colin Denton and Dockside Realty Ltd.  
All measurements are approximate and Buyer to verify if important.



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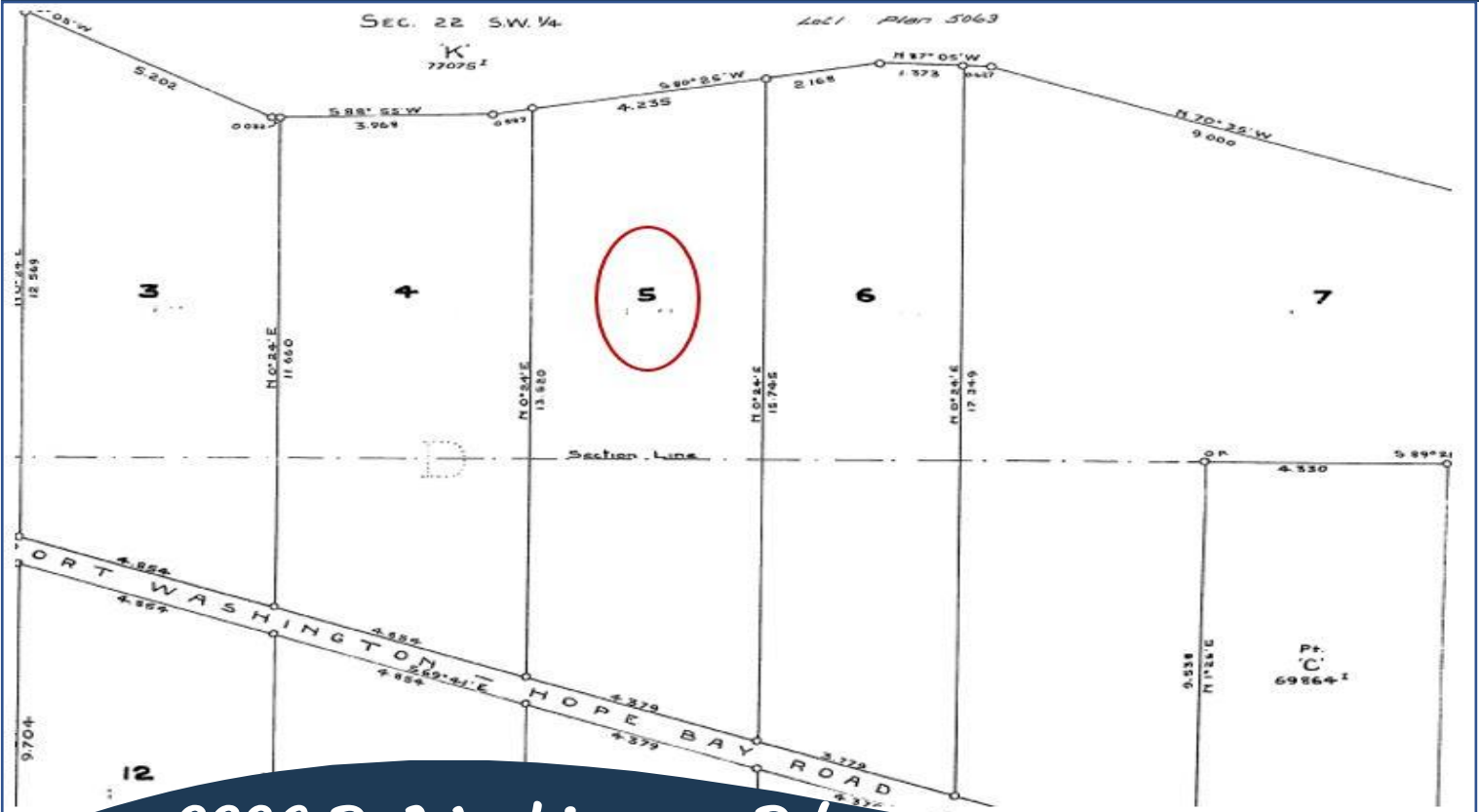
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# Guest Cottage



# Plot Plan & Aerial



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