429 Summer Street

Westwood, MA. | 12.64± acres







For more information, please contact:

Jay Boyle
Principal - Broker
jboyle@landvest.com
M: 617.733.6723
www.landvest.com

292 Newbury St, Boston, MA 02115
www.landvest.com

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding the listing of 429 Summer Street, Westwood MA which is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

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No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

EXHIBITS

Property Information

Property Photographs

Floor Plans

Ortho-map

Site Analysis Plan

Base Plan

429 Summer Street
Westwood, MA 02090

This magnificent 8,000 sf Georgian Colonial on 12+ acres is set in the heart of Westwood's estate area. Custom designed by Johnson, Craven & Gibson, it is modeled after William Lawrence Bottomley's Milburne in Richmond, Virginia. Everything is beautifully conceived, from the bricks that were specially fired in Virginia, to the fine detailing of the custom woodwork and fixtures, to the beautifully proportioned architecture.

The stunning entry hall with its sweeping staircase is flanked by exquisite formal living and dining rooms, a classic library and a wonderful breakfast room, all of which overlook the south-facing bluestone terrace and grounds beyond. A spacious kitchen with adjoining butler's pantry, plus two wings that provide separate living areas for family and guests, complete the first floor. Upstairs is the spacious primary suite with separate baths and an adjoining office. There are a total of over six bedrooms and six and one-half baths.

The grounds are spectacular, impeccably designed by Morgan Wheelock, and set at the end of a long private drive that borders the Dedham Country & Polo Club's 18th fairway. The amazing back lawn is framed by a breathtaking conservatory-greenhouse, a lovely pool and cabana, a peaceful walking path, a tennis court and a six-acre wood to explore.

First Floor

- Entry Hall
  - North-side front entry doorway with side lights
    - Hidden door to coat closet in curved wall under staircase
    - Curved door to powder room and side hall
  - Sweeping grand staircase and soaring 22-foot ceiling
    - Landing with large arched window
  - Sitting Area with south-facing double doors and large windows overlooking the bluestone terrace and the grounds beyond
- Powder Room off Entry Hall
- Living Room
  - Wainscotting, oak floors, and crown molding
  - Fireplace with marble surround and mantle with decorative and dentil molding
  - Two sets of double French doors open to the South-side terrace and double doors to Library
- Library
  - Oak floors
  - Mahogany paneling with dentil molding
  - Fireplace with marble surround, and mantle with dentil molding

    - Wet bar with copper sink and marble counter
    - Beautiful, curved floor-to-ceiling window and two doors to back patio
    - Double French doors to Loggia between main house and East-Guest Suite
- Dining Room
    - Oak floors
    - Hand-painted Gracie wallpaper
    - Wainscotting and dentil molding
    - Two sets of double French doors to back patio
    - Fireplace with marble surround and mantle with dentil molding

- Breakfast Room
    - Oak floors
    - Dentil and crown molding
    - Curved floor-to-ceiling windows, and two curved doors to the back patio
    - Fireplace with marble hearth and painted tile surround
- Butler's pantry
    - Sink, Sub-Zero refrigerator, and dishwasher
    - Ample cabinetry
    - Doors to dining room, breakfast room, kitchen and access to side entry
- Kitchen
    - Arched windows overlooking grounds
    - Marble counter island with room for seating
    - Cherry cabinetry, built-in pantry, and built-in-desk with storage
    - Double wall oven, Bosch dishwasher, Thermador microwave, Jenn-air Stove, Sub-Zero refrigerator
- Hall
    - Millwork, two closets, window seat with built-in storage
    - Back stairs to second floor
    - Tile floor
- Mud room
    - Three storage closets
    - Tile floor
- Laundry room
    - Laundry sink
    - Spacious built-in cabinetry
    - Exterior door to backyard
- **West Guest Suite**
    - Bedroom with full en-suite bath, two closets, curved window, and oak floor
    - Kitchenette with full-size refrigerator, sink, dishwasher, ample cabinets, and pull-down stairs to attic
    - Living room with fireplace with marble surround, two built-in closets, oak floors

- **East Guest Suite**
    - Bedroom with two closets and oak floors, en-suite bathroom with marble counter
    - Small kitchenette with sink and mini fridge and pull-down stairs to attic
    - Living room with fireplace with marble surround and mantle with dentil molding, oak floors, and large curved window with views of the pool

Second Floor

- Primary Suite
    - Bedroom
        - Fireplace with marble surround, mantle, built-in shelves
        - Crown molding and wainscotting
        - Oak floors
    - Full bath
        - Jacuzzi tub
        - Sink with marble counter
        - Tile floor
    - Large walk-in closet with ample built-ins
        - Oak floors
    - Second full bath
        - Marble counter
        - Steam shower
        - Tile floor
    - Walk-through closet with built-ins
        - Oak floor
    - Office
        - Small balcony
        - Carpet
        - Mini split for heat and A/C
- Bedroom Suite 2
    - Oak floor
    - Crown molding
    - Gas fireplace with marble surround and raised hearth, mantle with crown and dentil molding
    - Walk-in closet
    - Two built-in bookcases
    - Closet with shelving behind hidden door built into the wall
    - French doors out to large deck
    - Full bathroom
        - Tub
        - Sink with marble counter
        - Tile floor

- Bedroom Suite 3
    - Oak floor
    - Crown molding
    - Step-in closet
    - Full bath
        - Marble counter
        - Tile floor
- Hall with back staircase from first floor, stairs to the third floor
    - Oak floors
    - Ample built-in cabinetry
    - Three linen closets
    - Storage closet with utility sink

Third Floor

- Bedroom
- Full bath
- Storage room with west -facing window, oak floors
- Cedar closet
- Long storage closet
- Access to utility room

Lower Level

- Full bathroom
- Exercise room
- Large storage room
- Two closets for storage

3-Car Garage Under

- Workshop areas
- Storage space
- Access to lower level

Mechanicals

- **Heat**
    - 25 zones
        - Type- Hydronic warm air and forced hot water
        - Office off Primary Suite has mini split
- Burners-
    - 2 Viessman oil burners, new in 2024.

- Water heater
  - Viessman

- **AC**
  - 10 zones

- **Water and Sewer**
  - Domestic Water – artesian well
  - Irrigation – separate well
  - Septic- Title V in-hand
- **Electrical**
  - 600 amps
  - Kohler Generator

Conservatory- Green House

- First Floor
  - Slate tile floor, copper sink, fountain, back door
- Lower Level
  - Potting room, workshop area with sink, shower, built-in shelves, additional greenhouse space, and utility room
- Mechanicals
  - Electric – Sub panel from main house
  - Heat – 2 HTP Boilers. Propane fired
    - Radiant and hydronic

Pool House

- Full bathroom
- Kitchenette
- Mechanicals:
  - Electric: subpanel
  - Heat: propane

Pool

- Heated
- Gunite

Tennis Court

- Asphalt

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Property Photographs













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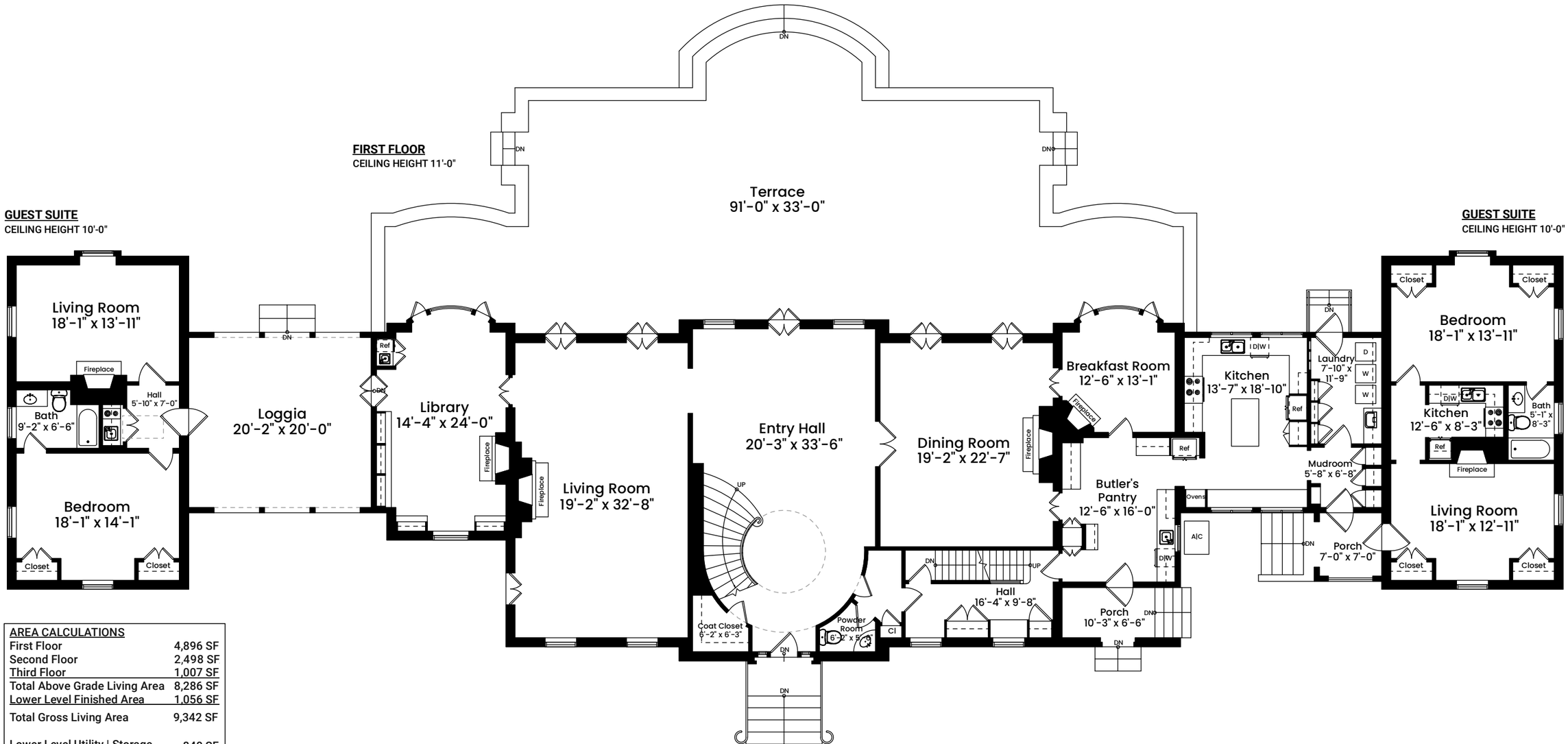
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429 Summer Street | Westwood, MA 02090

FIRST FLOOR
CEILING HEIGHT 11'-0"

GUEST SUITE
CEILING HEIGHT 10'-0"

GUEST SUITE
CEILING HEIGHT 10'-0"



AREA CALCULATIONS	
First Floor	4,896 SF
Second Floor	2,498 SF
Third Floor	1,007 SF
Total Above Grade Living Area	8,286 SF
Lower Level Finished Area	1,056 SF
Total Gross Living Area	9,342 SF
Lower Level Utility | Storage	840 SF
Garage	1,192 SF
Third Floor Utility	92 SF
Total Area	11,581 SF

Architecturally drafted in February 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

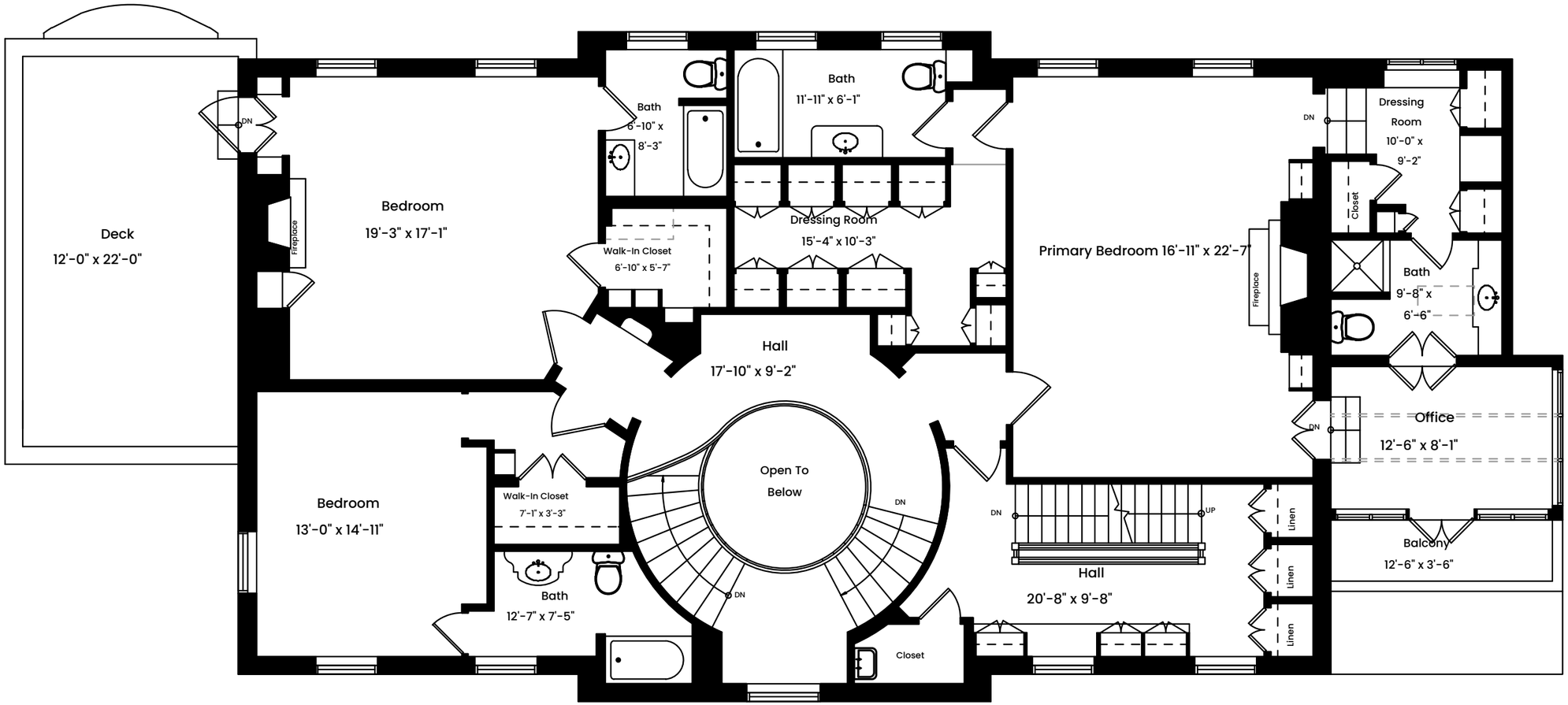
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Graphic Scale

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.

429 Summer Street | Westwood, MA 02090

SECOND FLOOR

CEILING HEIGHT 9'-9"



AREA CALCULATIONS	
First Floor	4,896 SF
Second Floor	2,498 SF
Third Floor	1,007 SF
Total Above Grade Living Area	8,286 SF
Lower Level Finished Area	1,056 SF
Total Gross Living Area	9,342 SF
Lower Level Utility | Storage	840 SF
Garage	1,192 SF
Third Floor Utility	92 SF
Total Area	11,581 SF

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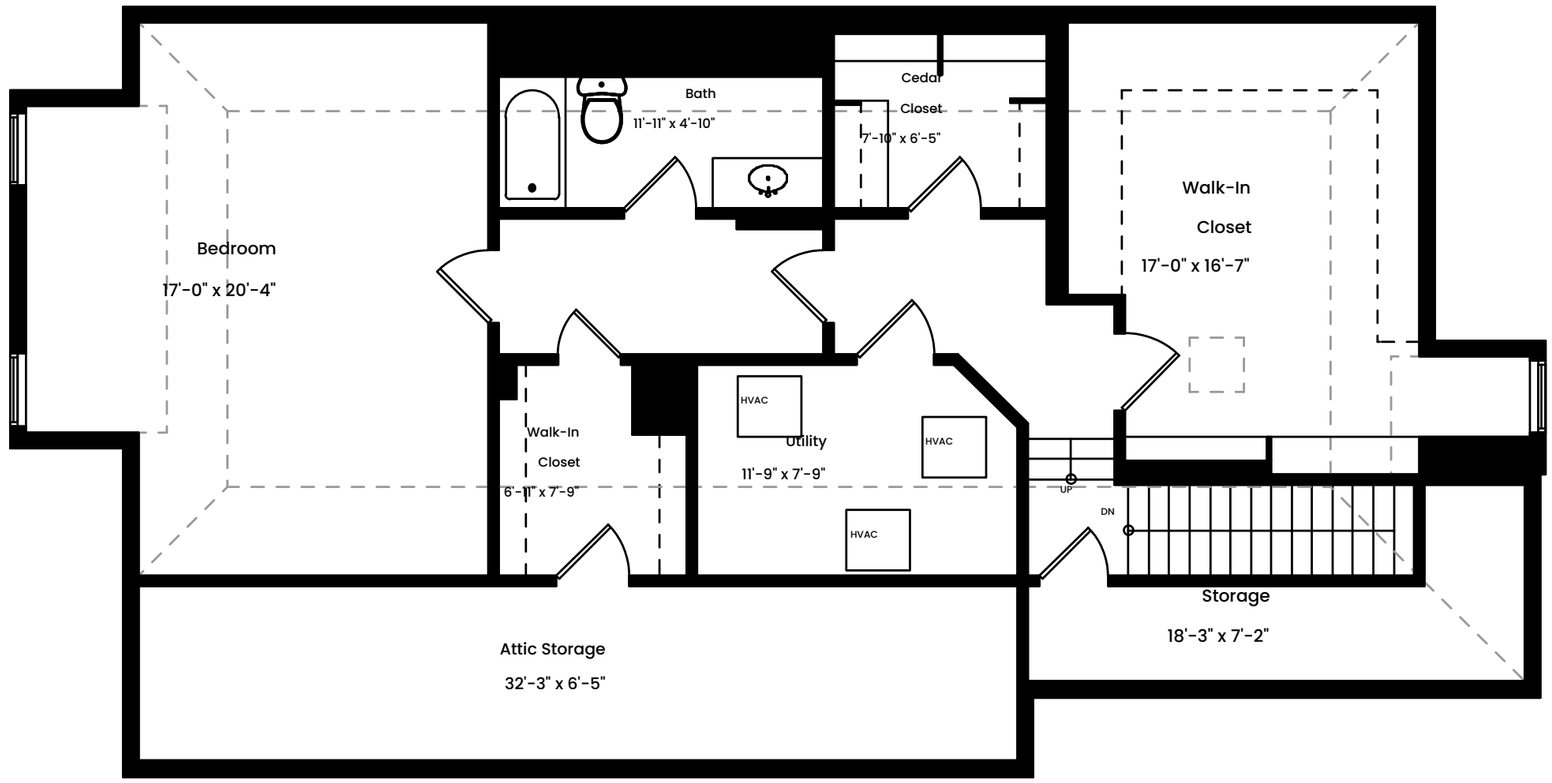
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THIRD FLOOR

CEILING HEIGHT 8'-5"



AREA CALCULATIONS	
First Floor	4,896 SF
Second Floor	2,498 SF
Third Floor	1,007 SF
Total Above Grade Living Area	8,286 SF
Lower Level Finished Area	1,056 SF
Total Gross Living Area	9,342 SF
Lower Level Utility | Storage	840 SF
Garage	1,192 SF
Third Floor Utility	92 SF
Total Area	11,581 SF

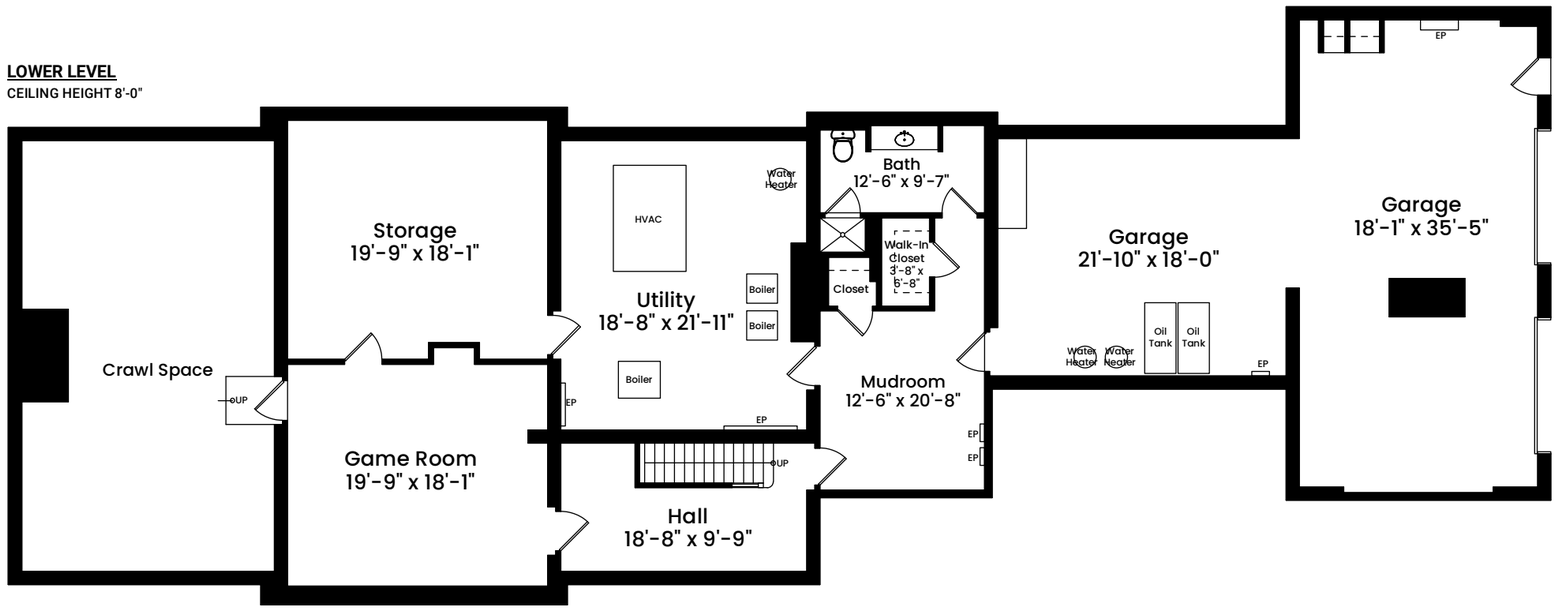
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AREA CALCULATIONS	
First Floor	4,896 SF
Second Floor	2,498 SF
Third Floor	1,007 SF
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Lower Level Finished Area	1,056 SF
Total Gross Living Area	9,342 SF
Lower Level Utility | Storage	840 SF
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Third Floor Utility	92 SF
Total Area	11,581 SF

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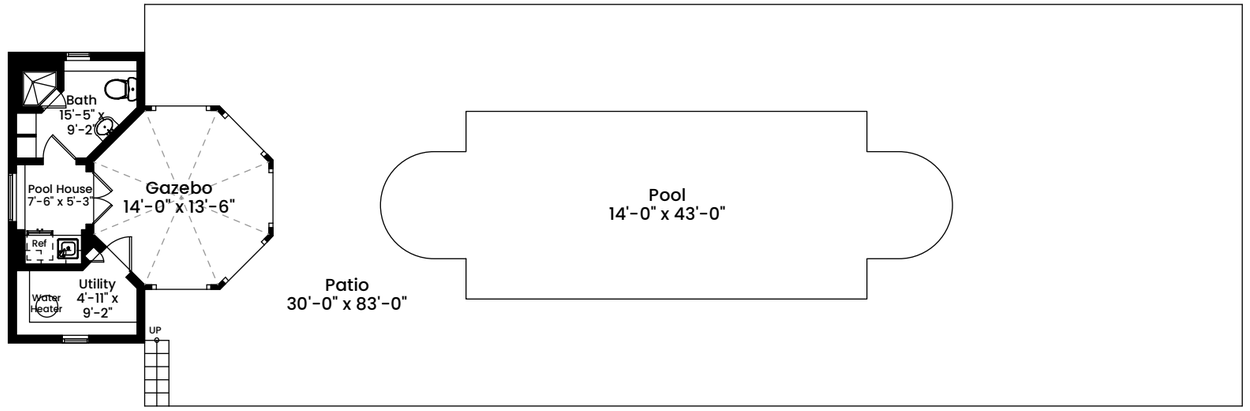
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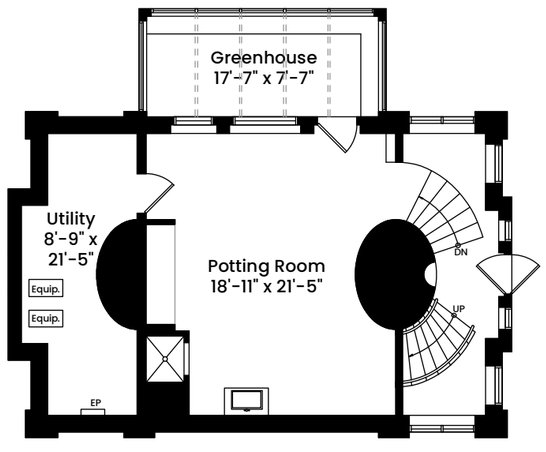
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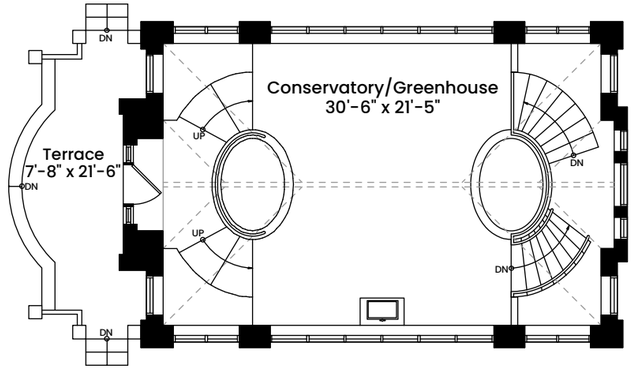
POOL HOUSE
CEILING HEIGHT 7'-5"



GREEN HOUSE - LOWER LEVEL
CEILING HEIGHT 7'-3"



GREEN HOUSE - FIRST FLOOR
CEILING HEIGHT 16'-0"



AREA CALCULATIONS	
Greenhouse	
First Floor	897 SF
Lower Level	868 SF
Total Area	1,765 SF
Pool House	191 SF

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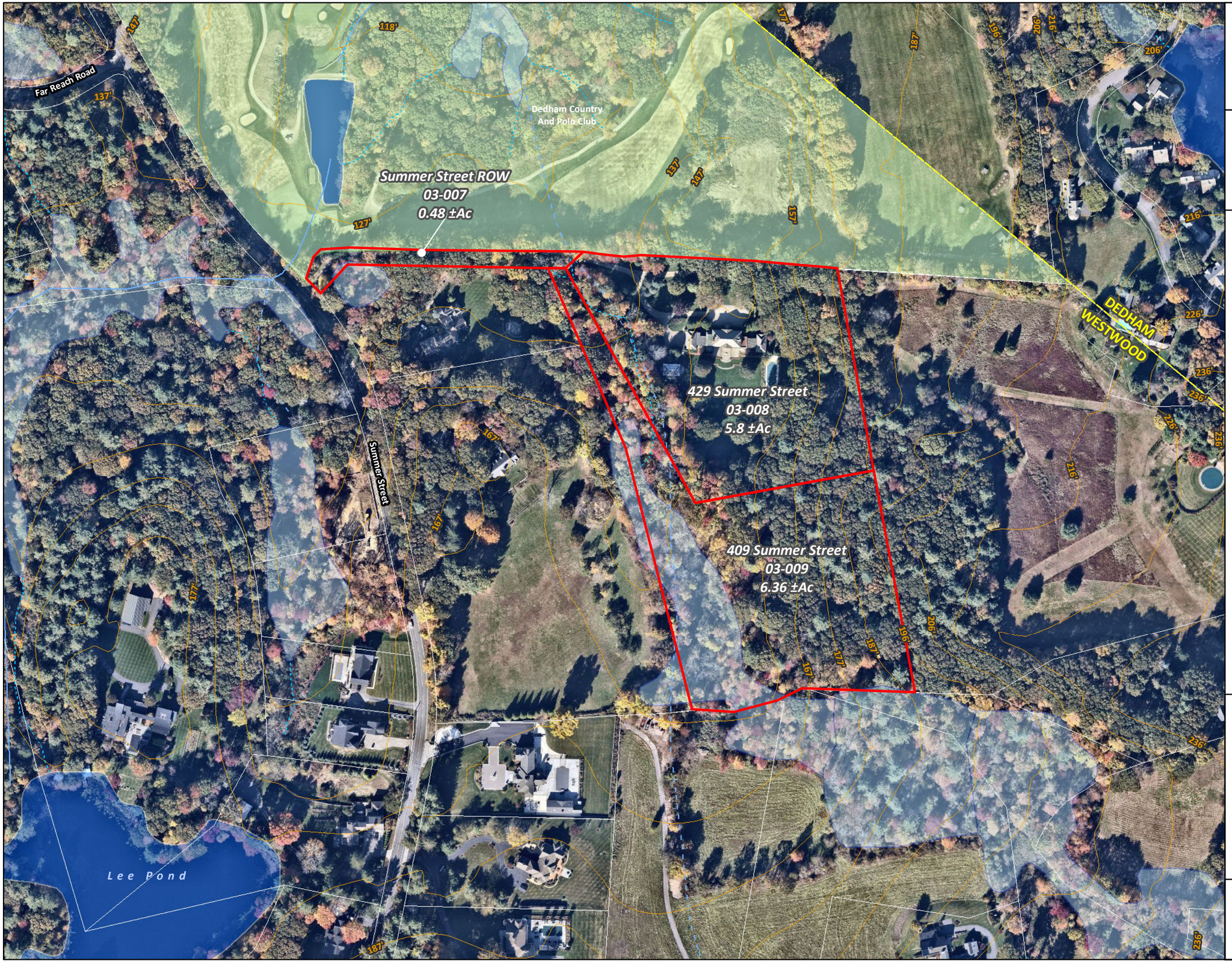
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429 Summer Street

Westwood, MA

Base Plan Orthophotograph



LEGEND

- Subject Property - 12.64 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2024 Imagery from Nearmap Imagery map service.

Date: 03/28/25

Project Number: MA4843-P

0 100 200 400 Feet

Scale: 1 " = 200 '

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

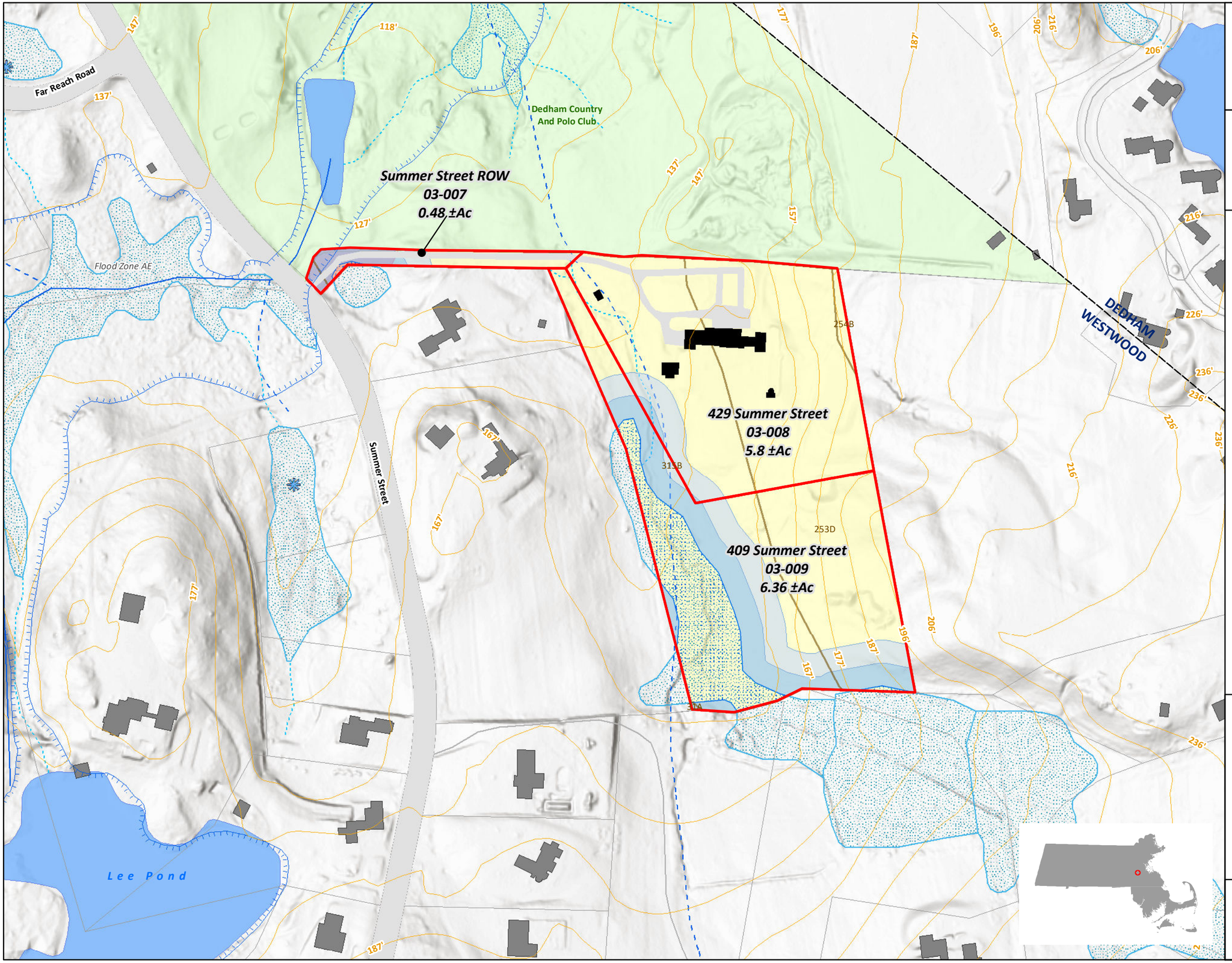
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Document Name: MA4843-P ortho

429 Summer Street

Westwood, MA

Site Analysis Plan



LEGEND

- Subject Property - 12.64 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Types
- Open Water
- Wetlands - 1.47 ±Ac
- 100 Year Flood Zone
- 50' Wetlands Setback
- 100' Wetlands Setback
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Potential Vernal Pools
- Contours (ft)

Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 03/28/25

Project Number: MA4843-P

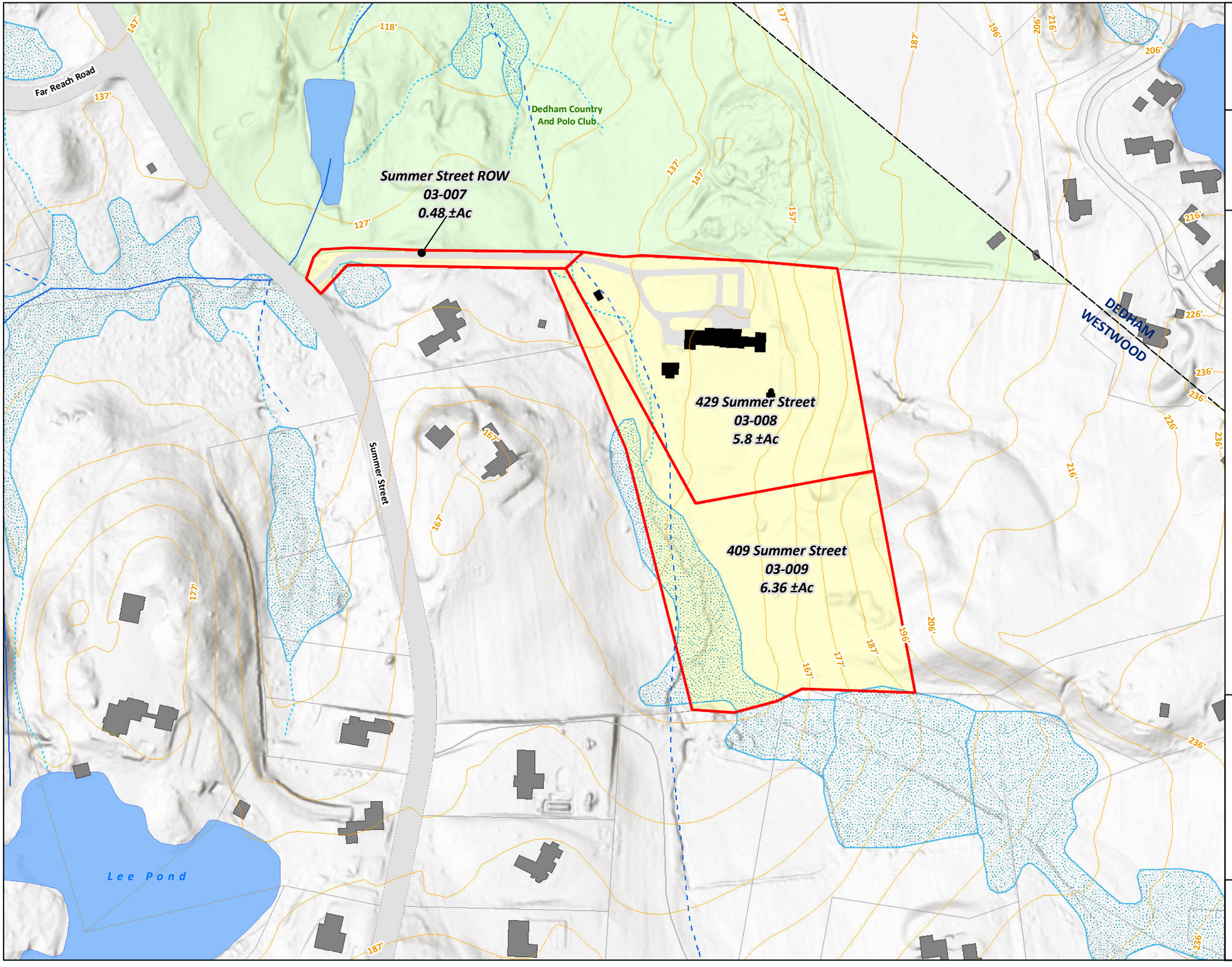
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Document Name: MA4843-P site analysis



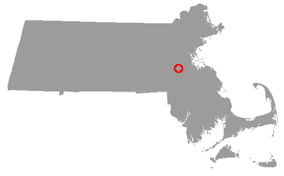
429 Summer Street

Westwood, MA

Base Plan

LEGEND

- Subject Property - 12.64 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
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0 100 200 400 Feet

Scale: 1 " = 200 '

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Document Name: MA4843-P base