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BANKER**

Jonathan P. Radford is pleased to present
A CARLISLE MASTERPIECE
851 WEST STREET, CARLISLE, MASSACHUSETTS





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I. Property Description

851 West Street is located on a beautiful scenic road just minutes to the centers of Carlisle, Concord and Acton, each town offering its unique character and abundant amenities.



Exterior

With its new roof and cupola, new feature window above the front entrance, new exterior architectural details, newly finished exterior paintwork, new driveway and parking area extension, newer rear deck, and newly enhanced landscaping, visitors arriving at this property can be forgiven for assuming that this is a new construction masterpiece. The home was built in the colonial architectural style so widely sought-after in this region. A classic New England barn wing with a weathervaned cupola houses a 3-car garage. A covered porch at the front of the house is the ideal location to relax and enjoy views of the beautifully planted flower beds, stone walls and rolling lawns.



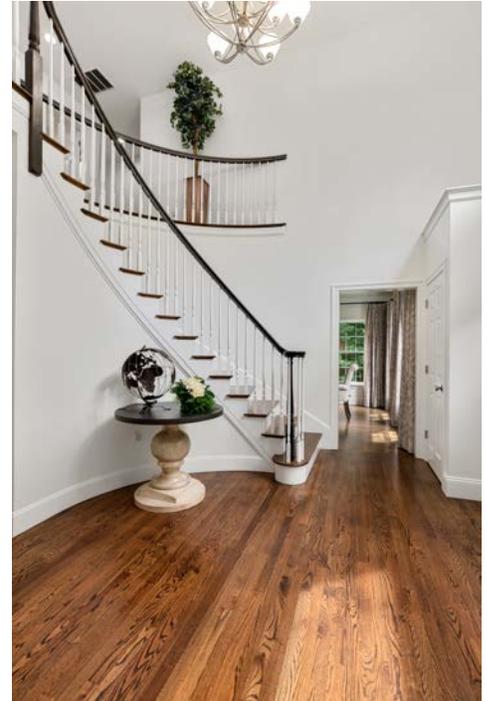
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Interior

A tour of the interior will show this home to be better than new construction. Custom finishes, detailed millwork, and features such as a recently installed kitchen with center island and superior appliance package, newly refinished oak hardwood floors throughout, new powder room, and completely repainted interior, are just some of the notable features.

The next owners of this exceptional home will appreciate the thoughtfully designed first floor which has the perfect proportion of open-plan family and entertainment spaces, combined with separate living room, dining room, and home offices. From the dramatic two-story foyer, the main staircase rises to the second floor. The second floor comprises the primary suite with its oversized bedroom and bathroom, three generously sized children/guest bedrooms, two additional full bathrooms and a laundry room. For those owners wanting to customize the home with a fitness room, home theatre, games room, or even an au pair or in-law suite, the unfinished walk-out lower level with its high 8'10" ceilings provides 2,022sf for endless creativity. Buyers and their agents are required to perform their own due diligence with the building department to satisfy themselves that their plans for the lower level meet local building code.



First Floor

- **Foyer** (12'10" x 11'11"*)). The dramatic two-story foyer has a ceiling height of 18 feet and two guest coat closets. The elegant main staircase rises to the second floor. Light streams in from every direction and cascades down from the new second-floor feature window.

- **Living Room** (12'78" x 13'3"*)). The living room and dining room are completely interchangeable spaces. In fact, this room is currently used as a second home office. There is a direct connection to the kitchen, and two oversized windows provide views over the front gardens and rolling lawns. Notable features of the room include a decorative tray ceiling, dentil crown molding and wainscoting.





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- **Dining Room** (12'6" x 23'3"*) . The dining room and living room are completely interchangeable spaces. Using this room as the dining room allows seating for ten to fourteen+ people for special family dinners and holiday occasions. A focal point of the dining room is the gas fireplace with its carved wooden mantle and pilasters, and marble tile surround. Dinner guests are treated to magnificent garden views from four oversized windows facing over the front and side gardens.



- **Study / Home Office** (12'6" x 11'2"*) . During these days when working from home, or a hybrid schedule office and home office is prevalent, owners of this home will be delighted with this study / home office. There are glass French doors into the room and three oversized windows providing an abundance of light and views. For those homeowners who need two home offices, the current owners have furnished the formal living room as a second home office.

- **Kitchen.** The large family kitchen has overall dimensions of 38'6" x 15'2"*. The room is divided into the kitchen area (13'1" x 15'2"*) and family dining area (25'5" x 15'2"*) .

The kitchen has an abundance of base and wall cabinets and a center island with an integrated bar with space for bar stools. The white cabinetry with brushed stainless-steel hardware perfectly complements the quartzite counters and white tile backsplashes. The double kitchen sink is



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equipped with a brushed stainless-steel gooseneck faucet and a Waste Maide disposal. There are double windows above the sink with views of the surrounding woodland. The superior appliance package includes a Fisher & Paykal double drawer dishwasher (Model #DD24DAX9), a Jenn-Air down draft hood (Model #JXD7036YS5), a Jenn-Air 36" 5-burner cook top (Model #JGC3536GS00), a Jenn-Air 36" double convection oven and convection microwave (Model #JMW2430DP03), and a Jenn-Air 72" tall, 24 square foot capacity, side by side refrigerator (Model # JFFCC72EHL02).



The family dining area is contiguous with the kitchen forming one large space that is furnished with the same white cabinetry. There is a work / homework computer station, a deep bay window, and a door with direct access to the deck. The deck measures 33'0" x 12'0" with room for grilling, dining, and sitting areas. A set of stairs connects the deck to the lower lawn.

Between the family dining area and the sitting room is a well-located bar area with an array of wall cabinets with glass doors for the display of fine china or stemware. There is a built-in wine rack and a Kalamera combined 20-bottle wine cooler and beverage refrigerator (Model #KRC-150CB).



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- **Sitting Room** (17'0" x 28'10"*) . The sitting room forms part of the large open-plan family and entertainment space which is combined with the kitchen and family dining areas. The sitting room has a gas fireplace with paneled wooden mantle and white marble surround and hearth, four oversized windows with woodland views, and direct access to the deck. The sitting room also forms the connection to the family/media room, the front covered porch and the three-car garage.



- **Covered Front Porch** (16'0" x 5'3"*) . A covered porch at the front of the house is the ideal location to relax and enjoy views of the beautifully planted flower beds, stone walls and rolling lawns.





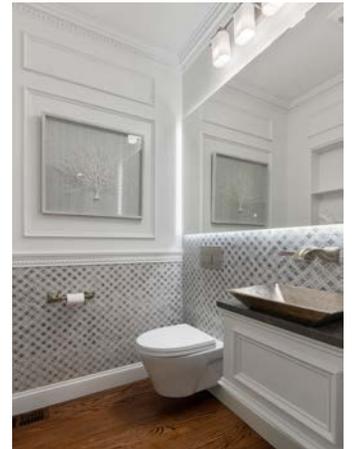
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- **Family/Media Room** (33'0" x 23'0"*)). This is the perfect location for family movie night, or to watch your favorite sporting events with friends. This room is connected via a wide set of stairs to the open plan sitting room and kitchen area, making it convenient for re-supplying drinks or snacks to family and friends. Generous room dimensions provide ample space for large groups. The room has a high vaulted ceiling and a secondary staircase provides a shortcut to the primary bedroom suite.



- **Guest Powder Room.** A gut renovation of the guest powder room was recently completed. The room features new flooring, custom tile wainscoting, new wall-mounted vanity, new nickel hammered sink, new wall-mounted faucet, an in-wall European toilet, and a back-lit wall mirror.
- **Garage** (32'0" x 23'0"*)). The large garage has parking for three vehicles and plenty of space for storage and/or work benches.



Second Floor

Two staircases lead to the second floor: the main staircase, from the dramatic two-story foyer, and the secondary staircase via the sitting room and family/media room. A newly installed picture window above the front door at the level of the second floor landing provides exceptional light and views over the front of the property.





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- **Primary Bedroom Suite.** The large primary bedroom suite provides the owners with a sanctuary away from the hustle and bustle. The suite comprises:
 - **Bedroom** (17'0" x 31'11"*) . A bedroom of this size is a rare find. It allows for both sitting and sleeping areas, or the placement of fitness equipment. There are three walk-in closets, the largest measures 10'7" x 9'4"*. The bedroom spans from the front to the back of the house with windows on both sides, great light and fabulous views.



- **Bathroom** (14'10" x 11'6"*) . The luxurious size of this bathroom allows for a soaking tub in the bay window, a shower with glass door, an extremely wide vanity with two sinks, a toilet and a linen closet.



- **Walk-in Closet** (10'7" x 9'4"*) . This closet is fitted with a range of hanging lengths, open shelves and drawers. There is natural light from a window overlooking the woodlands at the back of the house.
- **Bedroom 2** (12'6" x 14'1"*) . This is the primary guest bedroom with windows overlooking the back and side of the property. The bedroom has a large closet and an **ensuite bathroom** (8'5" x 6'10"*) with a shower, vanity with single sink, a toilet and a heated towel bar. There is also a door from the bathroom to the hallway.



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- **Bedroom 3** (12'6" x 13'4"*) has two windows overlooking the front of the property and a large closet. This bedroom has access to a bathroom opposite with a bathtub with shower assembly, a wide vanity with two sinks, a toilet, and a linen closet.



- **Bedroom 4** (12'7" x 13'3"*) has two windows overlooking the front of the property and a large closet. This bedroom has access to a bathroom opposite with a bathtub with shower assembly, a wide vanity with two sinks, a toilet, and a linen closet.



- **Bathroom** (8'6" x 9'4"*) This bathroom services bedrooms 3 and 4. The bathroom provides a bathtub with shower assembly, a wide vanity with two sinks, a toilet, and a linen closet.

- **Laundry Room** (8'6" x 9'4"*) The laundry room has a range of base and wall cabinets and a double sink. The washing machine and dryer are set on an elevated custom platform for ease of use and storage below.





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Lower Level

For those owners who want to customize the home with a fitness room, home theatre, games room, or even an au pair or in-law suite, the unfinished walk-out lower level with its high 8'10" ceilings provides 2,022sf for endless creativity. Buyers and their agents are required to perform their own due diligence with the building department to satisfy themselves that their plans for the lower level meet local building code.

II. Observations

- **Alarm System.** The property has a central alarm system with multiple zones.
- **Central vacuum** system by Galaxie.
- **Driveway.** The old driveway was removed and a new driveway with a larger parking and turning area was recently installed. An additional 35' of stone wall was built in this area.
- **Exterior building improvements.** On the entire house, the exterior trim was painted and the siding was stained. The garage doors were painted black. Four copper flower boxes were added to the upper windows, and four copper plates were added below the lower windows. Cedar shingles were installed above the center and right garage doors, and on the center section of the main facade. The large window above the front door was replaced, as well as the exterior lights on the facade.
- **Flooring.** There are oak hardwood floors throughout the house. Nine hundred square feet of hardwood floors, and flush wood registers, were recently installed in the family/media room. These floors were stained and finished to match the rest of the house. The hardwood floors on the first floor were recently sanded and resealed with clear coat. Bathrooms have tile floors.
- **Heating, Air Conditioning and Hot Water.** There are three zones of central heating and air conditioning by forced hot/cold air. The heating units are by Goodman. The heat source is propane. Hot water is supplied by a gas fired Rudd 121-gallon hot water tank.
- **Interior painting.** The entire interior of the house has been recently painted.
- **Irrigation system.** The irrigation system extends around the property.
- **Landscaping improvements.** The front landscaping beds were expanded and three additional planting beds were created in the front of the house using mortared stone as edging. Stone edging was added along both walkways in front of the house. Twenty large landscaping stones were added to the front gardens and lawn area. Thirty yards of loam was installed to help level the front lawn. The entire front lawn has been re-seeded twice.
- **Power.** There is a 200-amp service and a newly installed 26KW Generac emergency generator. The generator is fitted with an automatic start power switch and is connected to a propane tank. The generator is still under transferable warranty and has 4 years of monitoring left on a pre-paid contract.



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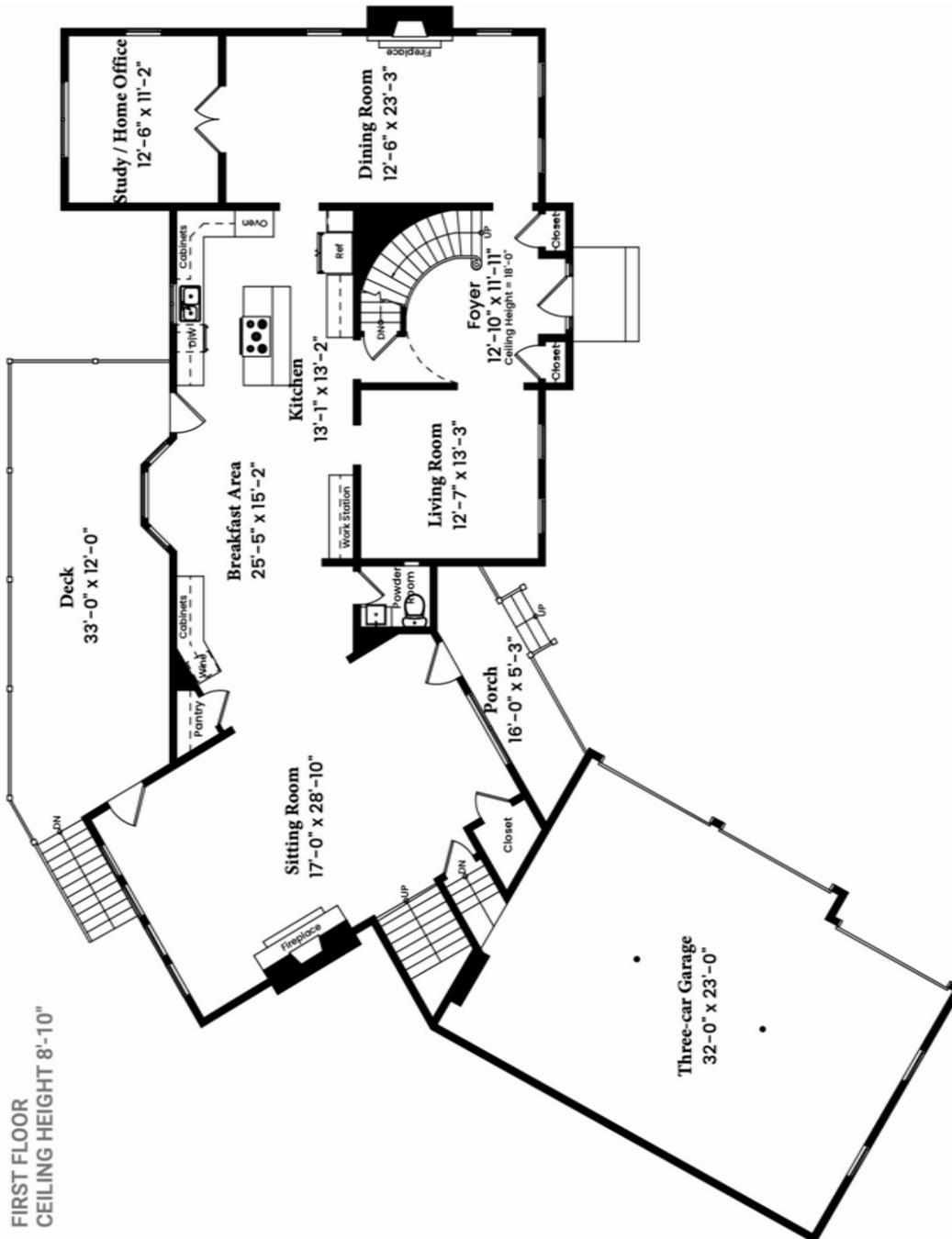
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- **Propane tank.** A new 1,000-gallon propane tank has been recently installed in place of the existing 500-gallon tank.
- **Roof.** A new roof with 30-year composite shingles has been installed, as well as a new cupola with a copper roof and a copper and brass weathervane.
- **Water.** The property is served by a well for both domestic water and irrigation requirements. There is a water filtration system and whole-house water softener. A new Well-X-Trol 100-gallon pressure tank was recently installed in place of the 50-gallon tank.



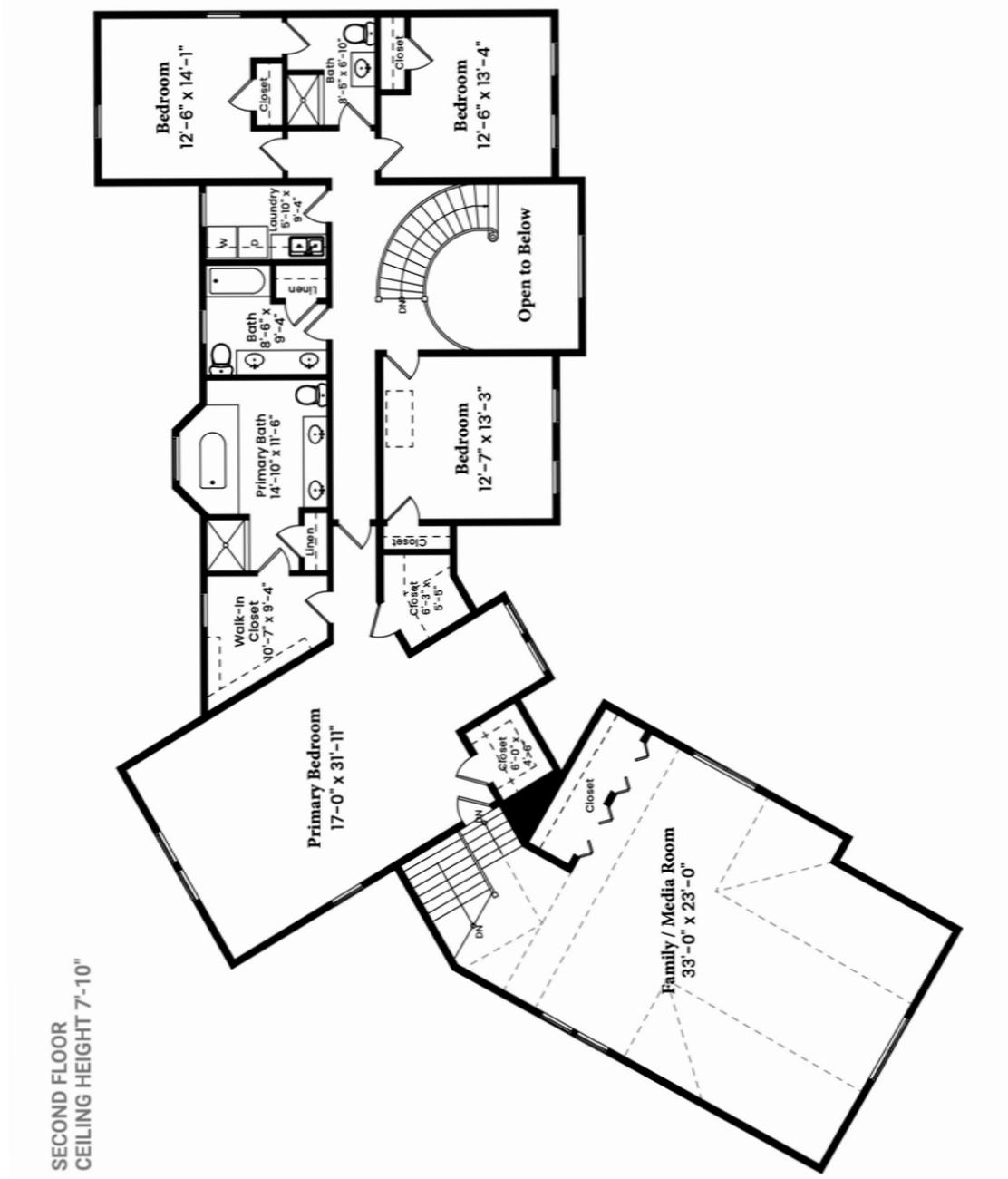
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III. Floor Plans



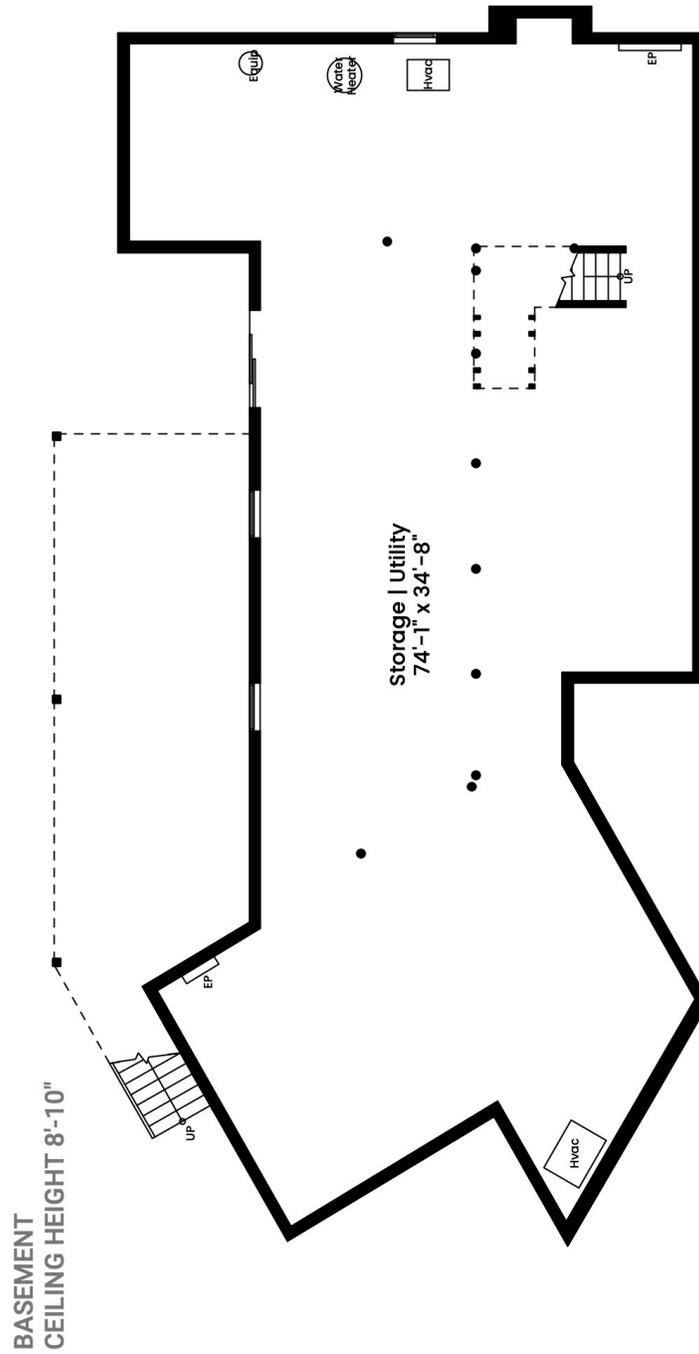


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IV. Property Statistics

Number of Bedrooms:	4
Number of Bathrooms:	3 full and 1 half
Square footage:	Gross living area 4,685sf*. Unfinished lower level 2,022sf*. Garage 776sf*. Total gross area 7,543sf*.
Lot size:	3.61 acres*
Parking:	3-car attached garage and multiple exterior spaces
Property Taxes:	\$19,561 for fiscal year 2022
Price:	\$1,800,000

V. Notices

* All measurements are approximate.

To Potential Purchaser(s)

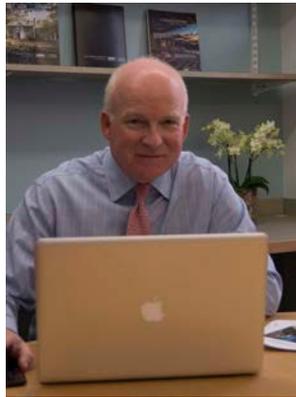
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Representing Private Clients and Family Offices

Notable Achievements

Record for highest price sale in MA in 2018 (\$25,000,000)

Record for highest price company sale (\$62,000,000)

#1 Coldwell Banker agent for entire New England Region