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## AN ARCHITECTURAL MASTERPIECE IN CONCORD

495 HUGH CARGILL ROAD, CONCORD, MASSACHUSETTS

*Offered at \$12,500,000*



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### I. Introduction to Concord

Volumes of information on the history, community, public and private educational institutions, and government services in Concord can be read on the town's website, [www.ConcordMA.gov](http://www.ConcordMA.gov), including the following excerpts.

#### **Origins**

Concord, signifying agreement and harmony, was incorporated as the first inland settlement in Massachusetts through a grant from the Massachusetts General Court dated September 12, 1635. As the scene of the first battle of the American Revolutionary War (War for Independence) on April 19, 1775, it is considered the birthplace of the nation, where the "shot heard 'round the world" for liberty and self-government was fired.

#### **Great Figures**

During the middle of the 19th century, Concord was home to some of the greatest literary and transcendental minds in America. Authors Henry David Thoreau, Ralph Waldo Emerson, Bronson and Louisa Alcott, and Nathaniel Hawthorne all lived, worked and wrote in Concord, and signs of their presence in the community remain to this day through the abundance of historic and cultural resources offered.

#### **Sites**

Within walking distance of Concord Center are:

- The Concord Museum
- Emerson House
- Minuteman National Historic Park
- Old Manse
- Old North Bridge
- Orchard House
- Sleepy Hollow Cemetery

Walden Pond, which served as the inspiration for Thoreau's Walden in 1854, is nearby and offers a variety of recreational opportunities and hiking trails. The Concord Free Public Library, Concord Art Association, Emerson Umbrella studios for visual and performing arts, and the Performing Arts Center (which is home to the Concord Orchestra, the Concord Band, and the Concord Players) are all in the downtown area.

#### **Location**

Located 20 miles west of Boston, Concord's population has remained stable at 16,000 over the past several decades. It is a picturesque New England community of handsome residences, preserved open spaces, family-owned farms and thriving commercial centers. The town is served by MBTA commuter rail to Boston, Cambridge and Fitchburg; and a commuter bus to Boston. State highway Route 2 runs through Concord, and Routes 128/95 and 495 are conveniently accessed.





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### **Town Government & Services**

Concord has an Open Town Meeting and a 5 member Select Board/Town Manager form of government. The Concord Municipal Light Plant, a municipal-owned, public power utility distributes electricity and broadband Internet service under the direction of the Town Manager, enabling rates to be lower and service more reliable than investor owned utilities. Concord Public Works provides water to most of the Town, with about one-third of the homes connected to town sewer. Police and Fire Departments are full time and emergency ambulance service is provided by the Concord Fire Department.

### **Schools**

The K-12 public school system includes three elementary schools, one middle school (on two campuses), and a regional high school with the Town of Carlisle. Concord is also a member of the Minute Man Regional School District, with a campus located in neighboring Lexington, offering an alternative high school in Applied Arts and Sciences to residents.

Private schools located in Concord include:

- Concord Academy - a co-educational independent college preparatory boarding and day school for grades 9-12. See [www.ConcordAcademy.org](http://www.ConcordAcademy.org) for more information.
- Fenn School – an Independent Day School for Boys in Grades 4-9. See [www.Fenn.org](http://www.Fenn.org) for more information.
- Middlesex School - a coeducational day and boarding independent secondary school for grades 9-12. See [www.MXSchool.edu](http://www.MXSchool.edu) for more information.
- Nashoba Brooks - a coed elementary school from preschool to grade 3, and an all-girls middle school for grades 4-8. See [www.NashobaBrooks.org](http://www.NashobaBrooks.org) for more information.

Several pre-schools, nursery schools, and day care centers (full-time, part-time and co-op) are located in Concord.

For information on all Concord schools, public and private, see [www.concordma.gov/1023/Schools](http://www.concordma.gov/1023/Schools).

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Built in 2005, the exterior architecture was inspired by the c.1900 Pierce House in Lincoln and Henry Wadsworth Longfellow's 1759 Cambridge residence. The 10,375sf, 6-bedroom, 7-bathroom Georgian Revival residence bears its historical models' foursquare form, yellow clapboard façade, scrolled pilasters, modillioned cornice, black louver-shuttered sash windows, pedimented center entrances, hip roof with "captain's walk", twin brick chimneys and columned side porch. The house takes its columned front and rear porticos, central Palladian windows and

overporch balcony-rail from the Pierce House. A wing, with columned front porch and dormered gable, connects the main part of the house to a classic New England barn with 3-car garage, upper guest suite, weathervaned cupola, and columned rear sunroom with skylight and columned screen porch.

Surrounding the residence are brick and stone walkways, a front circular French-style garden with Grecian urn, European-style sunken garden to the side, a brick/stone patio with flowers before the rear entrance, a Japanese Zen garden by the sunroom, an enchanting waterfall into a spectacular koi pond, a vast grass landscape, and wooded acreage.



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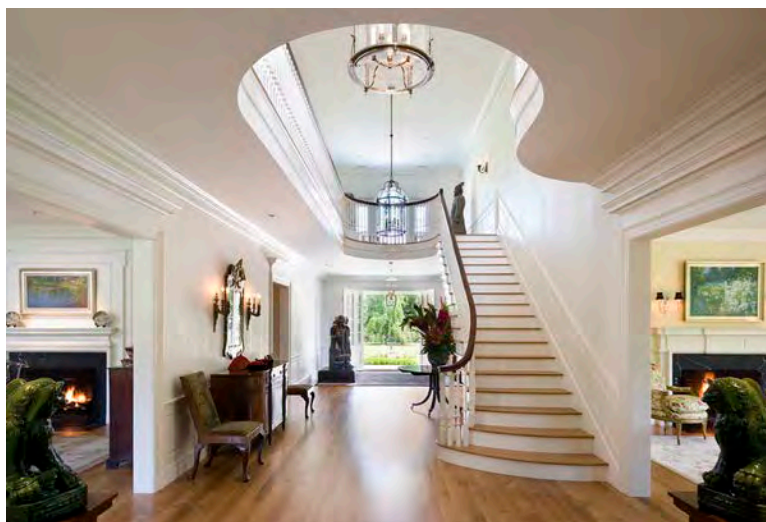
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Interior Description

Guests to the property take a path of antique bricks salvaged from Boston streets, granite steps and a bluestone walkway to the front portico that shelters the front entrance.

First Floor

- **Foyer** (7'5" x 11'8"\*)). The entrance door has a leaded-glass window flanked by leaded-glass sidelights. These octagonal panes were hand blown by one of the country's few remaining artisans able to recreate antique glass. The same technique was used for the glass in the display cabinets in the kitchen. The foyer has a large double-door guest coat closet.



- **Grand Entrance Hall** (40'11" x 14'5"\*)). From the foyer, engaged columns with milled capitals introduce the grand entrance hall. One only has to stand in the stunning floor-through, two-story entrance hall to understand the quality of this home, to recognize the importance of light, garden views, quality of design and selection of superior materials. Light streams in from every direction and cascades down from the second-floor Palladian windows. Garden views are visible through the rear French doors and through the multiple windows in every room that the entrance hall

serves. Design is highly visible in the floating classic Colonial staircase and dramatic freeform oblong shape of the central stairwell. 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 as one continuous space. Risers have paneled ends that emphasize the upward rhythm of the steps and complement the paneled wainscoting. From the entrance hall, one can see a vast selection of superior materials: woods, stones and hardware. Other



notable elements of the entrance hall include crown molding, milled baseboards, milled doorway casings with engaged columns and milled lintels with blank friezes.





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- **Living Room** (25'8" x 17'11"\*). The living room presents incredible views of the gardens. A wall of French doors opens to the covered porch (see description below). A classic fireplace with white veined black marble surround is framed by a milled mantel with a central panel to frame a favorite painting. Flanking the fireplace, keystone archways with mahogany doors lead to the study/library. Paneled wainscoting and crown molding complete the room.



- **Study/library** (16'9" x 17'11"\*). Polished mahogany was the material of choice for the paneled walls, wainscoting, crown molding, fireplace mantel, built-in book cases, desk, cabinets, drawers and all doors. French doors open to the covered porch. To reveal its true beauty, as much time was invested in the French Polish finish of the mahogany, as was spent on its installation.

- **Covered Porch** (39'0" x 8'0"\*). French doors from the living room and study/library open to this southwest facing covered porch. Framed by a series of Tuscan columns, this is a wonderful location for an aperitif facing the sunset and the swimming pool with its fountain in the sunken European-style garden.
- **Dining Room** (23'11" x 17'11"\*). The dining room can comfortably seat fourteen for special family dinners and Holiday occasions. For grand scale entertaining, both the dining room and grand entrance hall are furnished with tables and can accommodate over 50 people for a seated dinner. For more informal entertaining, with passed hors d'oeuvres, for example, the house (without extending out to the garden) can accommodate over a 100 people in comfort. Surrounded by over 3 acres of manicured gardens, summer entertaining provides the property with almost limitless options for those occasions when guests will be in the hundreds (weddings, corporate parties, etc.). A focal point

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of the dining room is the fireplace wall, which is a masterful representation of the craftsmanship throughout the home. A white veined black marble fireplace, with milled mantel and ogee molding, has a picture-frame overmantel with mantel-molding with squared corners. To each side are fluted pilasters with milled double-capitals that blend into the crown molding. Completing this demonstration of superior carpentry skills, and symmetrically flanking the fireplace and pilaster composition, are twin arched built-in china display cases. The display cases are detailed with recessed fanlight scallops, keystones, curve-out shelves and paneled lower cabinets. Paneled wainscoting complements the paneled cabinets. Dinner guests are treated to magnificent garden views and there is a side door to the front covered porch. There is a pocket door to the butlers' pantry and kitchen.

- **Covered Porch** (7'4" x 48'9"\*) . This northwest facing covered porch is framed by a series of Tuscan columns. This is the perfect location for an after-dinner digestive whilst enjoying illuminated views over the front gardens and lawns.



- **Gallery** (5'11" x 17'11"\*) . From the grand entrance hall, a gallery leads to other areas of the first floor. The gallery has built-in cabinets and display shelves with custom lighting.



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- **Guest Powder Room** (5'11" x 7'11"\*) . The large guest powder room is accessed via the gallery. Additional privacy for the powder room is provided by a transition room (5'5" x 7'11"\*) where additional artwork and antique furniture is displayed.
- **Home Office / Homework Room** (11'8" x 9'2"\*) . Near to the kitchen is the family office or homework room. This room is furnished with extensive custom cabinetry, mahogany counters, and two work stations. It is important to note that the quality of cabinetry and craftsmanship in this room is of a superior level. Currently the room is also furnished with a sofa, however, this sofa could be removed in favor of additional work stations.
- **Rear Entrance** (9'0" x 7'7"\*) . This entrance is next to the kitchen. Double French doors open to a large granite **dining patio** (29'6" x 22'0"\*) with built-in Wolf gas grilling station.



- **Kitchen.** The large family kitchen has overall dimensions of 26'10" x 20'11"\*. The room is divided into the kitchen area (15'9" x 20'11"\*) and family dining area (11'1" x 20'11"\*) . The kitchen was designed and custom milled by Woodmeister Master Builders, one of New England's master builders and premier cabinet makers. Cabinets are made of cherry and detailing includes a series of Tuscan columns, which are also featured around the house and in the exterior architecture. The glass display cabinets have hand blown glass providing the irregularities seen in antique glass. The countertops are honed Absolute Black granite. The ceiling is formed by paneled beams.

The kitchen comprises a superior appliance package including Sub-Zero 700TR refrigerator and 700TF freezer, Sub-Zero 700TR 2 refrigerator drawers and 700TFI freezer drawers, Wolf 6 burner 48" gas range with electric ovens (30" convection and 18" standard), Wolf vent hood, and two Asko



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dishwashers (D5534 and D3531). The large center island and breakfast bar is covered in one seamless slab of honed Absolute Black granite with a bullnose edge. The island has a copper prep sink. Under a large window overlooking the front porch, gardens and lawns is a copper farmers' sink, with a copper gooseneck faucet, in the running counter. Backsplashes are decorated with handmade tiles.

The family dining area is contiguous with the kitchen forming one space that is furnished with the same cherry cabinetry. The fireplace has a brick firebox and side panels topped with a granite lintel to recall the many brick and granite pathways around the property. There is a cherry mantel and over-mantel panel to frame artwork.

Archways on each side of the room lead to the rear entryway and to the family room. Pocket doors on each side lead to the kitchen pantry and the butlers' pantry.



- **Butlers' pantry** (13'2" x 7'7"\*)). Cabinetry in the butlers' pantry has been designed to give an historic feel to the room. Base cabinets for storage have mahogany counters. Wall cabinets extend to the ceiling and have glass multi-paned doors and interior lighting for the display of fine china and glass. Below a window facing the front of the property is a hammered nickel bar sink. There is a Sub-Zero 424 wine refrigerator and an ice maker.
- **Kitchen pantry** (15'4" x 5'10"\*)). A rare feature in a home is to have both a butlers' pantry and a kitchen pantry. The kitchen pantry has base storage cabinets with cherry counters and open display wall cabinets with under-cabinet lighting. There is an Amana refrigerator/freezer to complement those in the kitchen.

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- **Family Room** (28'4" x 19'6"\*)). A central feature of the family room is the large conservatory-style skylight, set in the tray ceiling with its paneled beams. This skylight and two walls of French doors provide an abundance of natural light and the doors provide panoramic garden views, including a view of the Japanese Zen garden. Walls have custom painted wood paneling and built-in book shelves. There is a fireplace with a black granite surround framed by a classic mantel supported by engaged Tuscan columns. A door opens to the screened porch.



- **Screened Porch** (21'1" x 14'9"\*)). As soon as one steps into the screened in porch, the view and sound of the waterfall and koi pond are immediately apparent as the focal point of this room. The ceiling has a beadboard finish and two fans. The decking is mahogany.
- **Laundry Room** (15'4" x 8'9"\*)). The laundry room is nothing short of impressive. There is floor-to-ceiling custom cabinetry and display shelving, beadboard walls, crown molding and ceiling speakers. The room is equipped with two Maytag washing machines and two Maytag dryers. There are two specially designed, and tiled, "drip-dry" areas with floor drains. The laundry room has its own exhaust and dehumidification system. There is a work counter with a stainless-steel Franke sink.





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- **Family Entrance & Mudroom** (15'4" x 6'3"\*) . The family entrance has a slate floor and is furnished with a built-in seating area and multiple closets. The family entrance provides access to a full bathroom and to the three-car radiant heated garage.
- **Family Bathroom** (4'6" x 8'6"\*) . This bathroom is finished with tumbled marble on the walls and floor. There is a large shower, sink and toilet. This is highly practical after working in the garden or after sporting activities.
- **Garage** (43'0" x 22'11"\*) . The garage has an impressive ceiling height of 11'10". The garage is heated by radiant floor heating.

Second Floor

Two staircases lead to the second floor. The main Colonial-style staircase, with mahogany handrail and turned balustrades, rises from the grand entrance hall to a second-floor gallery with two **sitting areas** (12'2" x 14'5"\* and 12'2" x 14'5"\*). The sitting areas each have a large Palladian window giving end-to-end light and incredible garden views. There is crown molding and paneled wainscoting.



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- **Master Bedroom Suite.** The large master bedroom suite provides the owners with a sanctuary away from the hustle and bustle. The suite comprises:




- ♣ **Bedroom** (24'6" x 17'11"\*)). The bedroom is arranged with a sitting and a sleeping area. Double French doors open to its expansive private deck overlooking the side gardens and the sunken European-style garden with its swimming pool and fountain. The bedroom features a fireplace framed by classic mantel with dentil molding, paneled pilasters and marble surround. Keystoned arches flank the fireplace; one frames a bookcase and cabinet, another leads to the walk-in closet and the master bathroom.
- ♣ **Bathroom** (10'11" x 17'11"\*)). Finishes in the bathroom include wood paneled walls, crown molding and a mosaic tiled floor with decorative border. Recessed into the wall paneling is a television. The bathroom is furnished with white paneled cabinetry, twin sinks set into a Carrara marble counter, twin mirrors flanked by glazed medicine cabinets, and a soaking tub with gooseneck faucet. The oversized shower has three shower heads by Waterworks, including a central rain shower. There is a separate WC. The bathroom has a large window overlooking the rear gardens and a French door to the private master deck.





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- ♣ **Walk-in Closet** (7'9" x 11'10"). Featuring the finest mahogany, this room has been designed to maximize space with two tiers of hanging space. There is a library-style rolling ladder to access the upper tier which is generally used for out-of-season clothing. The room has multiple shelves and fully extending drawers.
  - ♣ **Private Deck** (38'6" x 10'9"). This expansive deck faces southwest providing fabulous light and glorious sunsets. Views extend to the sunken European-style garden with the swimming pool and its fountain.
  - **Bedroom 2** (17'10" x 17'11"). This is the primary guest bedroom. A fully wood-paneled, custom paint finished wall has a fireplace with a brick surround framed by classic mantel with dentil molding and ribbed paneled pilasters, and an over-mantel panel for artwork. Flanking the fireplace are integrated closets and drawers. There are three large windows overlooking the rear gardens. The large **ensuite bathroom** (11'0" x 9'0") has white paneled cabinetry with a Carrara marble counter and two sinks, a soaking tub and separate shower. The floor is Carrara marble in a basketweave pattern set within a black border. There is a separate WC. Bathroom windows overlook the rear gardens.
- 
- **Bedroom 3** (16'6" x 17'11") has three windows overlooking the front of the property and a double closet with closet furniture. There is an **ensuite bathroom** (7'5" x 11'0") with a soaking tub, separate shower, large porcelain sink and a large closet designed as a piece of free-standing furniture. The floor and shower are finished in Carrara marble.
  - **Bedroom 4** (17'10" x 17'11") has a double closet fitted with closet furniture and windows overlooking the rear gardens. The **ensuite bathroom** (11'0" x 8'5") has a claw-foot tub, shower and toilet. The floor and shower are finished in Carrara marble.
  - **Guest Suite.** Double mahogany pocket doors within a large segmental archway open to reveal the guest suite, or alternative master suite. The suite comprises:
    - ♣ **Bedroom 5** (14'6" x 28'0"). This guest bedroom benefits from some of the finest second floor views of the property, particularly from the large arched window. The bedroom has a soaring cathedral ceiling adding to the dramatic feel of the room. There are two double closets.
    - ♣ **Sitting Room or Bedroom 6** (14'11" x 16'3"). 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-ins and a work station. Adjacent to the sitting room is a breakfast bar equipped with an under-counter Sub-Zero refrigerator.

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- ♣ **Bathroom** (12'8" x 18'4"\*) . This bathroom has twin sinks set into a very long counter covering multiple base cabinets. The counter is flanked by two floor-to-ceiling linen closets. There is a soaking tub below an oversized window overlooking the waterfall and koi pond. The bathroom has a separate shower, separate WC and a bench window seat. There is a magnificent marble tiled floor with a central field of mosaics within a mosaic boarder with rope detail. The bathroom has a cathedral ceiling with interesting roof angles created by the gables.
- ♣ **Walk-in Closet** (4'5" x 9'0"\*) . The walk-in closet is well furnished and there is a built-in chest of drawers in a private hallway between the bathroom and the closet.
- **Billiard Room** (18'0" x 17'6"\*) . The second staircase leads from a location near the first-floor family room to the billiard room on the second floor. By its location, this room can be used for many different purposes such as a children's sitting room, reading room, play room, etc. Currently used as a billiard room, the room is finished with mahogany accents including wainscoting, casements and floor-to-ceiling paneling around a wall mounted recessed television.



### Third Floor

A full staircase leads to the third-floor storage and utility area (16'11" x 21'11"\*) . This room is both heated and air conditioned. From this room, for maintenance purposes, there is access to the roof and captain's walk.





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### Lower Level

The lower level has high 9'4" ceilings and is divided into three uses: a magnificent fitness room and spa, a climate controlled storage area equipped with both heat and air conditioning permitting easy future conversion into finished living space, and several rooms for the house systems.

### Fitness & Spa Area

- **Fitness/Exercise Room** (27'5" x 17'5"\*). This fitness room is for the sports/health enthusiasts. The custom flooring is designed to reduce impact. The floor is the same quality as a professional basketball court. Two walls have floor-to-ceiling mirrors, with one wall incorporating a large recessed television. The room has a high 9'4" tray ceiling with cove lighting.
- **Spa.** The spa has a relaxing neutral palette with river stone floors throughout and marble walls with a river stone frieze detail around the room. There is a large shower, a sink carved from a single piece of granite set on a teak counter, a large Finnleo sauna (5'11" x 7'10"\*) and a built-in teak relaxation bench. The room has audio from the central system.
- **Bar Area** (8'0" x 7'2"\*) . A bar area incorporates a Sub-Zero refrigerator for fitness area refreshments and a generous amount of cabinets.

### Climate Controlled Area

This area of the basement (29'2" x 50'1"\*) is heated and air conditioned and provides 1,567sf for easy conversion into finished living space (subject to any building permits being obtained by the buyer). The area was primarily used for the storage of antique furniture and artwork needing a climate controlled environment when it first arrived at the house and needed to acclimatize. With its high ceilings, this area would be suitable for many uses, including a home theatre, games room, indoor golf simulator, etc.

### Systems Area

There are two ways to access the systems area: one through the main house and the other via a staircase from the garage, allowing technicians to service systems without entering the house.

- **Utilities Room** – Well and Fire Suppression Equipment (14'5" x 38'8"\*) .
- **Utilities Room** – Furnaces and Hot Water (23'6" x 10'8"\*) .
- **Utilities Room** – Electrical 1 (10'3" x 5'11"\*) .
- **Utilities Room** – Electrical 2 (7'10" x 15'4"\*) .
- **Utilities Room** – Home Automation (8'1" x 7'6"\*) .
- **Storage** (7'10" x 51'4"\*) .

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Around the residence, walkways of stone and antique bricks salvaged from Boston streets, and stepping stone paths, lead to granite terraces and acres of level manicured gardens featuring specimen plantings, vast lawns, a magnificent waterfall to a koi pond, a Japanese Zen garden and a circular French-style garden with Grecian urn. A fieldstone knee-wall along the front and side gardens is a work of art.

It has taken over 10 years of nurturing and a significant financial investment to bring these gardens to a level of maturity where the plantings provide a spectacular show of color and variety of interest throughout the seasons. Some highlights around the property include:

The striking sunken European-style garden with its central 75' long swimming pool designed to resemble a reflecting pond with fountain. The swimming pool's massive granite edge stones were cut by Charles Precourt & Son, Inc. The urns at each corner of the pool and the large urn in the front circular French-style garden were all imported from England. On three sides of the garden are over 60 specimen mature hornbeam trees. Closest to the house, the fourth side is bordered by a magnificent fieldstone knee-wall supporting a border garden of over 100 pink tea roses. Also planted in this area are two mature dog wood trees, over 20 azaleas, 30 blue hydrangeas and 10 rhododendrons. The garden is enclosed by a decorative wrought iron fence and on the house side there are ten mature pink cherry trees.





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The central feature of the front garden is the circular French-style garden with Grecian urn. This circular garden comprises approximately 250 true dwarf boxwoods. Noteworthy trees planted in this area include two beech trees, approximately 20 dog Wood trees, 5 Japanese zelkova and approximately 90 evergreens, mostly Norway spruces. Other specimen plantings include 10 lilac plants, hundreds of wild blueberry plants, azaleas and rhododendrons.

The back gardens have three outstanding features:

1. A large weeping beech, the inspiration for which was the weeping beach that is the focal point of the garden of the Queen of Norway's Oslo home. This beech is set against a backdrop of 10 mature red and yellow maples which look spectacular in the fall.
2. The waterfall and koi pond. On each side of the koi pond are two specimen pagoda trees. At the top of the water fall is a green leaf dwarf Chinese maple. Behind the pond is an evergreen tree that resembles a large bonsai. It was started in a Hopkinton nursery over 40 years ago, as a hybrid of two different types of evergreens. The pond features lilies and specimen grasses and is stocked with over 50 giant koi.
3. Japanese Zen Sand Garden. At the one end of the Zen garden is a specimen dwarf Chinese red leaf maple tree. Off to the side near the screened are porch two red maples that are over 30 years old (one was moved from here from the owners' former home).



Surrounding these formal gardens are acres of private woodlands with trails for walking, riding, snow shoeing, cross-country skiing and access to Bateman's Pond. These private acres abut hundreds of acres of conservation land and provide tranquility rarely found so close to Boston.

A nighttime stroll around the property is equally as enjoyable thanks to the extensive nightscape lighting. All the lights are controlled by the Lutron/AMX system so different scenes can be set. Over 100 landscape lights illuminate the house, gardens, fieldstone walls, urns, specimen plantings, waterfall and koi pond, and trees that line the driveway creating a magical woods effect.





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### IV. General Observations

This home is in new construction condition thanks to continuous maintenance by the Lifestyle Management Services division of [Woodmeister Master Builders](#). The home incorporates smart-house technology and the finest systems, many of which are commercial grade.

- **Alarm System.** The property has a sophisticated central alarm system with multiple cameras, two Cartell driveway sensors and other security features around the house and grounds. The security cameras can be viewed on the AMX home automation screens and on televisions.
- **Audio.** There is a central audio system with speakers in all principal rooms (surround sound in the family room), fitness room, sauna and on the decks and patios around the house. The audio system is controlled through the AMX home automation screens. Audio equipment will remain as a gift from the sellers.
- **Bathroom fixtures** are by [Waterworks](#).
- **Central vacuum** system by Vacu-Maid is a twin system with two collection canisters.
- **Doors and hardware.** All doors in the house, with few exceptions such as security doors, are of the finest mahogany. Door hardware in the house (except for the kitchen) is nickel and manufactured by [Nanz Hardware](#).
- **Fire suppression system.** The house is equipped with a LifeLine fire suppression system with sprinklers throughout the house. The four 300-gallon tanks automatically refill as needed. The system is filled with antifreeze capable of being effective to -15 degrees Fahrenheit.
- **Flooring.** There are quarter-sawn oak hardwood floors throughout the house. Bathrooms have marble and stone floors. The floating floor in the fitness room is the same quality as a professional basketball court.
- **Foundation.** The foundation is poured concrete. For reasons of aesthetics, any of the exterior visible foundation was faced with granite to match the granite of the patios and steps.
- **Garage door motors** were all recently replaced (one in 2016 and two in 2017).
- **Granite architectural stonework** around the house, used for the steps, terraces, light features, and swimming pool edge, etc., was sculpted by the master craftsmen and craftswomen of [Charles Precourt & Son, Inc.](#)
- **Heating and Air Conditioning.** Heating is provided by two oil-fired Viessmann furnaces supplying eleven zones and the heating for the swimming pool. There is radiant heat in bathrooms, mudroom and garage. The system is fed by oil from four 275 gallon Roth Industries DWT Series oil tanks. According to the company website ([www.Roth-USA.com](http://www.Roth-USA.com)), the double-walled construction tanks are the safest on the market. The tanks have a lifetime guarantee.





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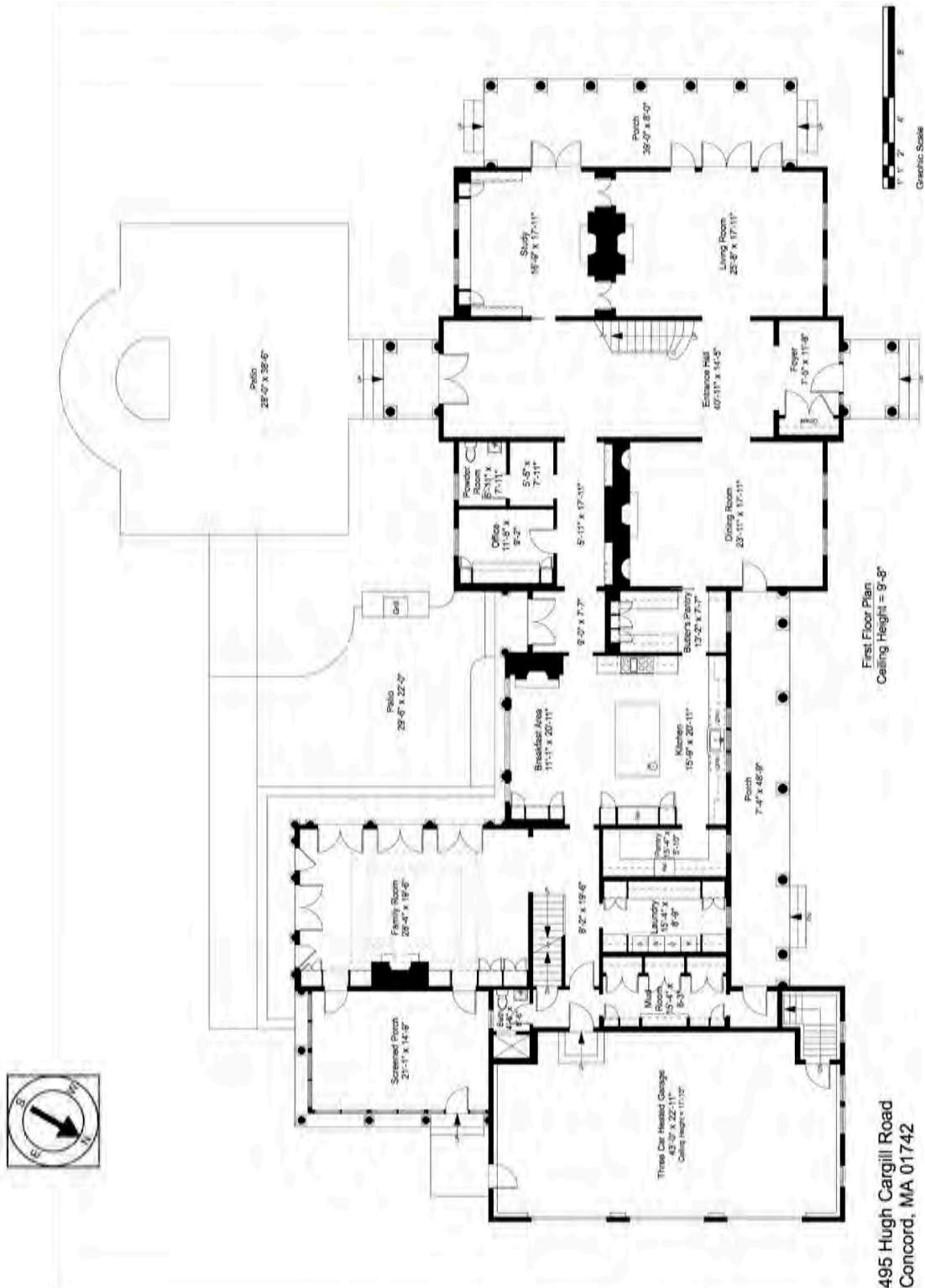
Air conditioning is supplied by a new (2016) Drake chillers (30,000 tons) supplying eleven zones. The system is equipped with Lennox air cleaners.

- **Home Automation.** Smart-house automation is provided by the [AMX](#) systems that control security cameras, swimming pool, family room skylight shade, audio, lighting, and heating and air conditioning.
- **Hot water** is supplied via two Viessmann Vitocell-V 300 120-gallon indirect stainless steel hot water tanks providing seemingly limitless quantities of hot water.
- **Humidification control** is provided by Nortec systems.
- **Invisible Fence.** There is an invisible fence around the house and grounds giving the family dogs approximately 4 acres to roam. There is also a dog run.
- **Irrigation system.** The irrigation system extends around the property. Sprayers cover the lawns and an extensive network of drip lines supply water to the flower beds.
- **Lighting.** Throughout the home, there are recessed lights and custom fixtures by Patti Brothers. Illuminating the exterior are more than 100 landscape lights. Walkway lights in granite posts were all custom made by [Charles Precourt & Son, Inc.](#) Interior and exterior lighting is controlled by the Lutron/AMX system allowing different illumination scenes to be created.
- **Paint/wallpaper.** The exterior of the house was painted in 2016 by Woodmeister. The paint color is from an historic palette and is a color used on Buckman Tavern in Lexington on Lexington Green. Buckman Tavern, c.1709, was a gathering place of the Lexington Militia and is now maintained by the Lexington Historic Society. The interior paintwork features many custom finishes on walls and wood paneling. Wallpaper in the grand entrance hall and second floor landing is a copy of an historic design, and is of the finest quality.
- **Power.** There is a 600-amp power supply and a Kato 125 kilowatt back-up generator capable of powering the entire house for days. The generator is remotely monitored and the system is serviced twice per year. The house is protected by Surge Suppression Inc. "Advantage Series" equipment.
- **Property management** and maintenance services are provided by the Lifestyle Management Services division of [Woodmeister Master Builders](#).
- **Roofing.** Pitched roofs are the finest quality Virginia slate and flat roofs are leaded copper.
- **Water.** The property is served by a well, drilled to approximately 1,000', providing more than enough water for domestic and irrigation requirements. The water filtration system was provided by a company that supplies research laboratories, including MIT. The system is maintained by Arion Water, a company that installs and maintains systems around the world and many of the Boston area research laboratories. There are larger diameter copper pipes running to all showers to deliver a high volume and pressure of water.

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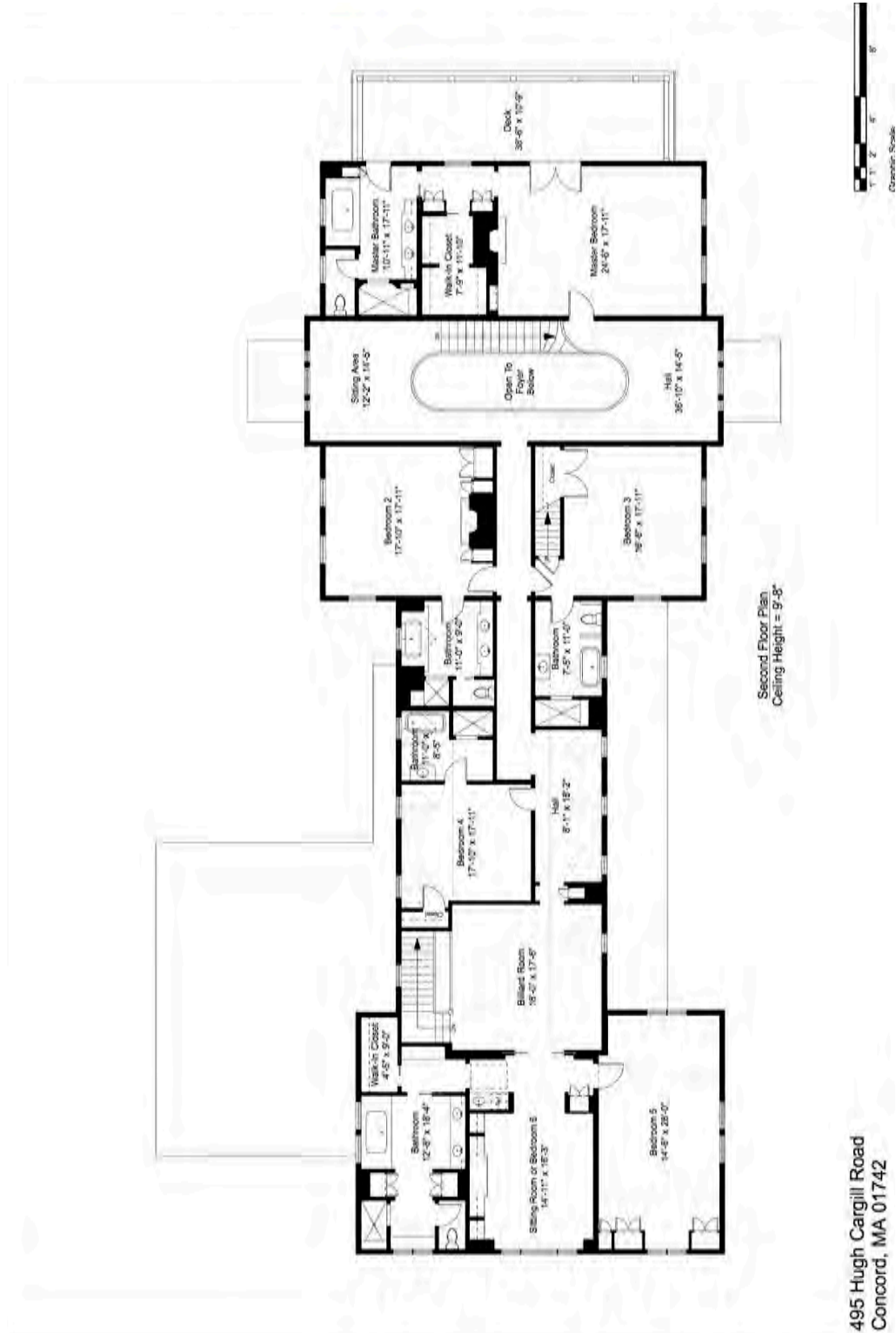
## V. Floor Plans





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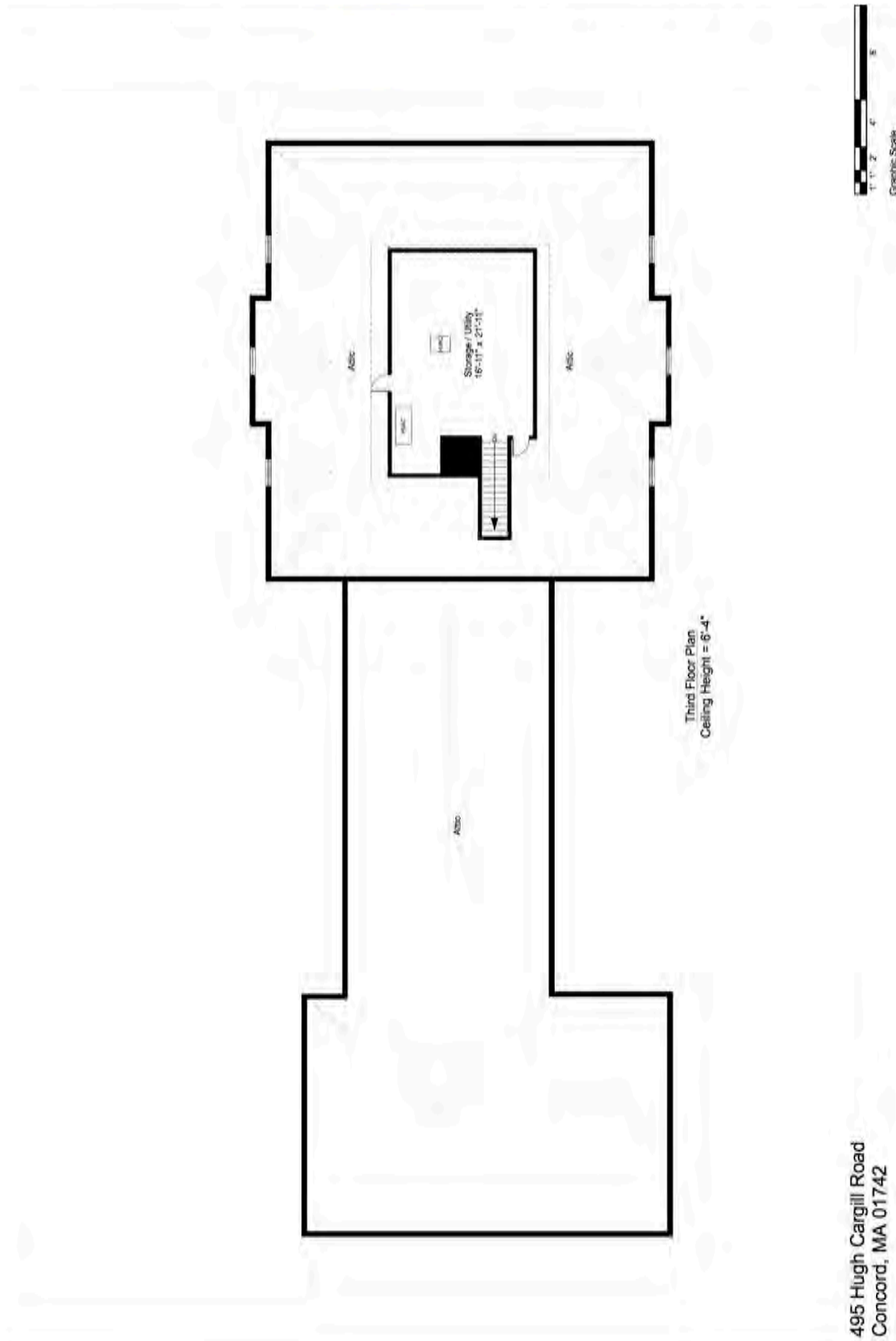
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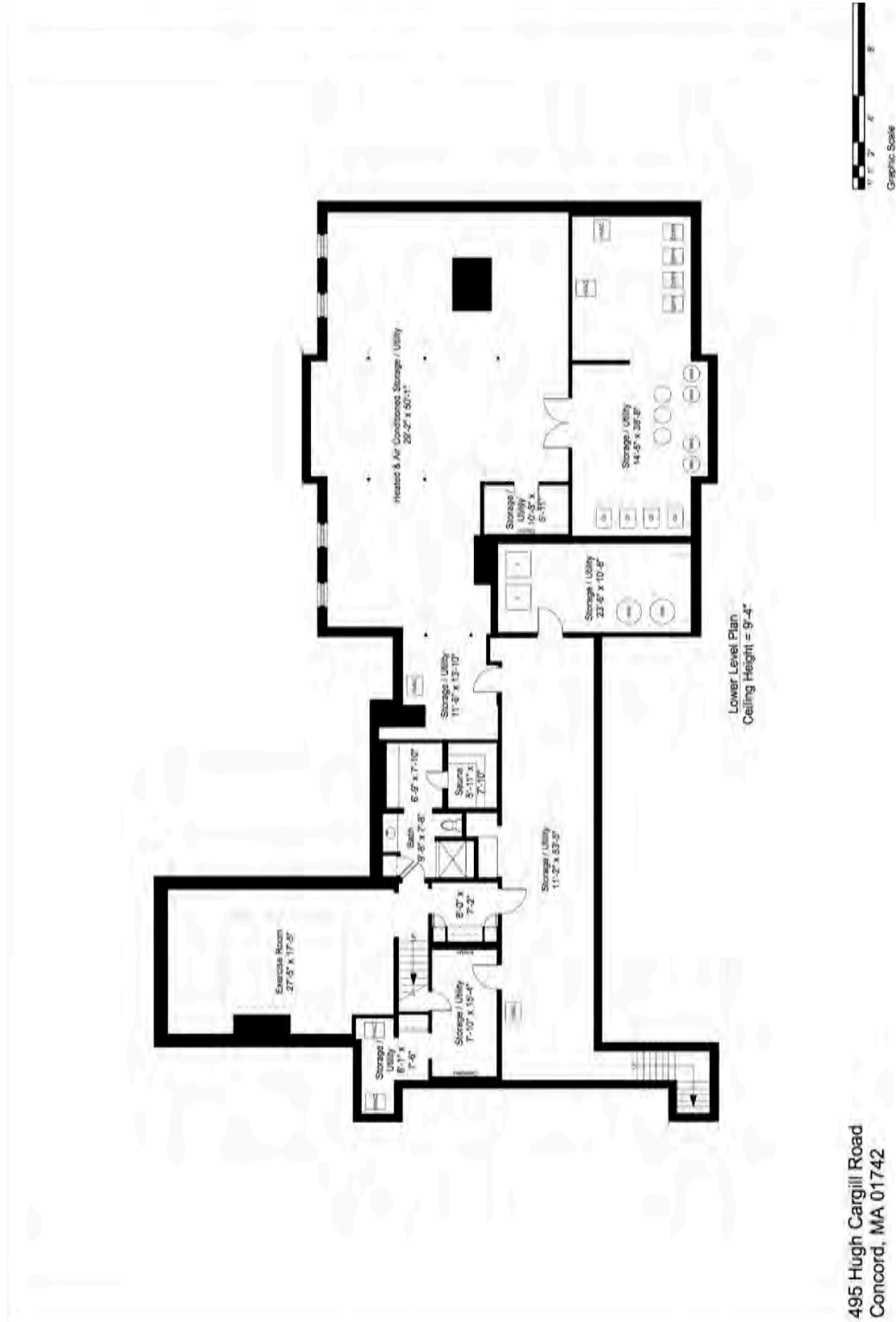


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### VI. Property Statistics

Number of Bedrooms:	6
Number of Bathrooms:	7 full and 1 half (including a master bathroom)
Living Area:	10,395sf* + an additional 1,567sf in the basement equipped with heat and air conditioning
Lot size:	23.51 acres*
Parking:	3-car attached heated garage and multiple exterior spaces
Property Taxes:	\$61,400 for fiscal year 2017
<b>Price:</b>	<b>\$12,500,000</b>

### VII. Notices

\* All measurements are approximate.

#### To Potential Purchaser(s)

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### Jonathan P. Radford

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