

SIR SIGNATURE HOMES



7 Warnock Dr, Westport

New Construction that checks all the boxes on your wish list just completed and ready for occupancy! You can be living in a brand new SIGNATURE HOME by SIR in desirable Coleytown neighborhood, less than a mile to school. This stunning Modern Colonial w/bright oversized Windows offers 6 bedrooms on 4 finished levels of living. The Great room spans the back of the house w/gas FP and walls of glass that opens to a beautiful, level backyard w/ ROOM FOR POOL. Live & work in unison with 2 WFH offices, one on first floor and one on finished 3rd floor. The chef's kitchen features SIR custom cabinetry w/ top of the line appliances, quartz counters w/ a waterfall island. The chic formal dining room w/custom details makes it special for entertaining. The Primary Suite is a luxurious retreat w/a linear gas FP, ceiling details, dual walk-in closets & sumptuous spa bath w/soaking tub & rain shower. Don't miss the lower level with mirrored gym, media room, playroom, 6th bedroom and full bath. The exterior features include irrigation system and generator. Take advantage of all WESTPORT has to offer whether it is swimming at Compo Beach, golfing at Longshore, shopping/dining on Main Street or taking a walk/bike ride around your own neighborhood. Builder's warranty from established Westport builder - SIGNATURE HOMES by SIR - Building Luxury Homes in Westport for over 30 years.

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Appliances

- 36" Bosch Range Top
- 36" XO Wall Hood
- 30" Bosch Double Wall Oven
- 36" Bosch Refrigerator
- 24" Thermador Dishwasher
- 24" Thermador Microwave
- 24" XO Wine Refrigerator

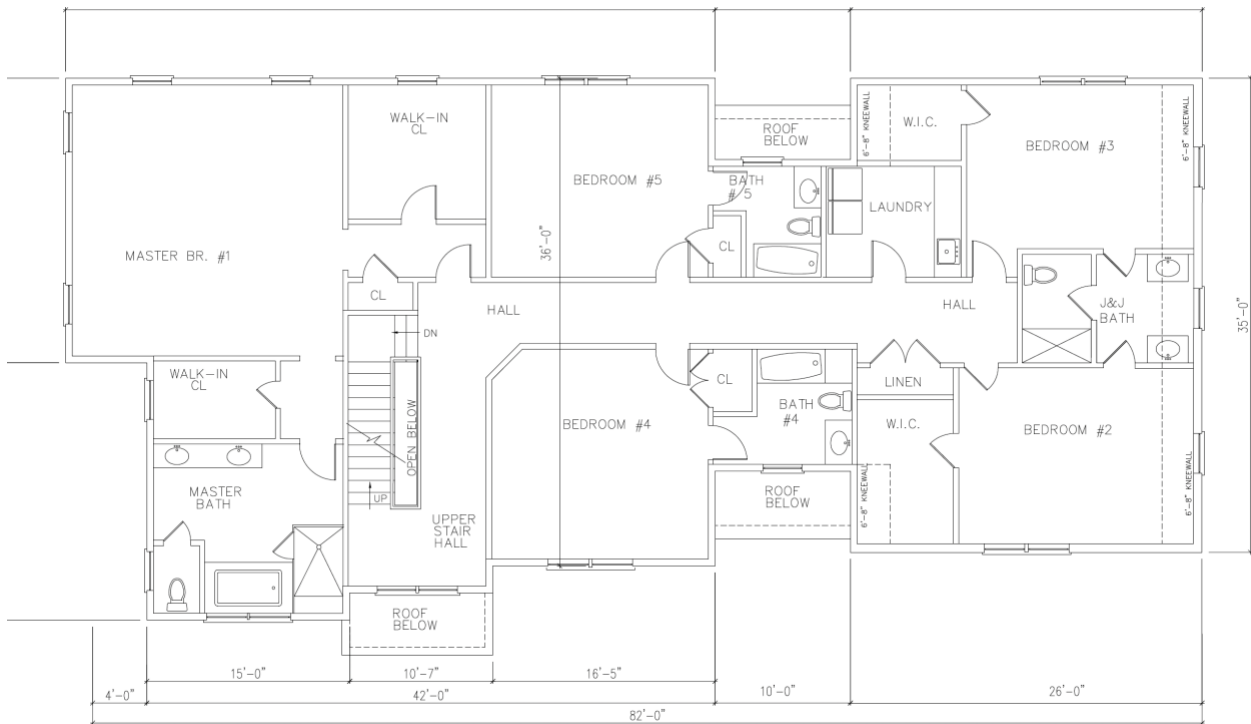
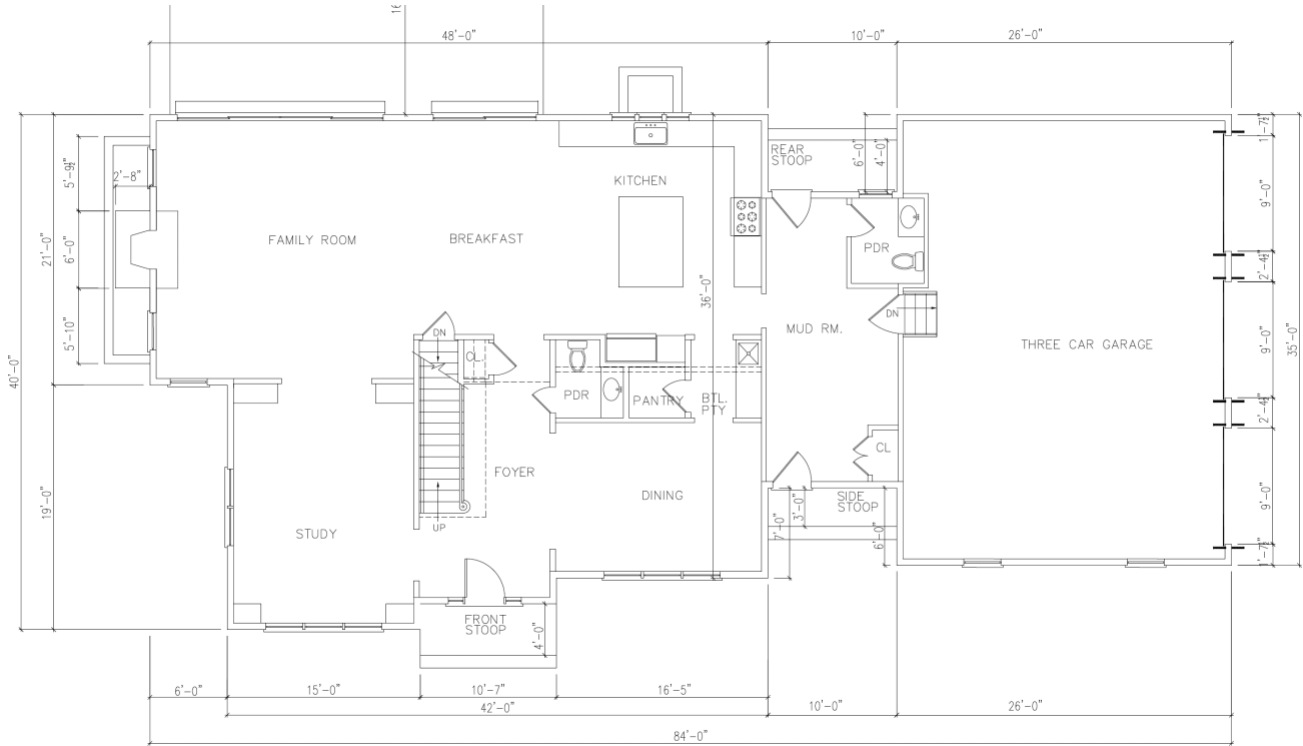




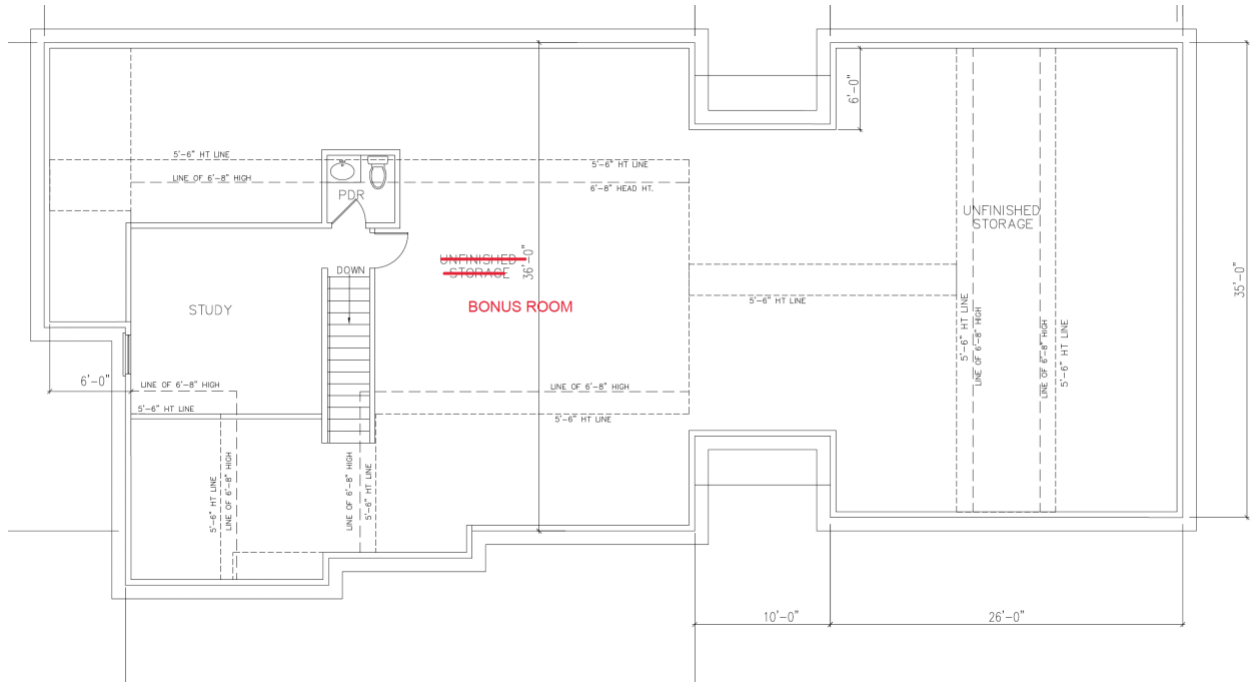




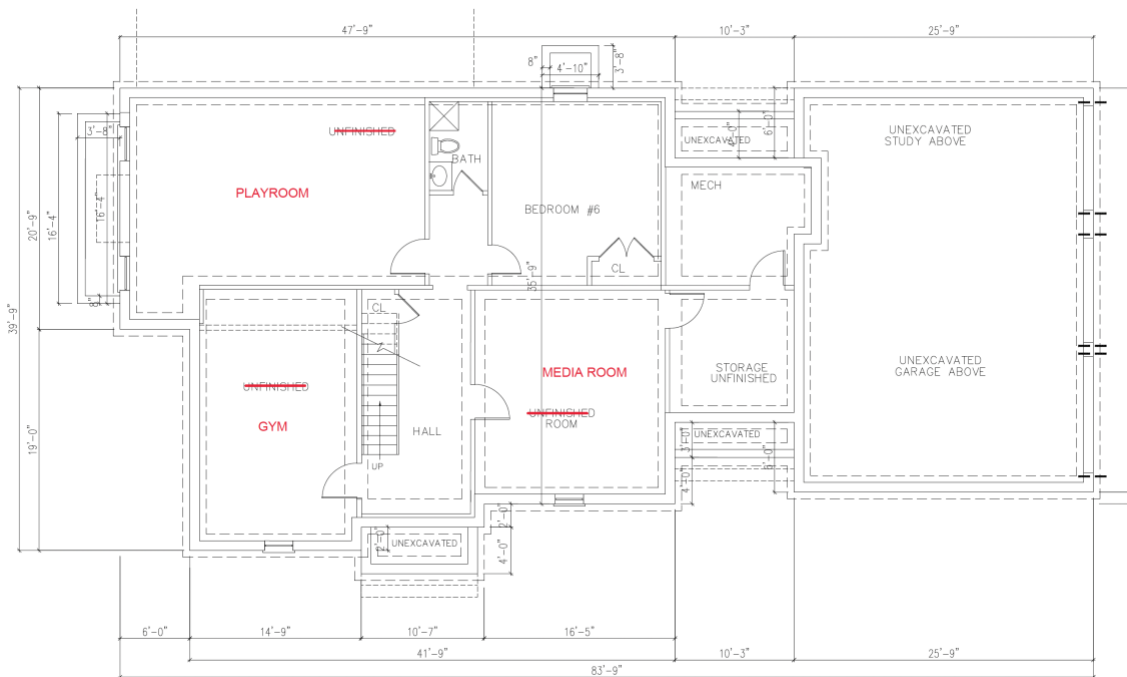
1st and 2nd Floor Plans



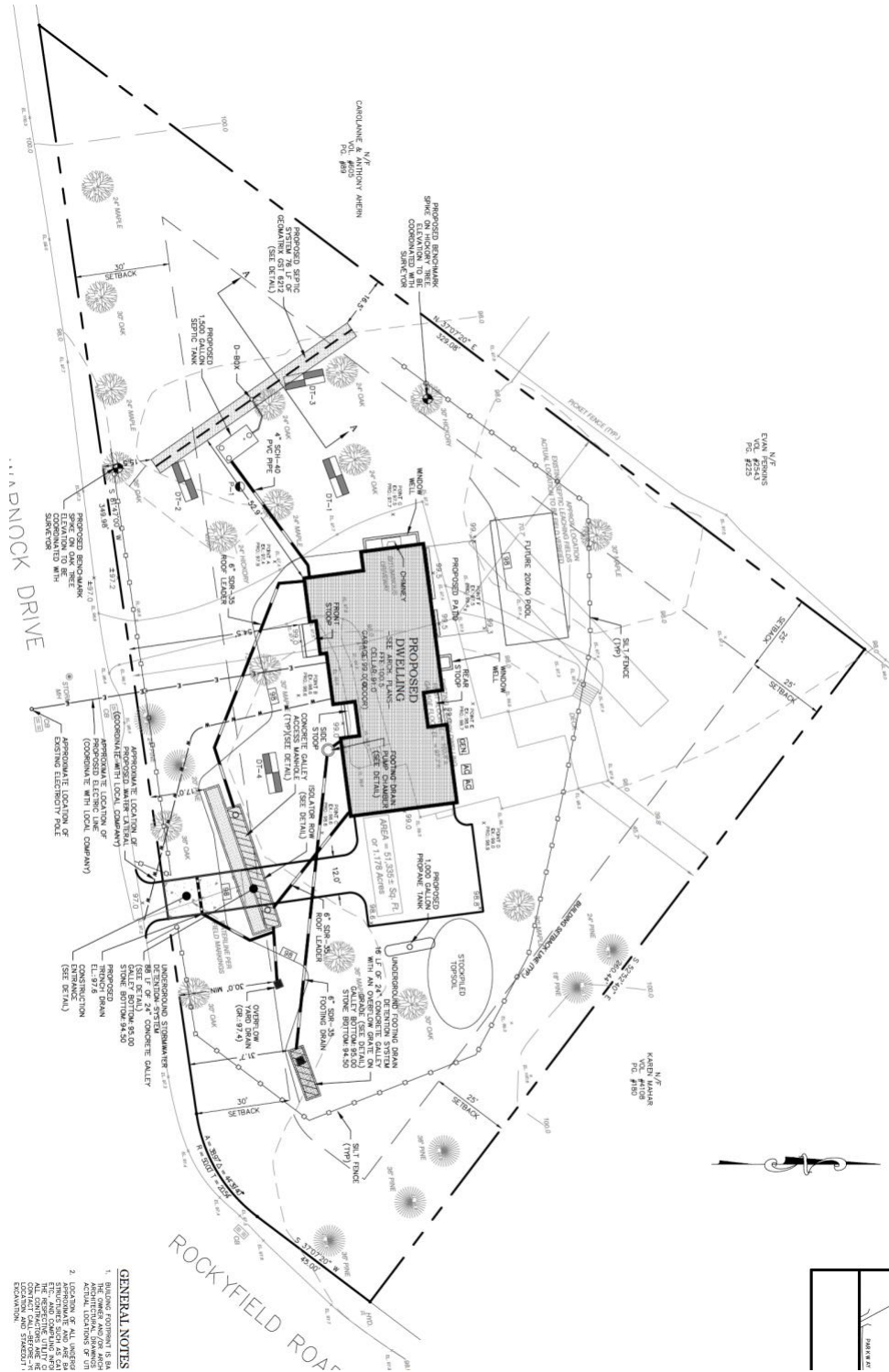
3rd Floor Plan



Lower Level Floor Plan



Site Plan



GENERAL NOTES

1. BUILDING FOOTPRINT IS AN ARCHITECTURAL DRAWING.
2. LOCATIONS OF ALL UTILITIES APPROXIMATE AND ARE AS SHOWN. ALL UTILITIES ARE TO BE LOCATED AND STRUCKED IN ACCORDANCE WITH LOCAL REGULATIONS.

For 30 years, the SIR Development team has built 200+ homes in Fairfield County and is the proud winner of many awards. SIR Development is unique among residential builders in Fairfield County with its fully integrated construction team, including:

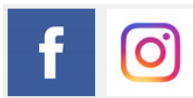
- Project Managers
- Framers and Finish Trimmers
- A Variety of Talented Designers
- Independent Fabricator of Custom Cabinetry and Millwork
- Landscaping Installation and Design Crew
- In-House Sales Team
- Exterior Property Manager
- Post-closing Project Manager

QUALITY CONTROL

With this construction team, SIR has control over the quality and workmanship of its projects. Using the most up-to-date building methods also means you will benefit from energy efficiencies and savings for years to come. SIR works with various talented designers who ensure that each home is exquisitely finished. Our team is committed to helping you place your signature on your new house and create the home that you and your family deserve.

CUSTOMER SERVICE

Every SIR home buyer receives the services of SIR's unparalleled follow up response team for one full year after closing. With its extensive in-house staff of construction professionals, SIR can respond quickly and efficiently to your questions and requests, just view our testimonials.



Follow @sirdevelopment

Local Area Attractions from 7 Warnock Drive

Coleytown Elementary School.....0.9 miles
(65 Easton Rd)

Coleytown Middle School.....1.2 miles
(255 North Ave)

Staples High School.....2.9 miles
(70 North Avenue)

Longshore County Club.....4.8 miles
(260 Compo Road South)

Compo Beach.....4.8 miles
(Compo Beach Rd)

Post Office.....2.3 miles
(275 Post Road East)

Westport Main Street.....2.2 miles
(125 Main Street)

Westport Library.....2.3 miles
(20 Jesup Road)

Greens Farms Train Station.....5.0 miles
(2 Post Office Ln)

Saugatuck Train Station.....4.1 miles
(1 Railroad Place)

Starbucks.....3.3 miles
(1000 Post Rd E)

Stop & Shop.....4.9 miles
(1790 Post Rd E)

