Lee Pond Estate

Westwood, MA | 31.43± aces







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REAL ESTATE

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EXHIBITS

Property Information

Property Photographs

Floor Plans

Ortho-map

Site Analysis Plan

Base Plan

Property Information

This spectacular Rich Levey designed contemporary is perfectly set at the end of a long winding drive on 31.43± secluded acres. It offers 10,000+ sq ft of open living area, which takes advantage of long views over the infinity pool to a stream-fed pond with classic boat house. The arboretum-like grounds are a wonder. Inside, details such as floor-to-ceiling windows that rise to 20 foot heights, and a three-season porch create a seamless flow from outdoors to in. Thoughtfully conceived, with interior design by Meichi Peng, the house includes soaring Venetian plaster walls, porcelain tile floors with radiant heat, a stunning kitchen, a beautiful primary suite, plus 5 ensuite bedrooms including a connected 2-bedroom guest house. There is also a glass enclosed wine cellar, a home theater, and a substantial gym. A workshop and studio space can be found in the 2,800 sq ft barn across the large circular driveway from the main house. This private estate offers an ideal work-from-home environment while being close to downtown Boston. It is less than 5 minutes to Rte. 95 with outstanding local shopping and restaurants. There is nearby access to excellent public and private schools.

Main House

- Interior Design by Meichi Peng, Architecture by Rich Levy, landscape design by Dana Shock, all custom woodwork by Southshore Millwork, granite from Cumar, and bedroom closets design by Caza
- Steel framed home with details that flow from the exterior to interior such as exposed steel beams, cedar siding and reinforced granite walls
- All windows are Marvin and commercial double-paned

First Floor:

- Custom porcelain tiled flooring with radiant heat throughout the indoor living areas
- Foyer
    - Stainless steel door opens on a 26 foot glass, granite, and cedar walled atrium
    - Custom staircase made of steel, glass, and granite
- Foyer Powder Room
    - Bamboo style tile walls
    - Boffi Italian floating sink with Geberit fixtures
- Living Room
    - Soaring 20+ foot ceilings
    - Moving glass NanaWall with motorized seamless shades and screens
    - Access to patio
    - Long views over the backyard and pond
    - Dual-sided granite fireplace

  - Venetian plaster wall
  - Wet bar with granite counters built-in JennAir ice maker and beverage drawer
  - Glass enclosed wine cellar with humidity and temperature control and ~2,500 bottle capacity

- Dining Room
  - Fireplace
  - 9’ 6” LED-lit tray ceiling
  - Bench seat looking out over the pool and the pond
- Kitchen
  - Custom StudioBecker cabinetry
  - LED-lit quartzite counter with waterfall edge
  - 9’6” tray ceiling with LED lighting
  - Dornbarcht fixtures
  - Top-of-the-line appliances
    - Stainless steel hood with the motor on the roof for noise-reduction,
    - JennAir Ice maker
    - JennAir Beverage drawer
    - Gaggenau microwave, oven, range and indoor grill
    - Miele refrigerator, two dishwashers, and wine cooler
    - Granite table with waterfall edge
- First Floor Bedroom
  - Italian Oak floors
  - Walk-in closet
  - Full ensuite Bath
    - Marble tiled floors
    - Frameless glass door shower
    - Grohe fixtures
- Mudroom/Butler’s Pantry
  - Garage access
  - Kitchen access
  - Storage access
  - Built-ins
  - Soapstone counter
  - Stainless steel Miele fridge
- Office off Kitchen
  - Built-in Desk
  - Office Powder Room
    - Granite vanity
- Three-season porch off Kitchen with roll down screens, ceiling fans, cedar siding, and porcelain floors
  - Screened Dining area
    - Access to outside patio and grill and pizza oven areas
      - French doors from kitchen
  - Screened living area
    - Granite fireplace
    - wired for cable
    - Access to patio and Zen Garden

- Back Stairway
    - Access to second floor and finished basement

Second Floor:

- Custom imported Italian Oak flooring
- Main Hall with 14’6” ceilings leading from open staircase
- Large sitting area with views out the wall of windows and to the living area below.
- Primary Suite with balcony overlooking the patio, grounds, and pond
    - Primary Bath
        - custom-cut granite tile floor, double vanity, Geberit fixtures, frosted glass shower and soaking tub
    - Large Walk-in closet
        - Granite island
            - SubZero mini fridge and
            - Many built-ins
            - Substantial Wardrobe
- Two bedrooms
    - each with a walk-in closet
    - and ensuite full bathroom with stone vanity
- Laundry room
    - with sink, soapstone counter, tiled backsplash with built-ins, and Electrolux washer and dryer

- Hallway-Gallery leading to Roof Deck and Guest House

Lower Level:

- Home theater with 100-inch screen, plush carpet, 7 speakers surround sound system, and wet bar with beverage cooler
- Large bonus room/playroom
- Full bath with granite tile, Grohe fixtures and frameless glass door
- 3 utility rooms
- 3 closets and large storage areas
- Exterior bulkhead access

Attached Garage:

- Attached oversized heated 3 car garage with dog washing station

Guest House

First Floor:

- Italian Oak flooring
- Private entry foyer from covered carport
- Family room with NanaWall with motorized seamless shades and screens opening on back patio
    - Kitchenette with granite counters, stainless steel GE refrigerator, and Miele dishwasher
- Bedroom with two walk-in closets with built-ins
- Full bath with marble vanity, Grohe fixtures and glass-tiled walls, frameless glass tub enclosure, and marble tile flooring

Second Floor:

- Attached to main house via Hallway-Gallery
- Large gym overlooking the pool and pond
    - with rubberized flooring, mirrored wall, floor to ceiling windows and built-in cabinets with soapstone counter and SubZero mini fridge
- Bedroom with Runtal heater
    - Italian Oak flooring
    - Ensuite bath with marble tile floors and vanity with crushed glass accent wall, Grohe fixtures and frameless glass shower door

Exterior:

- Long private drive leading to a large circular driveway between the main house and barn
- Extensive stone patio off the living room and between the main house and guest house
- Heated 3-sided infinity pool and hot tub overlooking the lawn and the pond
- Built-in grill
- Granite pizza oven
- Zen Garden with torii gate fence
- 7.68-acre stream fed pond with dock where you can take in spectacular sunset views
- Bridge over serene waterfall with old growth Mountain Laurels and Rhododendrons that make you feel as if you are in an arboretum
- Firepit on lawn next to water
- Fenced-in garden
- Hiking trails
- Charming playhouse
- Woodshed

Boat House

- Two room fireplaced classic boat house with hardwood floor, wood-siding and metal roof
- Attached covered boat slip with garage door
- Ipe Brazilian hardwood dock on pond

Barn

- First floor with large garage and workshop area with overhead garage doors
- Studio space upstairs with access to exterior balcony looking out over the circular driveway to the main house
- Cedar exterior and pine interior

Utilities

Main House, including Guest House-

- Integrated Elan Lutron app-based system controls:
  - security
  - climate
  - lighting
  - video
- 2 Lochinvar gas furnaces
  - Separate pool furnace
- Electric - 400 amps
- Town sewer and water
- HVAC systems
  - Two-phase heating system - 20 zones
    - Phase 1 is radiant
    - Phase 2 is hydro-air
  - Whole-house humidification system
  - Central AC - 20 zones
- Generator - 125 amps/30 kilowatts
- Sonos sound system with 3 bases and 9 zones
- LED lights throughout

Barn/Workshop-

- Lochinvar CADET gas-fired boiler
  - 2 heat zones
- Central AC
  - 3 zones
- Electric- 200 amps

Land

- 31.43± acres composed of 2 contiguous lots
  - Lot 3-002: 16.71± acres
  - Lot 3-003: 14.72± acres

Lee Pond Estate
Property Photographs











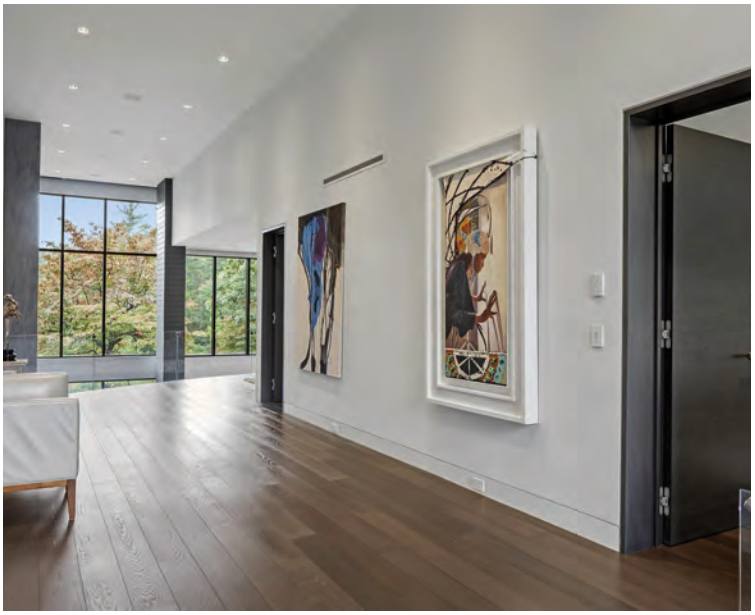









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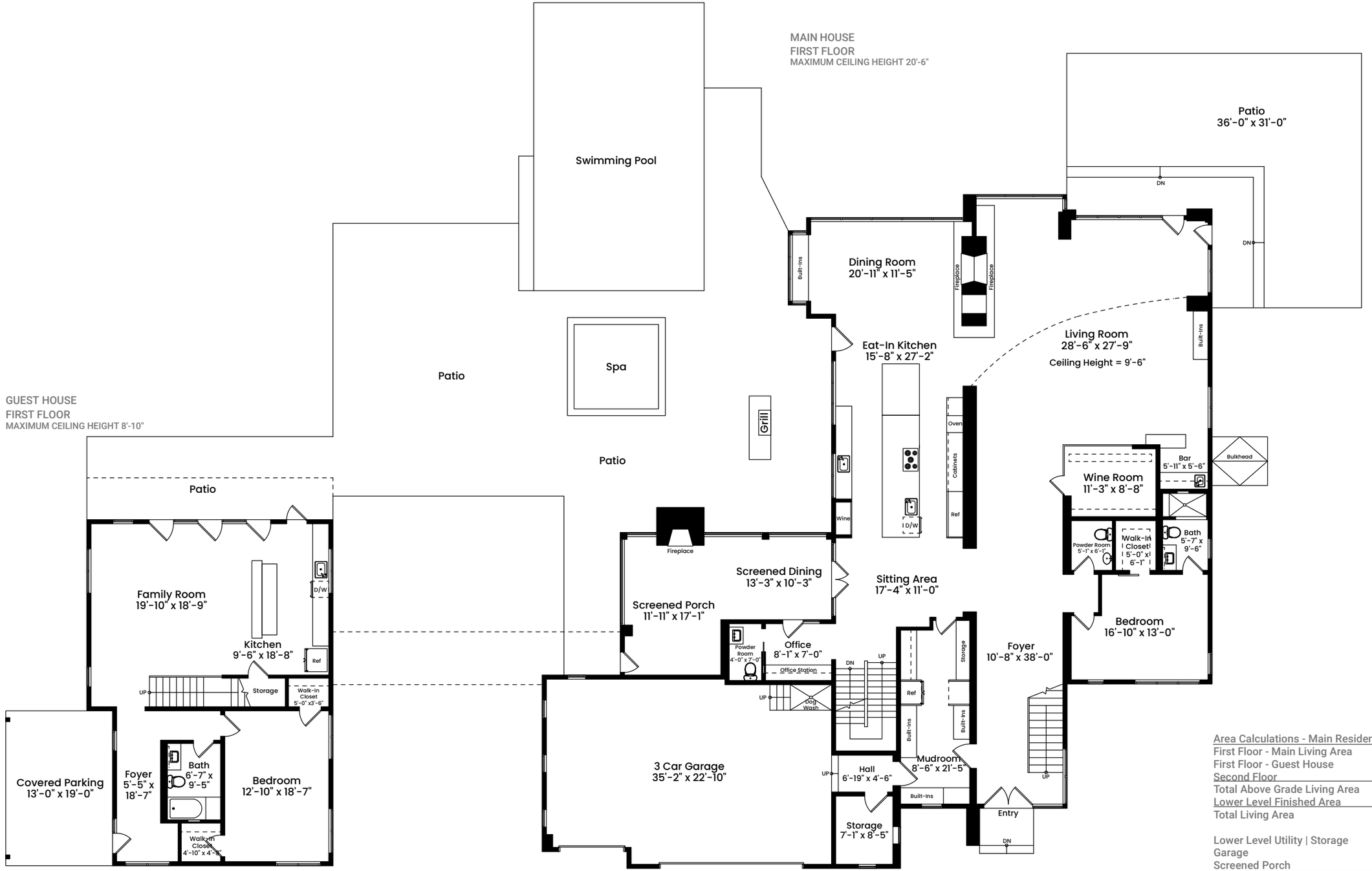








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Area Calculations - Main Residence	
First Floor - Main Living Area	3,305 SF
First Floor - Guest House	857 SF
Second Floor	4,326 SF
Total Above Grade Living Area	8,488 SF
Lower Level Finished Area	1,821 SF
Total Living Area	10,309 SF
Lower Level Utility | Storage	1,351 SF
Garage	925 SF
Screened Porch	365 SF
Total Area	12,950 SF

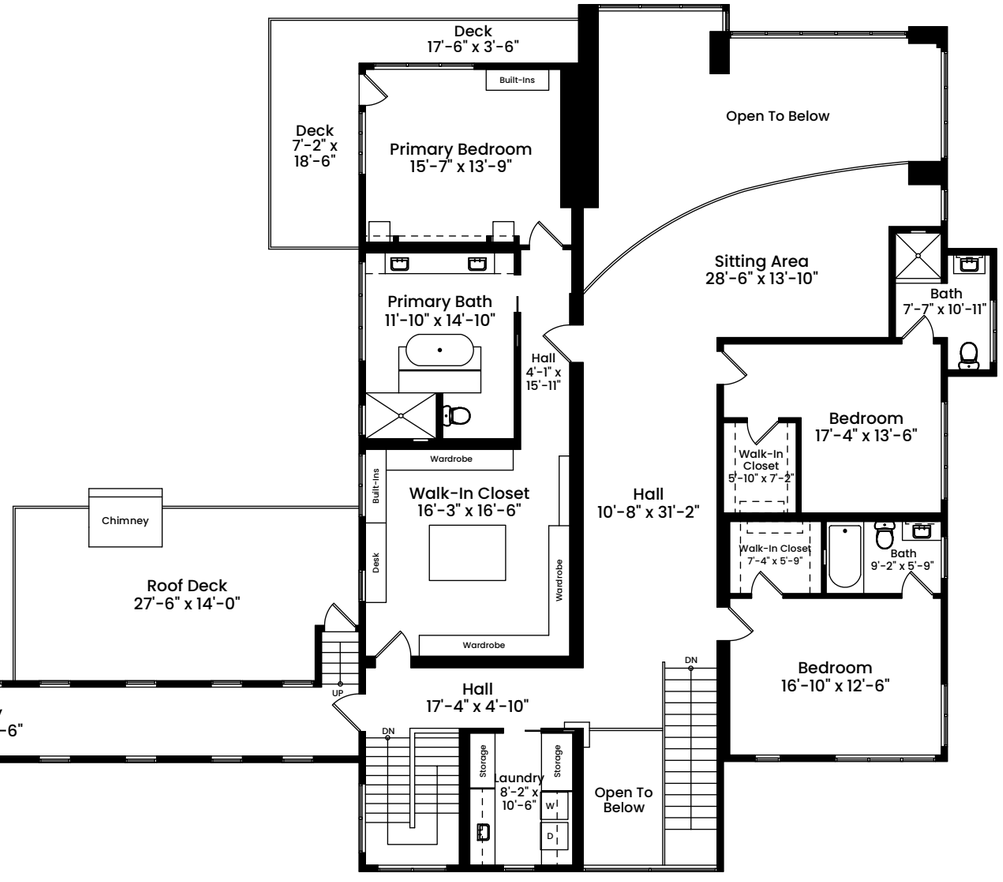
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or square footage questions about this property.

Graphic Scale 1 1 2 4 8

North

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

MAIN HOUSE
SECOND FLOOR
MAXIMUM CEILING HEIGHT 14'-6"



GUEST HOUSE
SECOND FLOOR
MAXIMUM CEILING HEIGHT 12'-0"

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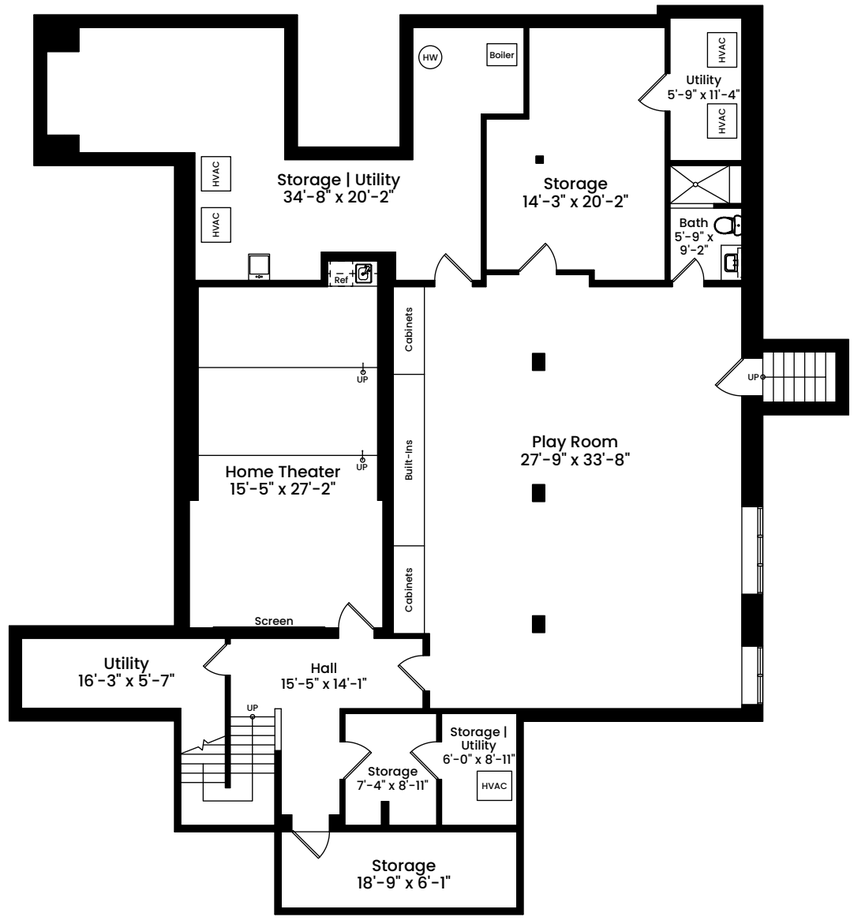
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MAIN HOUSE

LOWER LEVEL

MAXIMUM CEILING HEIGHT 8'-0"



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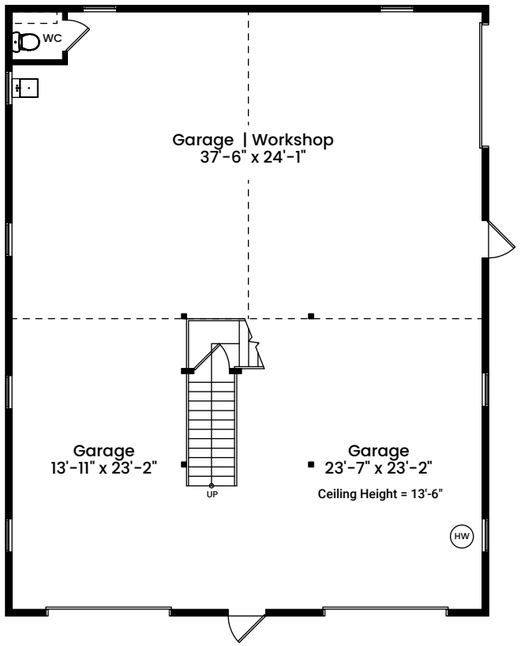
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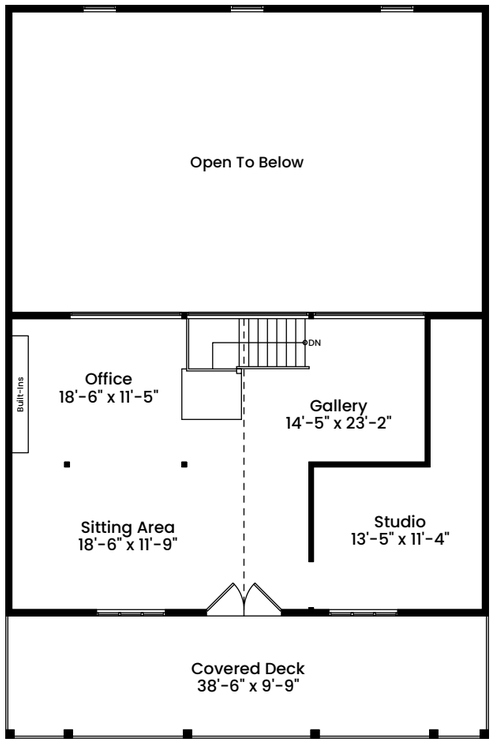
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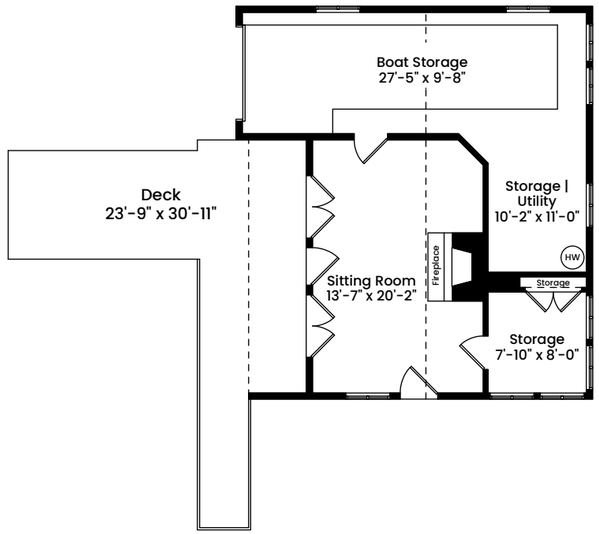
BARN - FIRST FLOOR
MAXIMUM CEILING HEIGHT 30'-0"



BARN - SECOND FLOOR
MAXIMUM CEILING HEIGHT 18'-11"



BOAT HOUSE
MAXIMUM CEILING HEIGHT 13'-3"



Area Calculations

Barn	
First Floor	1,874 SF
Second Floor	932 SF
Total Area	2,806 SF
Boathouse	
Total Area	775 SF

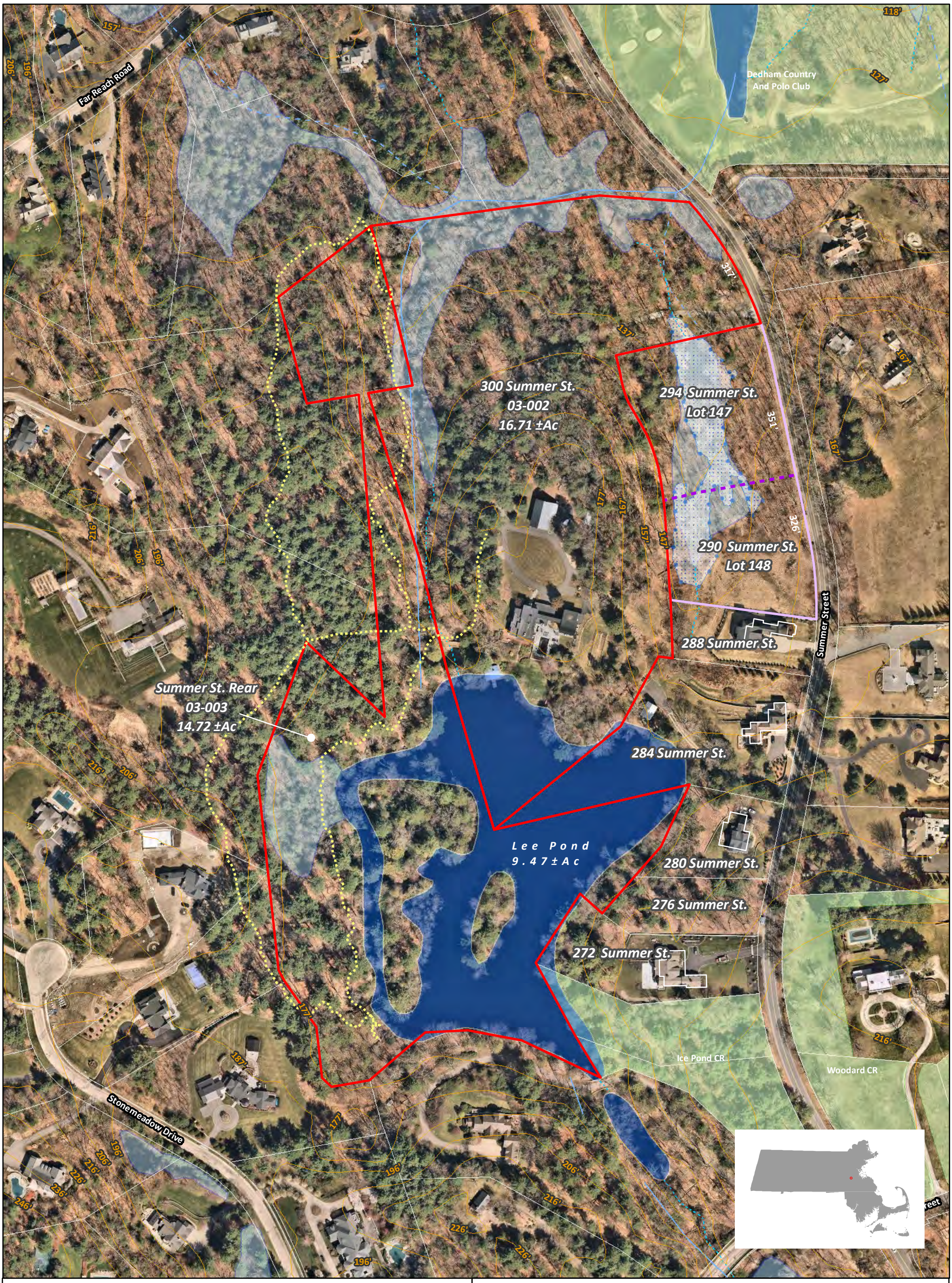
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Document Name: MA3617 ortho 02 07 23



Legend

- Subject Property - 31.43 ±Ac
- Pending Approval
- Adjacent Properties
- Protected Land
- Open Water
- DEP Wetlands
- Surveyed Wetlands
- Trails
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2021 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA3617

Date: 02/07/23

Scale: 1 " = 200 '

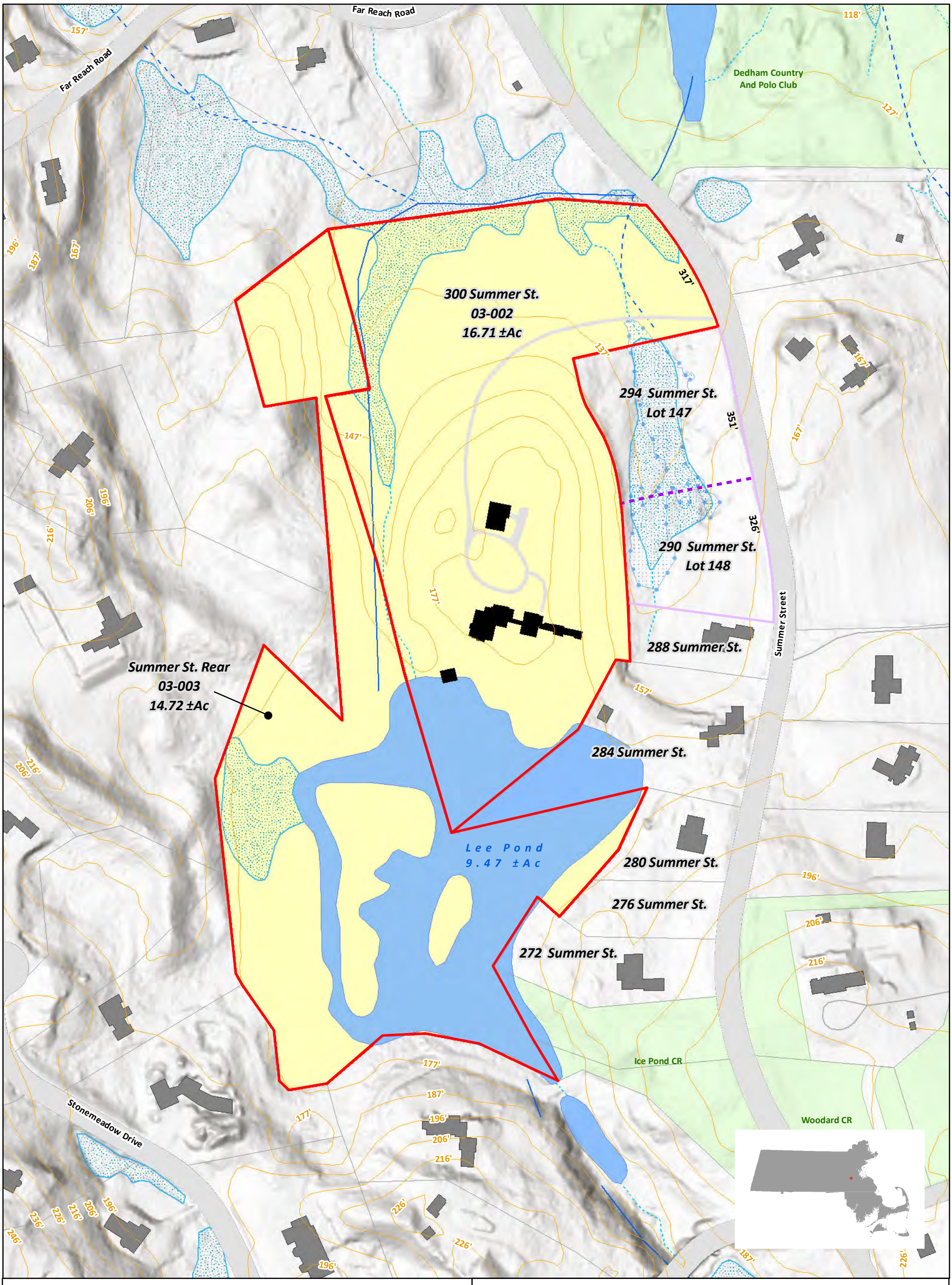
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This plan is conceptual only and is not represented as an engineered plan.

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Westwood, MA

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Legend

- Subject Property - 31.43 ±Ac
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Credits: Background from ESRI 'Terrain Base' map service

Base Plan

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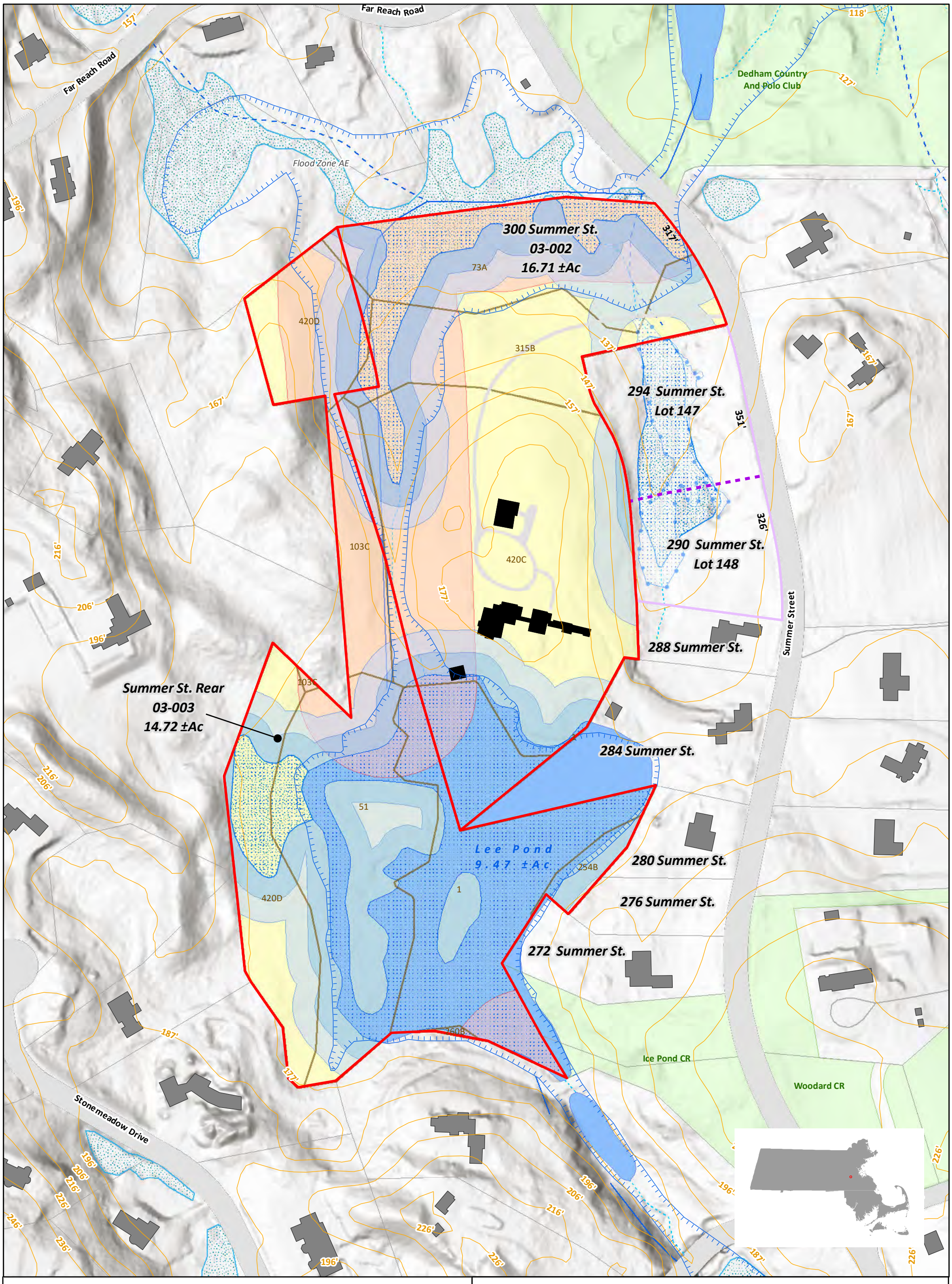
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Legend

- Subject Property - 31.43 ±Ac
- Pending Approval
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Types
- Open Water
- Surveyed Wetlands - 0.05±Ac
- DEP Wetlands - 9.06±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 100 Year Flood Zone
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

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