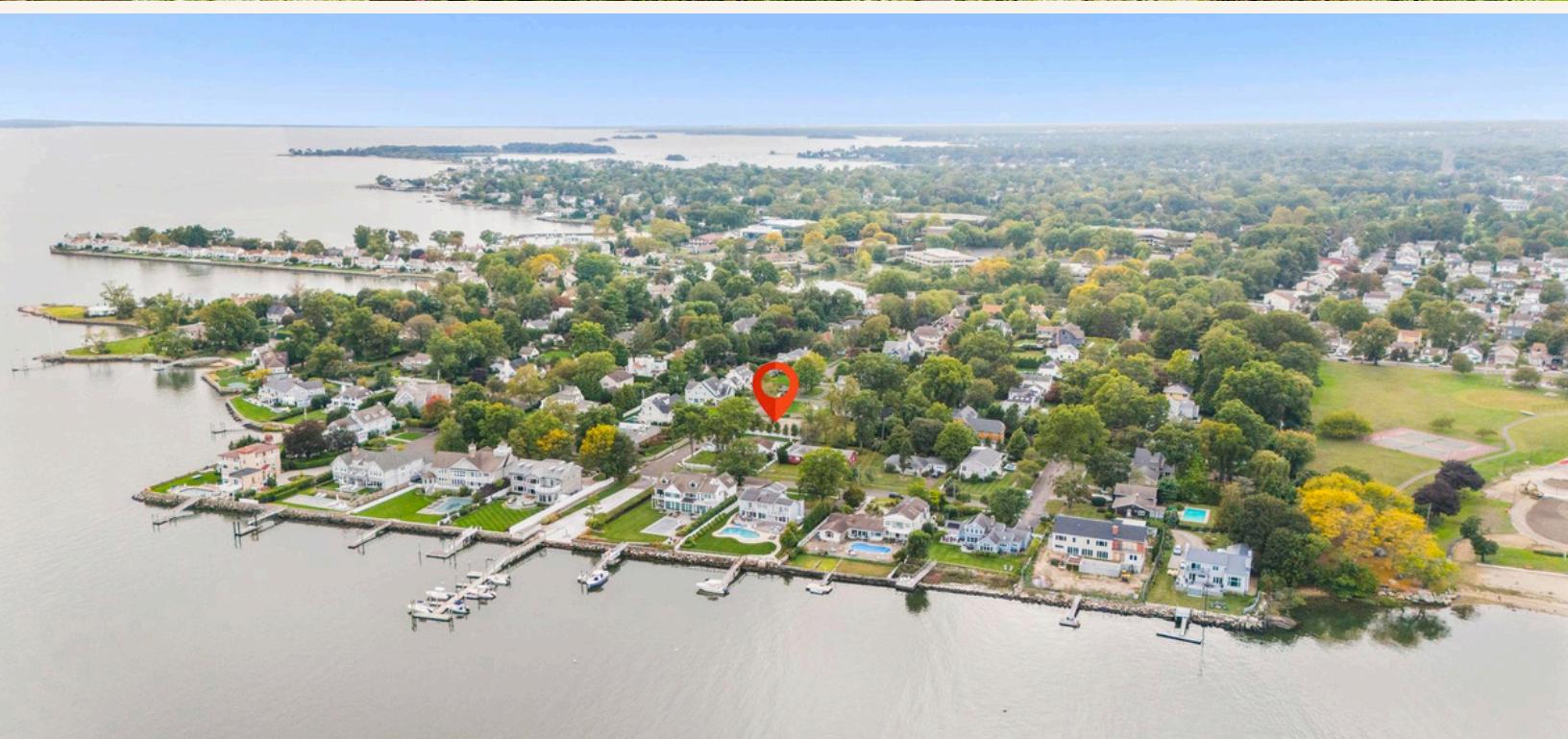


Welcome to Davenport Point



38 Cook Road, Stamford, CT

Your exclusive opportunity to build a luxury home by the Sound with water views

DOBER TEAM
AT KELLER WILLIAMS REALTY

Feature Sheet

38 Cook Rd, Stamford, CT

At a Glance

- Lot Size: 0.41 acres (17,860 SF) | completely level lot
- Status: Fully prepared site – ready to build
- Zoning: R10 | Allows up to 20% lot coverage (approx. 7,000 sq ft)
- Build Potential: up to approx 7,000 sq ft custom luxury single family residence w/ water views
- Location: Private waterfront enclave, just 1.3 miles to Stamford Metro North (50-minute express to Grand Central, with Amtrak and bus access; semi-express to Old Greenwich)
- Special Access: Exclusive association dock slips for the discerning boater

Opportunity Zone

- Build your coastal masterpiece in a premier waterfront community while unlocking valuable tax advantages in a designated Opportunity Zone.

Exterior Highlights

- Situated in prestigious Davenport Point, a private waterfront community
- Property is vacant, screened, graded and perfectly flat
- Utilities: Natural gas, city water, and city sewer available
- Only two homes in from Long Island Sound, w/ upper level water views all year long

Community & Lifestyle

- Davenport Point Association: Private roads, vibrant neighborhood gatherings (July 4th fireworks viewing party), and waterfront lifestyle amenities
- Walk to John J. Boccuzzi Park (SoundWaters, playground, sports courts, beach & marina)
- Dine waterside at Prime or Crab Shell, or enjoy the Harbor Point water taxi to take you across the channel to other dining and shopping options
- Minutes to Greenwich, Old Greenwich, New Canaan, Darien, Rowayton, and SoNo
- Old Greenwich Village offers many boutique shopping and dining experiences
- Convenient access to regional, national, and international airports across the tri-state area
- Scenic bike routes throughout the waterfront and beyond
- Drop your kayak in the water via the private neighborhood boat launch less than 1 minute walk from 38 Cook Road.

The Ultimate Coastal Retreat

Design your dream estate where elegance meets seaside tranquility. With premier location, exclusive amenities, upper level water views and endless potential, this property offers a rare opportunity to create a bespoke luxury residence in one of Stamford's most coveted waterfront communities.

Exclusively Offered At:

\$1,350,000

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Location Guide

38 Cook Road, Stamford, CT

- PRIVATE DOCKS- WALKING DISTANCE!
- STAMFORD TRAIN STATION - 5 MINUTES
- DOWNTOWN STAMFORD - 8 MINUTES
- OLD GREENWICH CENTER & TRAIN STATION - 6 MINUTES
- I-95 EXITS 6 & 7 - 4/5 MINUTES TO ON RAMP
- BOARDWALK WITH AMAZING RESTAURANTS PRIME & CRABSHELL - WALKING DISTANCE
- JOHN J. BOCUZZI PARK (12-acre coastal park w/playground, softball, basketball, tennis courts, a beach and a marina) - WALKING DISTANCE
- CHELSEA PIERS- 12 MINUTES (VIBRANT LIFESTYLE GYM W/ CHILDREN'S ACTIVITY & SCHOOL)
- CUMMINGS PARK & BEACH - 10 MINUTES
- HARBOR POINT- 5/6 MINUTES (WELLNESS, DINING, NIGHTLIFE, FARMERS MARKET)
- WHOLE FOODS MARKET - 12 MINUTES
- COSTCO - 15 MINUTES
- RIDGEWAY SHOPPING CENTER- 10 MINUTES
- STERLING FARMS PUBLIC GOLF COURSE - 20 MINUTES
- E. GAYNOR BRENNAN PUBLIC GOLF COURSE - 10 MINUTES
- INNIS ARDEN GOLF CLUB - 3 MINUTES
- OAK HILLS PUBLIC GOLF COURSE - 24 MINUTES



Approx water views from top floor



38 Cook Road

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