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AN ESTATE WITH OUTSTANDING AMENITIES

7 WYNDEMERE DRIVE, SOUTHBOROUGH, MASSACHUSETTS

Offered at \$6,000,000



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I. Introduction to Southborough

Location

Southborough is located approximately 30 miles west of Boston. The area has accesses to multiple highways and the commuter rail to Boston. The community is sought after for its selection of excellent public and private schools (see below) and general quality of its tranquil lifestyle. According to the last census (2013), the population of Southborough was approximately 10,000. The town is governed by a Board of Selectmen. The Board sets policy and strategic direction and works through its professional Town Administrator who oversees the day-to-day operation of the town under the Board's direction.

Schools

Public schools

Southborough has six public schools. The four elementary and middle schools are inside town limits; the two high schools are regional schools in adjoining towns.

- [Mary E. Finn School](#) - preschool, kindergarten, and 1st grade
- [Albert S. Woodward School](#) - 2nd and 3rd grade
- [Margaret A. Neary School](#) - 4th and 5th grade
- [P. Brent Trottier Middle School](#) - 6th, 7th, and 8th grade
- [Algonquin Regional High School](#) in Northborough, Massachusetts - 9th to 12th
- [Assabet Valley Regional Technical High School](#) in Marlborough, Massachusetts - 9th to 12th

Private schools

Southborough is home to a private secondary school, [Saint Mark's](#), which was founded in 1865 by Joseph Burnett. The oldest junior boarding school in the nation, the [Fay School](#) was founded a year later in 1866 by Joseph Burnett's first cousin Harriet Burnett Fay.

II. Property Description

Through a running fieldstone knee-wall, a carriage driveway approaches the residence and reveals its magnificent setting of 5.82 acres of manicured grounds. The home offers 15,980sf of living space that provides a full range of amenities for all the family's living, working and recreational needs.

In 2018, in excess of \$1,900,000 was invested in the residence returning it to new construction condition.

Exterior Architecture

The exterior architecture boldly expresses a diversity of exterior styles blending classical details with contemporary highlights. The main body of the residence is predominantly of Georgian Revival architecture and is complimented by a Southern plantation-style east wing, a New England barn-style west wing and a

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European-style rear pavilion. The Georgian Revival variegated red-brick symmetrical façade incorporates a pedimented temple-front entrance with modillioned cornice, Palladian window, and a balcony projecting over the Tuscan-columned wingspread front porch. The front stoop, with its Adamesque curving twin balusters, is flanked by Colonial lanterns on freestanding paneled stone pedestals. The roofline is defined by pedimented dormers with Federal-style arched windows and twin brick chimneys which bookend the main house façade.

Around the house are multiple patios planted with majestic trees, shrubs and seasonally flowering plants. Fieldstone walls encircle the terraces and stone steps lead down to the sweeping lawns and abutting wilderness.

From the carriage driveway, red-brick walkways lead to the front stoop and side mudroom entrance.



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Interior Description

Guests to the property enter through a paneled wooden front door with fanlight transom and parabolic sidelights flanked by elliptical side-windows.

First Floor

- **Foyer** (20'6" x 18'10"*) . The dramatic foyer has a Siena marble floor, laid on the diagonal with black square accents and border detail, crown molding and a graceful bridal staircase. Turned balusters and a mahogany hand rail swirl out of a newel post arrangement and continue up the stairs and along second-floor landing, unifying the two spaces. To the right and left of the foyer, pedimented entries with keystones, fluted pilasters and paneled bases introduce the living and dining rooms. Opposite the front door, a segmentally arched doorway with keystone leads out toward the rear entrance and tiered patios. There is a **Guest Powder Room** (10'5" x 4'7"*) with detailed mosaic tiled floor, and there are two guest coat closets.



- **Living Room** (18'9" x 16'0"*) . Architectural features of note in the living room include picture-frame panels on walls, dual pilaster accents at each corner and a classic fireplace with gas insert, honed Absolute Black granite surround and classic white mantel with engaged Tuscan columns, egg and dart molding and anthemion frieze. The pine floor has a cherry double border and there is crown molding. Double French doors with a foursquare transom introduce family room. Windows provide views over the front and side gardens.

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- **Dining Room** (19'0" x 16'5"*) . The dining room can comfortably seat twelve for special family dinners and holiday occasions. The focal point of the room is the ornately carved mantel of the fireplace with its tapering pilasters, scrolled capitals with egg-and-dart moldings, and a leaf-scrolled frieze. The fireplace has a gas insert and Absolut Black granite surround. The room is enhanced by a tray ceiling, crown molding, paneled wainscoting with running chair-rail molding and pine flooring inlaid with a cherry double-border with lozenge corner accents. French doors with a parabolic leaded-glass transom lead to a hallway and the kitchen. In the hallway, flanking the entrance to the dining room are china cabinets with parabolic leaded-glass doors matching the transom to the dining room. The hallway also features a tray ceiling.



- **Study/library** (22'6" x 14'1"*) . Under a tray ceiling painted with antiquarian globe-shaped world maps of the continents, finely polished cherry paneling, built-in book cases and cabinets give a classic scholarly effect to this room.



The main bookcase has elliptical arches, fluted pilasters and a running counter. The fireplace has gas insert, a white veined black marble surround, a carved mantel with elaborate pilasters, wreaths and scrolled panel ornamentation, and an over-mantel panel for the display of artwork. The bowed window has flanking book-cabinets, an overhead running bookshelf and window seat. This full wall of windows provides spectacular front garden views. The cherry floors are set in a herringbone pattern.

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- **Family Room** (27'2" x 30'8"*)). In the family room, an arrangement of paneled beams form large square coffers with recessed lighting. There is a wood burning fireplace (fitted for future gas) with an Absolute Black granite surround and a mahogany mantel with tapered pilasters. Four sets of French doors open to the wraparound veranda with spectacular garden views. Squared columns define the bar and informal sitting/dining areas. The bar area has a tray ceiling, corrugated woodwork, stone counters with a stainless-steel sink and gooseneck faucet. On the back wall, a segmentally-arched niche is flanked by fluted corner pilasters and classic liquor cabinets. The bar is equipped with a U-line refrigerator. The informal sitting/dining area is defined by a Jeffersonian chamfered bay with arched Georgian windows and an oval window. Views across the garden terraces can be enjoyed from this location.



- **Veranda.** This covered area wraps around two sides of the family room. It is 8'10" deep and extends over 60'. The veranda is framed by Tuscan columns and a classical balustrade. Views cover a large portion of the property.

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- **Kitchen.** The large family kitchen has overall dimensions of 34'4" x 16'0". The room is divided into the kitchen area (20'6" x 16'0") and family dining area (13'10" x 16'0"). The entire area has marble floors. The kitchen is open-plan to the family room, however, it can be separated by its pocket doors. The kitchen has custom antiqued classic paneled cabinetry that continues the house's foursquare window theme. The two center islands have a cherry beadboard base with fluted pilasters. All base cabinetry and the two islands have variegated granite or cherry counters. One island has a rounded cantilevered end incorporating bar seating. There is recessed lighting and additionally the center islands are illuminated by inverted-bowl pendant lights with scrolled ironwork. A running wall counter below a window has a stainless-steel double sink with an In-Sink-Erator and overhead segmental-arched hood.



The kitchen comprises a superior appliance package including: a Wolf 48" Pro-Style Dual Fuel range and a Wolf 24" convention oven; an Independent INC hood set into a segmental-arched niche with scrolled bracket accents; a Sub-Zero 650 refrigerator (and a Sub-Zero 700TC refrigerator in the pantry); two Fisher & Paykel two-drawer dishwashers (one in the pantry); a Marvel wine refrigerator; a KitchenAid compactor; and a free-standing microwave concealed in an appliance garage.

The family dining area is contiguous with the kitchen. Between the two areas is a floor-to-ceiling rustic stone wood burning fireplace. A door leads to the grilling terrace. The dining area is defined by a semicircular bow window comprising a carousel of eight 12-over-12 sash windows with eight-pane transoms.

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- **Home Office / Kitchen pantry** (11'10" x 13'6"*) . The room adjacent to the kitchen serves as both a home office and a kitchen pantry. In the office section, below a quadruple window overlooking the gardens, there is a long C-shaped desk with multiple base cabinets and a cherry counter with workstations at each end. Above the workstations are built-in shelves. In the pantry section, there is additional cabinetry for kitchen storage, a Sub-Zero 700TC refrigerator, a Fisher & Paykel two-drawer dishwasher, and a shelf/wet-bar complex with a white porcelain sink, a marble counter and backsplash. In the center of the room is an island with a marble counter. Multiple pendant lights illuminate the room.
- **Family Entrance** (6'6" x 11'0"*) **& Mudroom** (8'10" x 7'7"*) . The family entrance is treated with the same level of finish detail and quality as the rest of the house. Below a tray ceiling with cove lighting are built-in cubbies. There is built-in bench seating and a double coat closet. The family entrance provides access to a powder room and to the four-car heated garage with its sports equipment storage room.
- **Family Powder Room** (5'10" x 8'7"*) . This powder room has beadboard wainscoting to approximately 4' in height and a ceramic tiled floor.
- **Garage** (49'6" x 27'0"*) . The garage has an impressive ceiling height, is heated and has a large stainless-steel sink for cleaning sports equipment. The ceiling height would allow for a car lift system to increase the garage capacity.
- **Garage Sports Equipment Storage Room** (12'2" x 10'6"*) . Whatever your sport, hockey, golf, skiing, etc., this room has been designed to store all your sports equipment and keep it out of the main part of the house.

Second Floor

Two staircases lead to the second floor. The main bridal staircase, with mahogany handrail and turned balustrades, rises to the second-floor stair hall (29'5" x 18'10"*) and to a sitting area with a Palladian window flanked by sets of built-in corner bookcases with statue pedestals.

- **Master Bedroom Suite.** The large master bedroom suite provides the owners with a sanctuary away from the hustle and bustle. The suite comprises:
 - **Sitting Room** (15'6" x 14'0"*) . The sitting room has an elliptical domed ceiling painted in scrolled golden leaf patterns. There is a built-in bookcase with a segmental arch and keystone. Double French doors open to the sun room with access to the private deck.



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- **Sun Room** (14'8" x 17'0"*) . The conservatory-style sunroom has a terra cotta tile floor and two sets of Gothic French doors opening to the private master deck.
- **Private Deck.** The main section of the deck is 15'6" x 25'8"*. Two other sections (15'4'6" x 9'0" and 5'6" x 25'8"*) wrap around the other two sides of the sunroom. This expansive deck provides panoramic views of the property.



- **Bedroom** (19'0" x 16'4"*) . The bedroom has a beamed ceiling and crown molding. There is a gas fireplace with an Absolute Black surround and hearth and a classic wooden mantel with anthemion molding, supported by fluted pilasters. The bedroom enjoys great light from multiple windows overlooking the front and side gardens.

- **Bathroom** (10'2" x 15'7"*) . Finishes in the bathroom include a tray ceiling, tiled wainscoting with running bead moldings and mother of pearl squared mosaic frieze, and a Siena marble tiled floor. There is a double vanity with running marble counter, mirrors above each sink and a glazed central medicine cabinet. Tuscan columns flank an arch and a steps up to the oval soaking Jacuzzi tub set into a marble deck. The tub is surrounded by a large bay-window alcove with stunning garden views. A steam shower with Roma digital control is equipped with multiple jets and a central rain shower head. The shower is finished in tumbled marble and has a marble bench seat. There is a separate WC.



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- **Walk-in Closet** (14'0" x 11'0"*). The walk-in closet is accessed from the master sitting room (via a dressing area with built-in chest of drawers and floor to ceiling mirrors) and from the master bathroom. The room is fitted with a full complement of custom closet furniture.
- **Bedroom 2** (14'5" x 16'0"*). This bedroom has French doors to a balcony overlooking the rear gardens. There are two walk-in closets and a built-in desk with open shelving above. There is built-in cabinetry with additional shelving. The large **ensuite bathroom** (8'3" x 10'0"*) has a claw-foot tub, fully tiled shower with glass enclosure, antique style porcelain sink, toilet and large closet. There is wainscoting of ceramic pillowed tiles and the floor is finished in marble tiles. Bathroom windows overlook the rear gardens.
- **Bedroom 3** (19'0" x 13'1"*) has two windows overlooking the front of the property. A walk-in closet (5'4" x 5'0"*) and a double reach-in closet are both fitted with closet furniture.
- **Bedroom 4** (18'60" x 14'2"*) has a walk-in closet (11'6" x 6'0"*) fitted with closet furniture. The bedroom and closet have a window overlooking the front of the property.
- **Bathroom** (7'10" x 13'1"*) . This bathroom is private to bedrooms 3 and 4. There is a double vanity with marble counter, a significant amount of cabinet storage space and wainscoting. The bathroom has a fully tiled shower and a separate WC.
- **Sitting Room**. Between the family bedrooms and the guest suite is a sitting room (12'6" x 18'1"*) with double French doors to an interior balcony (4'6" x 23'2"*) overlooking the swimming pool.
- **Guest Suite**. Double doors open to the guest suite. The suite comprises:
 - **Bedroom 5** (15'2" x 20'6"*) . This guest bedroom has beadboard wainscoting, a large walk-in closet and a window overlooking the side of the property. The bedroom connects with an additional finished room (11'5" x 23'1"*) which is currently used for storage, however, could be used as a children's bedroom.
 - **Sitting Room or Bedroom 6** (13'6" x 23'1"*) . This room is currently used as the sitting room for this suite, however, it can also be used as the sixth bedroom. There are extensive built-in bookcases and views over the front and side gardens. This room has a large double closet.
 - **Bathroom** (7'10" x 12'3"*) . This bathroom can be accessed from bedroom 5 and from the sitting room (Bedroom 6). This is particularly important if the sitting room was to be used by the future owners as bedroom 6. There is a 7'10" wide vanity that currently has a single sink, however, could accommodate a second sink. The bathroom has a tub with shower attachment, a linen closet and a toilet.
- **Laundry Room** (11'7" x 9'9"*) . The laundry room has base and wall cabinets, a ceramic sink and mahogany counters. There is a linen closet in this room as well as a second linen closet in the hallway directly opposite. There are views over the front of the property.
- **Attic**. A full staircase leads up to the attic storage space.

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Terrace Level

The terrace level is a half level down from the first floor and opens to one of multiple garden terraces.

- **Swimming Pool Pavilion** (61'2" x 34'8"*). With its dramatic three-storey beamed and vaulted cathedral ceiling, this room is absolutely spectacular and to be enjoyed in all seasons. Twenty-two foursquare clerestory windows and ten double French doors provide incredible natural light and a panoramic view of the outdoors. The 37'7" x 19'4"* swimming pool is finished in hand made, individually placed mosaics imported from Italy. The mosaics shimmer in the changing natural light. There is a black granite 10'* waterfall that flows into the pool. The wide pool deck and wainscoting (to approximately 5') are finished in tumbled marble. There is a pool-side shower. The pool pavilion has its own dedicated fresh air heating, cooling and dehumidification system. The pool is operated by a state of the art Jandy system that is controlled by an iPad.



- **Changing Room** with built-in cubbies.
- **Powder Room** (6'3" x 6'8"*).
- **Pool Equipment Room** (14'9" x 8'1"*).

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Lower Level

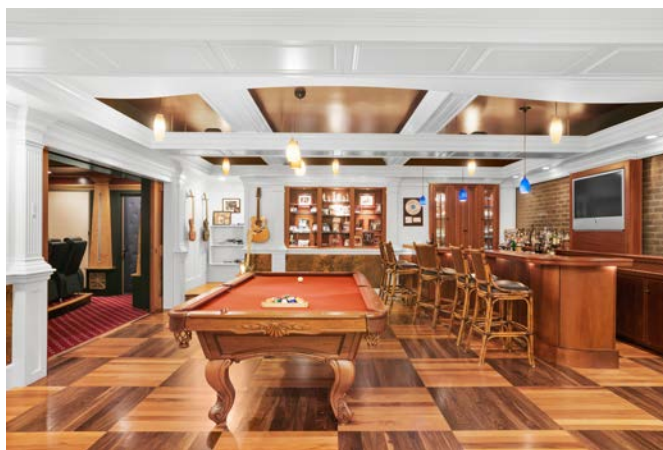
There are two staircases to the lower level. This level also has walk-out access to the gardens.

- **Lower Level Foyer** (13'2" x 11'11"*) . Descending from the family room, one arrives in the lower level foyer. A gallery hallway (6'2" x 29'2"*) with tray ceilings to the right leads to the wine room, recreation room, fitness room, bathroom and second staircase that leads up to the swimming pool. French doors directly ahead open to the home theatre gallery (5'9" x 20'8"*) with its display of movie posters. This gallery has a door to the home theatre and a door to the recreation room.

- **Home Theatre** (19'0" x 19'1"*) . The home theatre has plush leather cinema-style reclining stadium seating for ten people. The semi-barrel-vaulted tray ceiling is supported by Egyptian-style maple pilasters tapering outward to wider bases accented with Roman grillwork squares. Between the pilasters are fabric covered sound insulation panels. The movie screen is flanked by pilasters and has a keystone above in the crown molding. There are wide double pocket doors at the back of the theatre that open to the recreation room and bar. This allows a large group of people to watch their favorite game, either seated in the theater or at the bar.



- **Recreation Room & Bar** (24'8" x 20'8"*) . Designed in the style of a sports bar, with sports and rock memorabilia (personal property of the sellers), the recreation room is the hub of the lower-level entertainment space. The high ceiling has paneled cross-beams. The floor is finished in a parquet of cherry. Directly opposite the double pocket doors to the theatre is a bar that can comfortably seat six to eight people. This might be the perfect place to watch your favorite game, either on the large cinema screen, or on the television attached to the back brick bar wall. The bar, its counters and paneled/glazed liquor/glassware cabinets are milled from cherry. The bar is equipped with a sink, refrigerator and a Fisher & Paykel dishwasher drawer. There is a corner booth with square-paneled walls, built-in circular bench seat and circular spindle table. Fluted pilasters flank an alcove for a pinball machine. Twin display cases frame the double-door to the hall and exercise room.



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- **Fitness/Exercise Room** (19'8" x 14'2"*) . This room has wall to wall carpet, a full wall of mirrors and a tray ceiling with sound insulation panels. There is direct access to a large bathroom.
- **Bathroom** (9'0" x 10'5"*) . This bathroom has a steam shower with Roma digital control and multiple jets. There is a stone vanity with stone counter and stone bowl sink. There is a closet with a washer/dryer hook-up and a double linen closet.
- **Playroom / Yoga Studio** (17'1" x 25'4"*) . This room has two double and two single French doors opening to the gardens. There is a tray ceiling and large double closet.
- **Wine Room** (6'0" x 7'11"*) . The wine room has a capacity of approximately 200 bottles. The room has a stone floor.

Systems & Storage Rooms

- There are multiple systems and storage rooms. The systems rooms are well designed for ease of maintenance. There is direct walk-out exterior access for service people to access the lower level. The two main storage rooms measure 19'10" x 12'11" * and 15'4" x 8'2" *.

III. Landscaping

The property enjoys an oversized 5.82-acres parcel of land. Multiple acres immediately surrounding the house were created by a landscape architect. The wingspread front lawn, with its Belgian-stone border and well-manicured evergreen shrubs and trees, introduce the front of house with French garden elegance. A side garden of evergreen trees and shrubs complements large side porch. The rear patio complex has multiple terraces with fieldstone knee-walls incorporating planters and two small ponds with a waterfall between them. A terrace adjacent to the rear swimming pool pavilion incorporates a hot tub.





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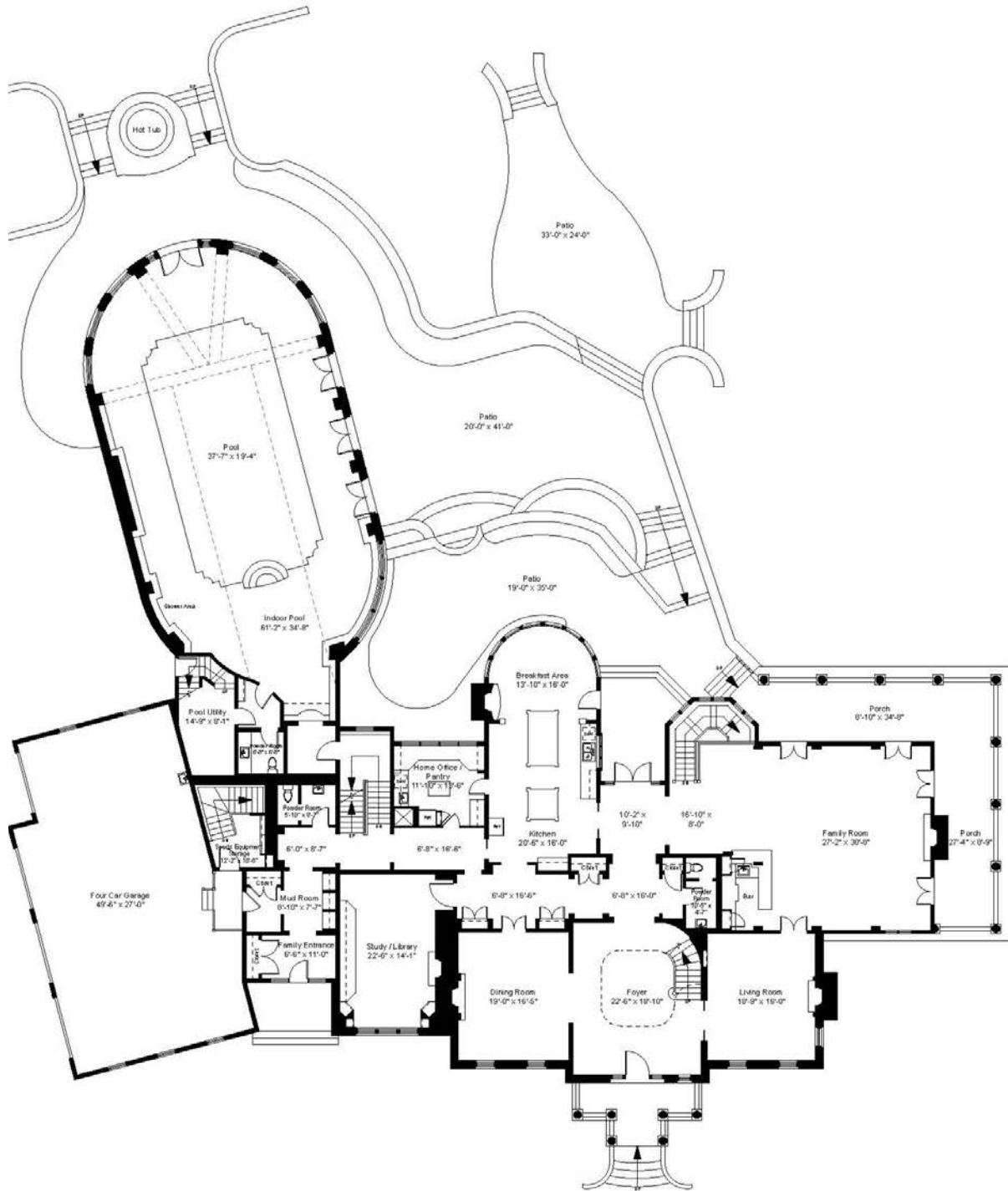
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IV. General Observations

- **Alarm System.** The property has a sophisticated central alarm system.
- **Audio.** There is a central audio system with speakers in principal rooms and surround sound in the family room and home theatre. Audio equipment and any home theatre equipment will remain as a gift from the sellers.
- **Central vacuum** system by Zenex (with twin canisters).
- **Fireplaces.** The home has 4 gas log fireplaces (living room, dining room, library/study and master bedroom) and two wood burning fireplaces (family room which is fitted for future gas and kitchen).
- **Flooring.** There are pine hardwood floors in most areas of the house. The library/study has a cherry floor. Bathrooms have marble and stone floors. The fitness room has carpet.
- **Heating and Air Conditioning.** Heating is supplied by nine Carrier air handlers and radiant floor heat in the kitchen and master bathroom. The powerplant for this is a Viessmann Virgo Matt gas fueled boiler. The same air handlers provide air conditioning using nine Carrier condensers. Aprilaire high-efficiency air cleaners are installed on each air handler. There are also Auto Flo steam humidifiers installed.
- **Home Automation.** The home is equipped with an AMX home automation system with multiple control panels around the house. The lighting operates on Crestron Lighting controls with a Lutron Lighting Package. Sound to speakers in most principal rooms is delivered through the home automation system.
- **Hot water** is supplied by one Viessmann Vitocell 300 - a 120 gallon indirect stainless steel hot water tank powered by the Viessmann boiler.
- **Irrigation system.** There is a full irrigation system that is supplied by an on-site well.
- **Power.** The home has a 1,000 AMP underground service.
- **Property maintenance** services are provided by the Home Services division of Wellen Construction, the firm that built the home. More information is available on the [company website](#).
- **Septic System.** The gravity fed, seven-bedroom rated, system was serviced and Title V certified in August of 2018.
- **Swimming Pool Pavilion.** The pool pavilion has its own dedicated fresh air heating, cooling and dehumidification system by Munter's. The pool is operated by a state of the art Jandy system that is controlled by an iPad.

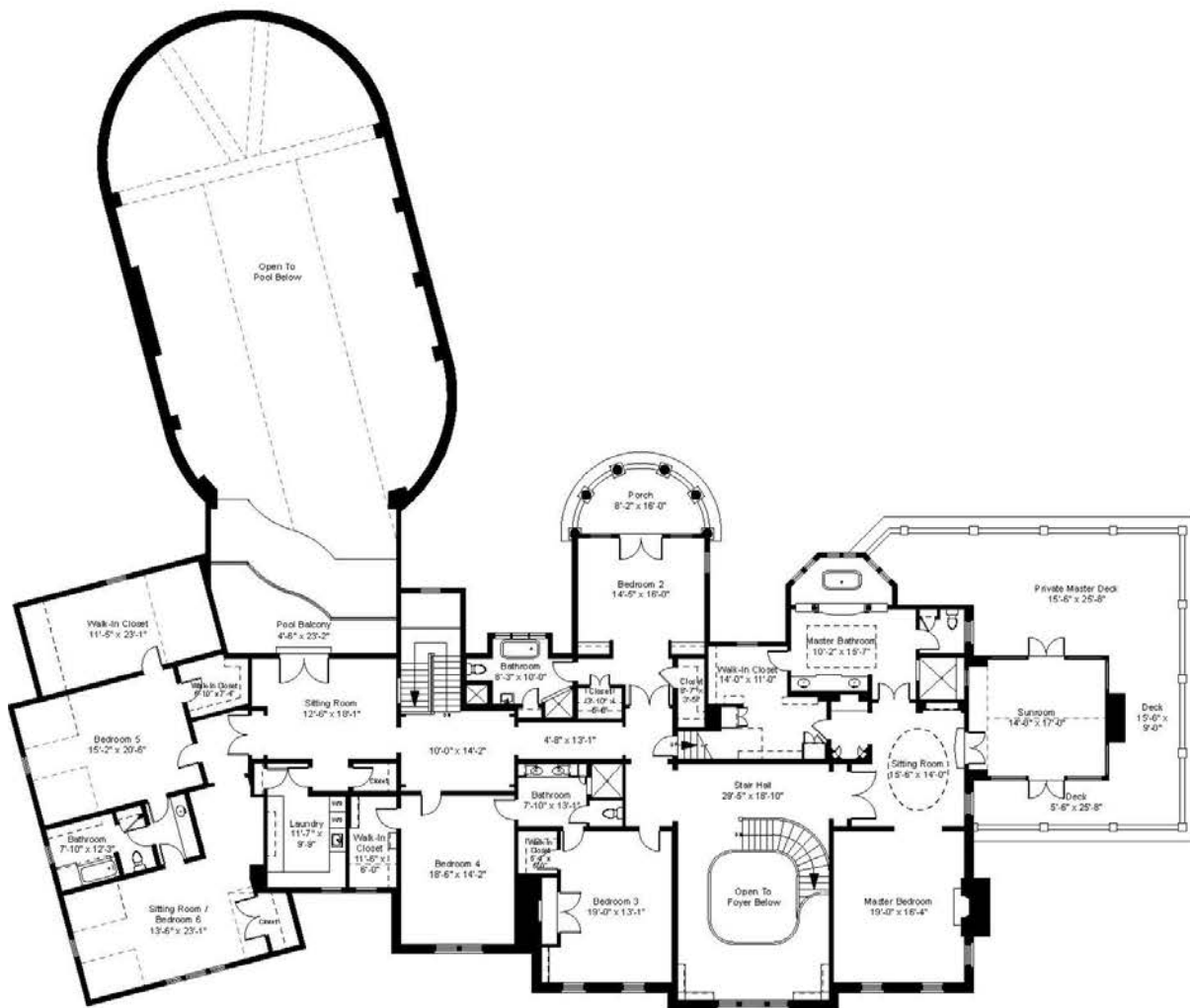
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V. Floor Plans



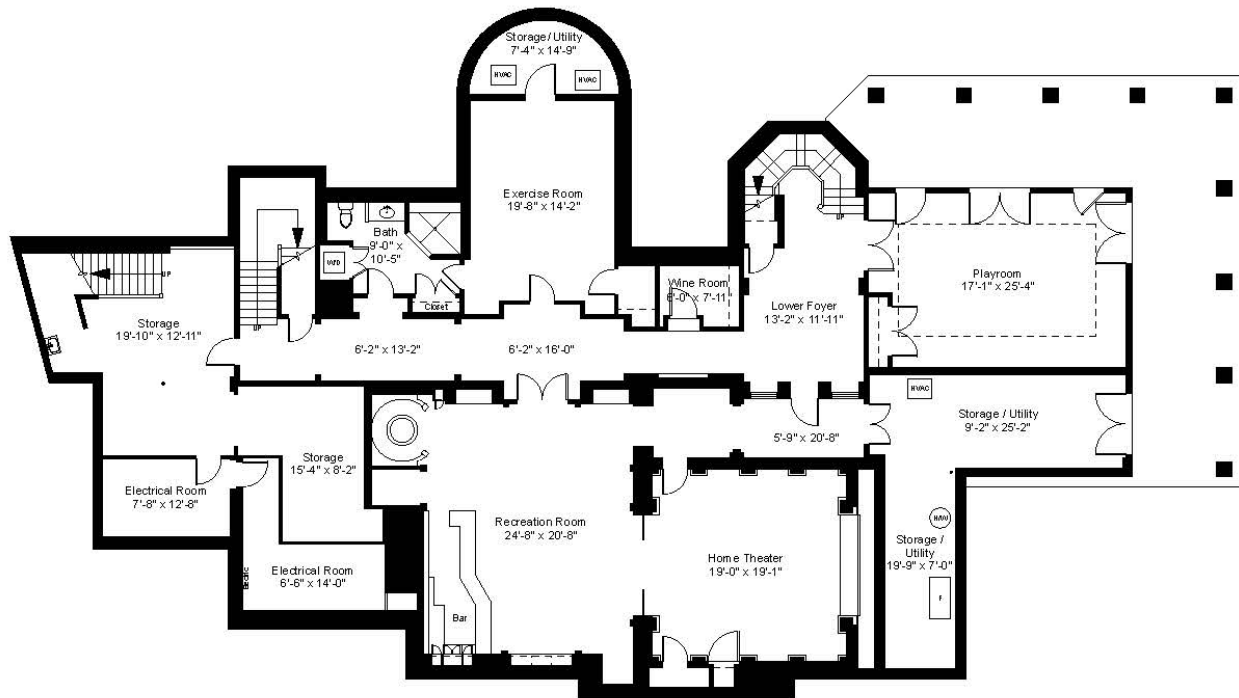
First Floor Plan
Ceiling Height = 11'-2"

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Second Floor Plan
Ceiling Height = 9'-2"

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Lower Level Plan
Ceiling Height = 8'-2"



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VI. Property Statistics

Number of Bedrooms:	6
Number of Bathrooms:	5 full and 3 half (including a master bathroom)
Total Gross Living Area:	15,980sf*
Lot size:	5.82 acres*
Parking:	4-car attached heated garage and multiple exterior spaces
Property Taxes:	\$60,181.22 for fiscal year 2018
Price:	\$6,000,000

VII. Notices

* All measurements are approximate.

To Potential Purchaser(s)

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VIII. Buyer Notes



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Jonathan P. Radford

#1 Agent at Coldwell Banker Residential Brokerage
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and the Wall Street Journal (2016)