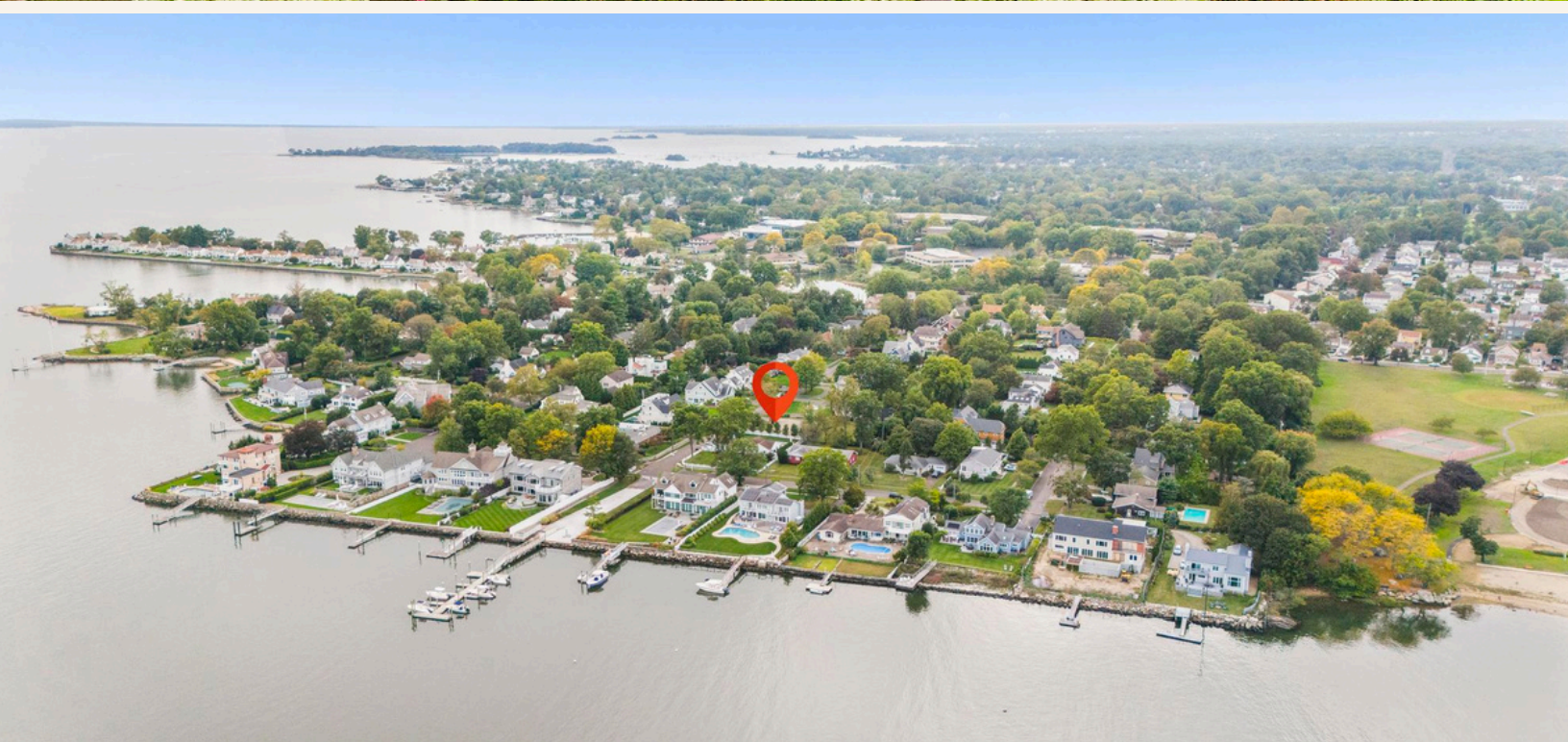


# Welcome to Davenport Point



## 38 Cook Road, Stamford, CT

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

**DOBERT**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 4<sup>th</sup> 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:

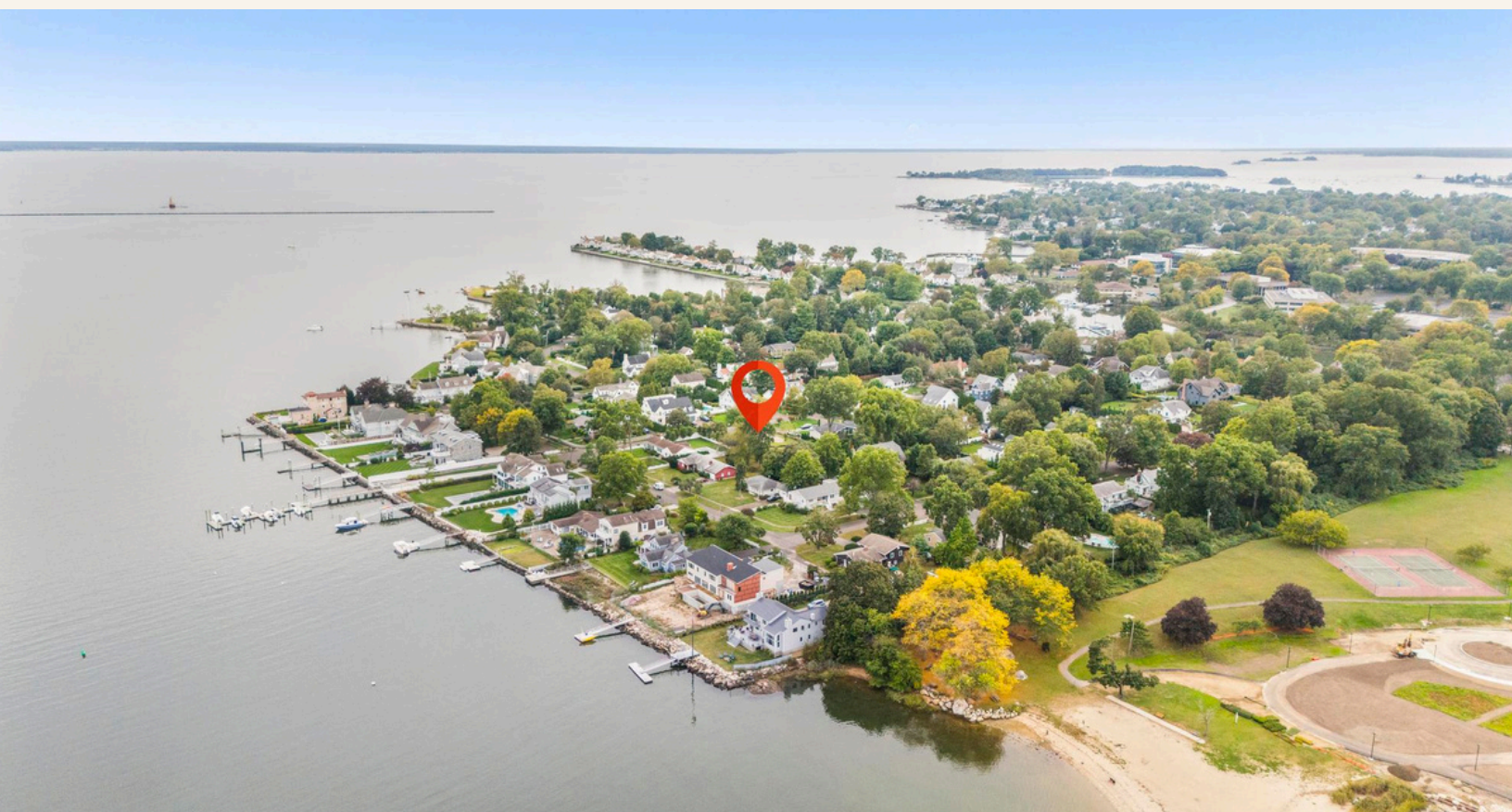
\$1,350,000

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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 & CRABHELL - 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



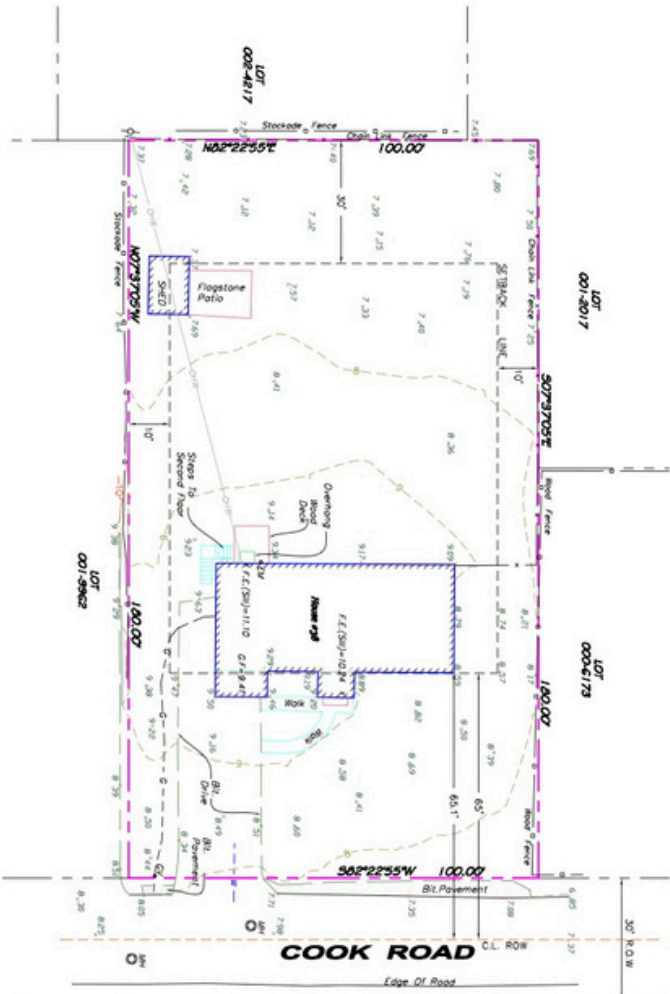


LOCATION MAP  
NOT TO SCALE

**SURVEY NOTES**

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING AS SET FORTH IN THE CONNECUTICUT STATE AGENCIES' "STANDARD STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEP. 26, 1996.
2. THIS IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 4-2 AND VERTICAL 1-2. THE USE BY OTHER PERSONS OTHER THAN STATED HEREON IS NOT VALID.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON NAD83 DATUM.
4. SURVEYED PARCELS ARE SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY. IT IS THE RESPONSIBILITY OF THE CLIENT TO GET THE TITLE REPORT WHICH MAY REVEAL POSSIBLE RESTRICTIONS AND OR EASEMENTS.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE ANY ARE BASED ON THE RECORDS OF THE STATE OF CONNECTICUT AND ANY OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT CALL BEFORE YOU DIG-1-800-922-4455.
6. PROPERTY LIES IN ZONE AE (E12) AS SHOWN ON FIRM MAP #090100518G EFFECTIVE JULY 1, 2013.
7. UNDERGROUND IMPOUNDMENTS OR ENCROACHMENTS IF ANY, ARE NOT DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.
8. ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFORMED WITH THE PLANNING AND ZONING OFFICE PRIOR TO ANY DESIGN.

REFER TO MAP #143 STAMFORD LAND RECORDS



ZONE R-10	
LOT AREA: 10,000 SQ. FT. 0.41 ACRES	
BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED 20% EXISTING 10.04%



LEGEND:

○ Iron Pin/Pipe (Found)	—○— Overhead Wires
○/— Electric Meter	—○— Stockade Fence
○/— Mail Box	—○— Chain Link Fence
○/— Oak, Road Loader	—○— Hedge/Edge Of Bush
○/— Oak Gas Meter	
○ Tree	
○ Light Post	

DATE: 7/10/2019

SCALE: 1"=20'

SHEET: 1

DWG NO.:

**TOPOGRAPHIC ZONING LOCATION SURVEY**

**38 COOK ROAD**

**STAMFORD, CONNECTICUT**

**PREPARED FOR ILIR HALDARI**

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM SMITH L.S.#70215

**K&A LAND SURVEYORS LLC**

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# Approx water views from top floor



38 Cook Road

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