18 Longmeadow Drive

Westwood, MA | 3.48± acres







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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

Base Plan

18 Longmeadow Drive
Westwood, MA

Located in the highly sought-after Stevens Farm neighborhood of Westwood, this gated estate is set on 3.48 acres of beautifully landscaped grounds and was designed by noted architect Patrick Ahearn. The foyer, with its dramatic three-story atrium, leads to French doors opening onto a 70' terrace overlooking a spectacular pool and cabana. Formal living and dining rooms flow seamlessly off the atrium. The striking new chef's kitchen adjoins the family room, casual dining room, and a separate terrace. A mahogany-paneled study with lounge and wet bar is ideal for private conferences. The residence offers 8+ en-suite bedrooms, including a grand primary suite with dual baths and a 20'x25' walk-in closet. Two guest suites provide flexibility, each with a private entrance. The lower level includes a gym, sauna, steam, changing rooms, playroom, theater, wine cellar, and billiard room. Close to Routes 128/95 and top-rated schools, this residence is perfect for everyday living and formal entertaining.

First Floor

Grand Foyer

- Vaulted 30-foot atrium
- Long views through French doors to terrace and pool beyond
- Powder room with marble counter
- Coat closet

Living Room

- Hardwood floors
- Wood-burning fireplace with sandstone surround
- French doors to terrace

Library

- Hardwood floors with cherry and mahogany inlay
- Mahogany-paneled walls and built-ins
- Wood-burning fireplace with granite mantle and mahogany surround
- Large bar area with granite counters, cabinetry, built-ins, and two sinks
    - Appliances include Bosch dishwasher, Marvel bar fridge, Marvel ice maker, Dandy wine fridge
- Built-in media center and TV (app controlled)

Dining Room

- Gas fireplace
- Textured walls
- Pocket door opening on atrium
- French doors to terrace
- Built-in glass cabinetry with lighting

Kitchen

- Quartz countertops
- Custom cabinetry with marble tile accents, and extensive storage
- Built-in desk
- Two sinks
- Appliances include WOLF drawer microwave, Two Miele dishwashers, WOLF double wall ovens and warming drawer, WOLF gas range with hood, Two refrigerator/beverage drawers, Miele wood-paneled refrigerator & freezer, Miele wine fridge
- Dual trash pull-outs

Breakfast Area

- Two sets of French doors open to dining patio
- Pocket doors opening of Family Room and Kitchen
- Built-in cabinetry and shelves
- Marble tiled floors

Family Room

- Gas fireplace with stone surround
- French doors with automatic sunshades open to terrace
- French doors with automatic sunshades open to dining patio
- Hardwood flooring

Butler's Pantry

- Ample cabinetry and closet with built-ins
- Wet bar with, sink and granite counters
- Appliances include Scotsman ice machine, Viking wine cooler, Gaggenau dishwasher
- Door to terrace
- French door to terrace
- Built-in glass cabinetry with lighting

Mudroom

- Built-ins with coat hooks and drawers
- Ample closet with built-ins
- Powder room with textured plaster walls

First Floor Guest Suite

- Two closets with built-ins
- Carpeted bedroom
- Built-in media center with Perlick beverage cooler

- Full bath with heated granite tile floor, tub, and vanity
- Separate west-side entrance and parking area

In-Law Apartment

- Two bedrooms with hardwood floors and built-in closets
- Two hall closets with built-ins
- Full kitchen with granite counters, Frigidaire dishwasher, stove, refrigerator, built-in microwave
- Full bath with linen closet, glass door tub, marble tile floor
- Built-in media center
- Hardwood flooring
- Separate entrance from first floor

Second Floor

Primary Suite

- Bedroom: Gas fireplace, plush carpeting, cathedral ceiling, tray lighting, automated blackout shades, crown molding
- Bath 1: Storage closet, marble tile, marble counter, built-ins, walk-in steam shower with glass door, and radiant heated floors
- Bath 2: Spa soaking tub with marble surround, marble vanity and tile, large walk-in marble steam shower with glass door, radiant heated floors
- Wet bar with sink, wood-paneled mini fridge, microwave and cabinetry
- Built-in safe
- Large walk-in closet with island, built-ins, jewelry storage, and closet within a closet
- Private staircase to third floor

Bedrooms

- Bedroom 1: Hardwood floors, built-ins, built-in desk, walk-in closet with built-ins; en-suite bath with marble tile, radiant heated floor, glass door shower/tub, linen closet
- Bedroom 2: Hardwood floors, window seat with storage, two closets with built-ins; en-suite bath with marble tile, radiant heated floor and glass shower/tub
- Bedroom 3: Carpeted, two closets with built-ins, built-in desk, French doors with balcony overlooking foyer; en-suite bath with granite vanity, tiled floor, built-in closet, tub with glass door
- Bedroom 4: Hardwood floors, walk-in closet, French doors with balcony overlooking foyer; en-suite bath with marble tile and radiant heated floor

General

- Walk-in storage closet
- Hall linen closet

Third Floor

General
- Two staircases for access

Office
- Plush carpeting
- Built-in desk, cabinets, and bookshelf
- Large storage closet

Bedroom / Storage Room
- Walk-in closet with built-ins
- Additional closet with built-ins
- Full bath with marble tile floors, radiant heated floor, glass door shower/tub
- Access to back staircase to second floor

Storage Area
- Large storage area

Lower Level

Movie Theater
- Stadium seating for 11
- Soundproofed walls
- Built-in overhead projector
- Surround sound system
- Plush carpeting

Billiards Room
- Carpeted flooring
- Artist designed plaster walls and ceiling

Playroom / Recreation Room
- Carpeted flooring
- Two large walk-in closets with built-ins
- Built-in media center
- Rainforest mural

Wine Cellar
- Temperature- and humidity-controlled
- Glass detail entry door
- ~1,000-bottle capacity

Massage Room / Home Spa

- Steam shower
- Sauna
- Cedar walls
- Closet

Gym/Dance Studio

- French doors to backyard
- Mirrored walls
- Luxury vinyl floor
- Stone walls with Zen garden

Back Entry/Changing Area

- Changing room with steam shower
- Two changing closets with built-ins
- Kitchenette with Sub-Zero wood-paneled refrigerator, sink, microwave, and stone countertop
- Half bath with pebble vanity

Laundry Room

- Granite counters
- Sink
- Ample storage
- Built-in closets

Hallway

- Textured walls
- Wet bar with two built-in refrigerators and ice machine
- Half bath with custom tile walls
- Closet with built-ins
- Utility closets
- Linen closet
- Accessed via two sets of staircases to first floor

Exterior

- Terrace with bluestone, wired speaker system
- Grand staircase down to pool
- Pool area with covered outdoor kitchen (sink, granite counters, fire rotisserie)
- Putting green
- Separate stone patio
- Children's playscape
- Rolling lawn
- Heated four-bay, four-car garage

Utilities

- Central vacuum system
- Whole house wired surround sound
- App-controlled lighting and security system
- Heating & AC
  - 2 Viessmann hydronic boilers
  - 1 Viessman Domestic Hot Water Tank
  - 6 Hydro Air Handlers
  - Hydronic in-floor radiant heating in the bathrooms and gym
  - 6 AC Condensers
  - 3 Steam Humidifiers
  - 2 Heat Recovery Ventilators
- 800 Amps of Electric
- 400 Amp Whole House Generator

Video Monitoring on Premises

Stevens Farm HOA

- $400 per year

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Property Photographs













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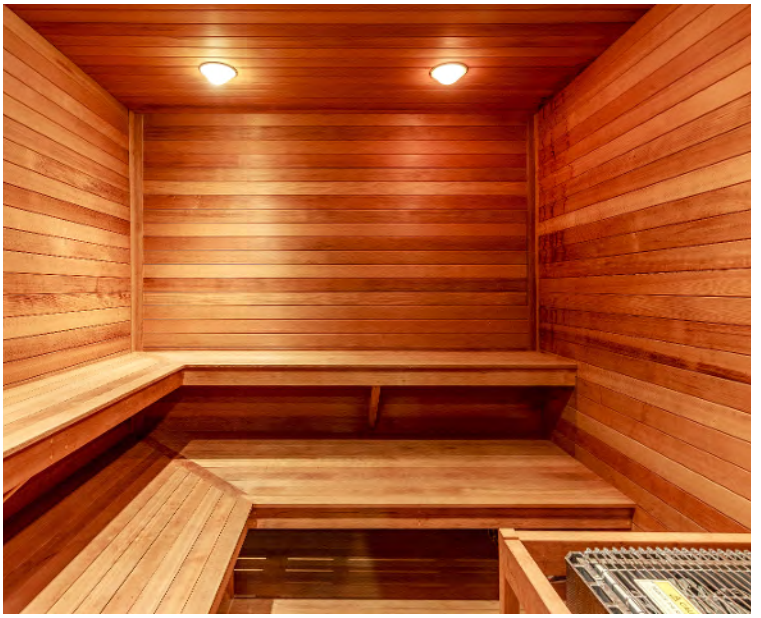
























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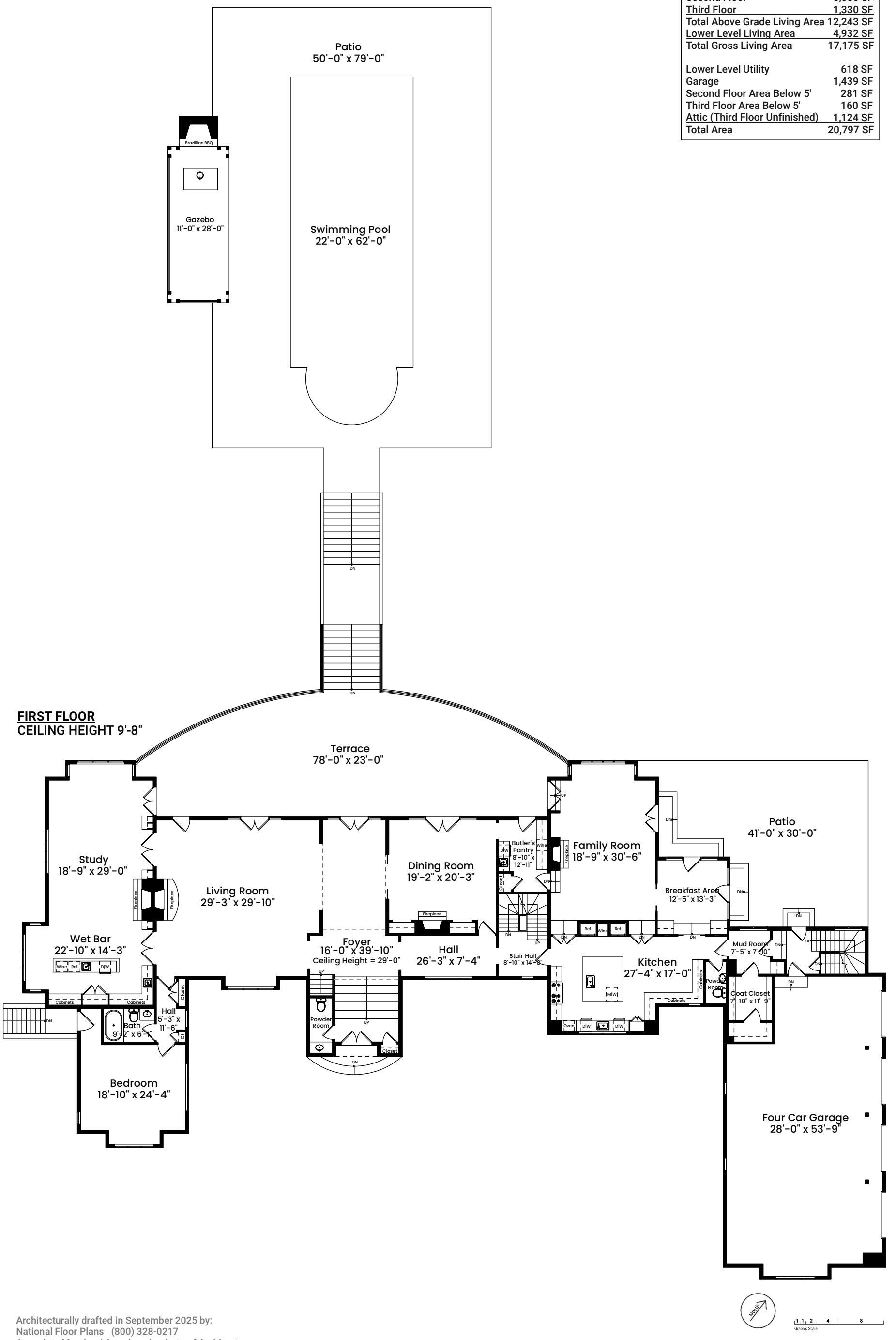




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18 Longmeadow Drive | Westwood, MA 02090

AREA CALCULATIONS	
First Floor	5,333 SF
Second Floor	5,580 SF
Third Floor	1,330 SF
Total Above Grade Living Area	12,243 SF
Lower Level Living Area	4,932 SF
Total Gross Living Area	17,175 SF
Lower Level Utility	618 SF
Garage	1,439 SF
Second Floor Area Below 5'	281 SF
Third Floor Area Below 5'	160 SF
Attic (Third Floor Unfinished)	1,124 SF
Total Area	20,797 SF



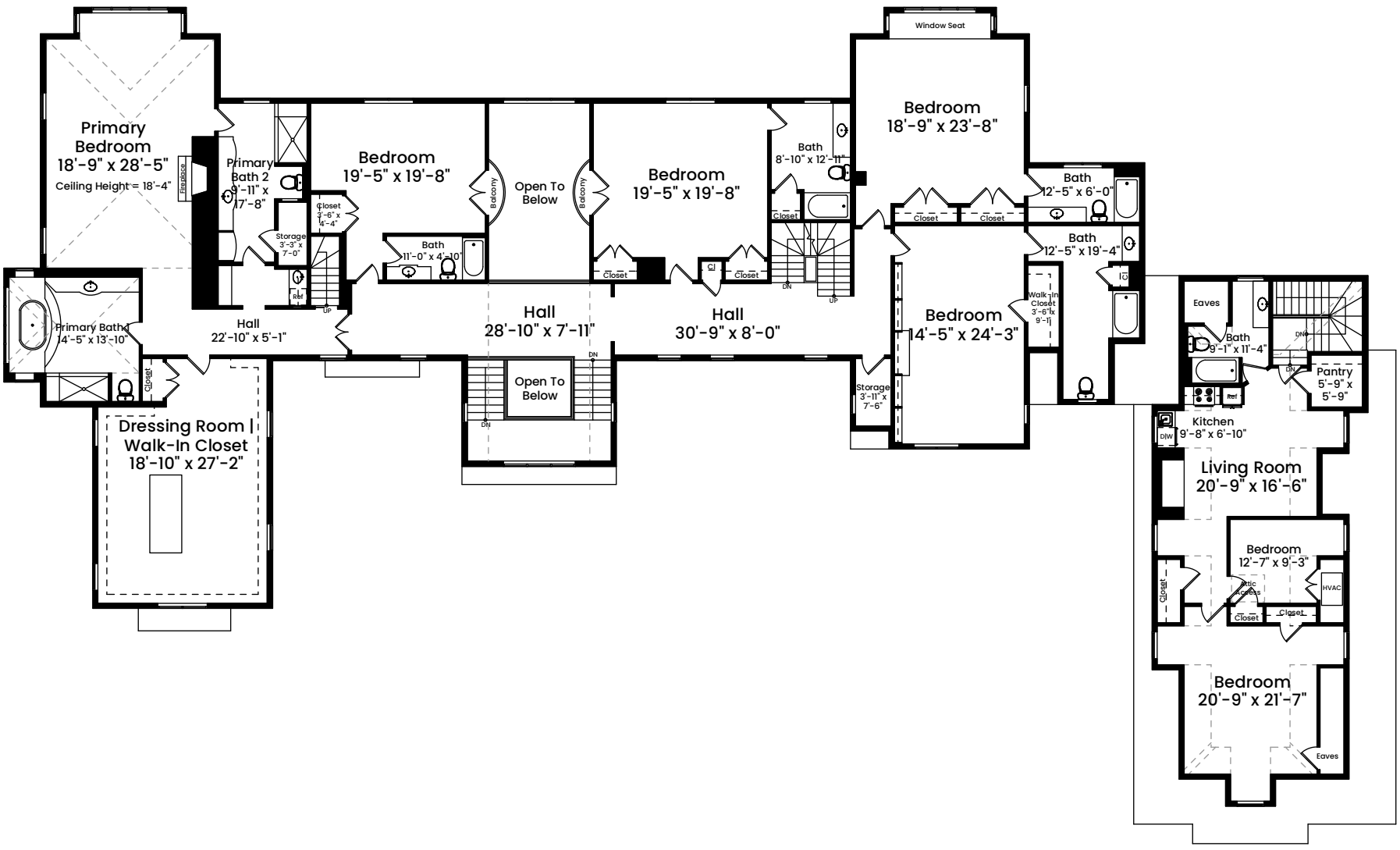
Architecturally drafted in September 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

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.

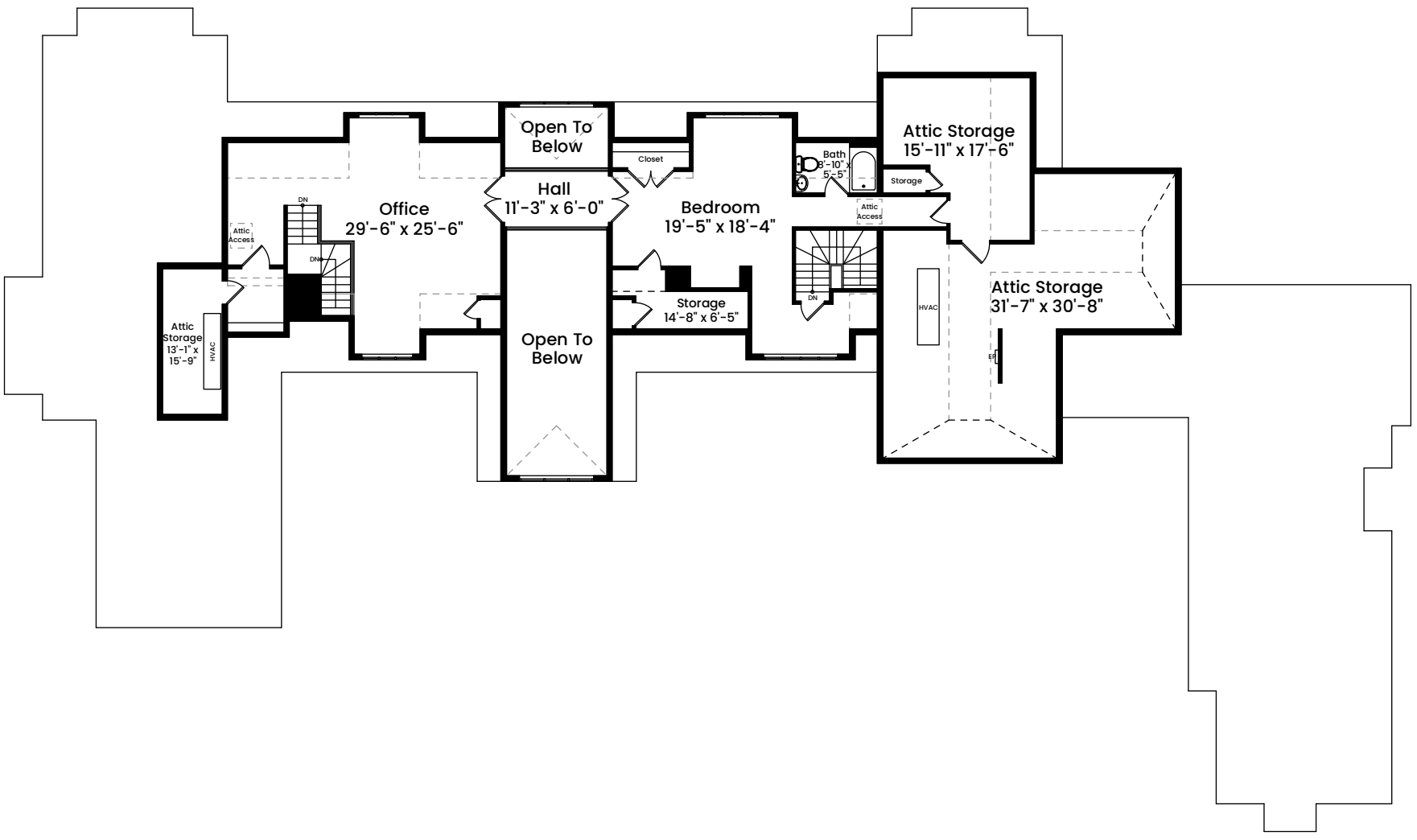
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SECOND FLOOR
CEILING HEIGHT 8'-0"



THIRD FLOOR
CEILING HEIGHT 8'-0"



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North

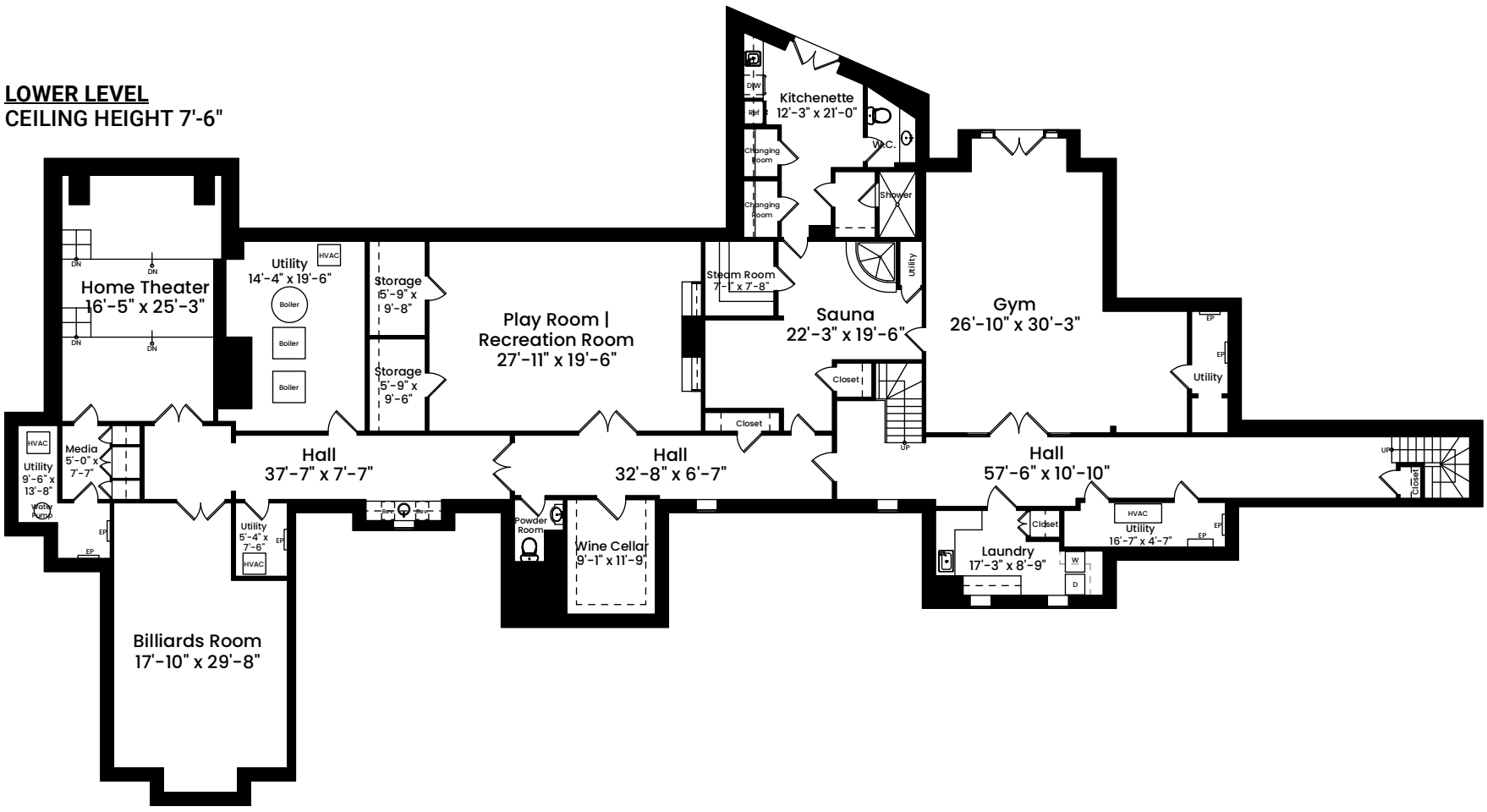
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Graphic Scale

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LOWER LEVEL
CEILING HEIGHT 7'-6"



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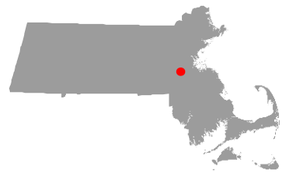
18 Longmeadow Drive

Westwood, MA

Base Plan Orthophotograph

LEGEND

- Subject Property - 3.48 ±Ac
- Adjacent Properties
- Wetlands
- Perennial Streams
- Contours (4 ft)



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 09/15/25

Project Number: MA5378

0 50 100 200 Feet

Scale: 1 " = 100 '

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

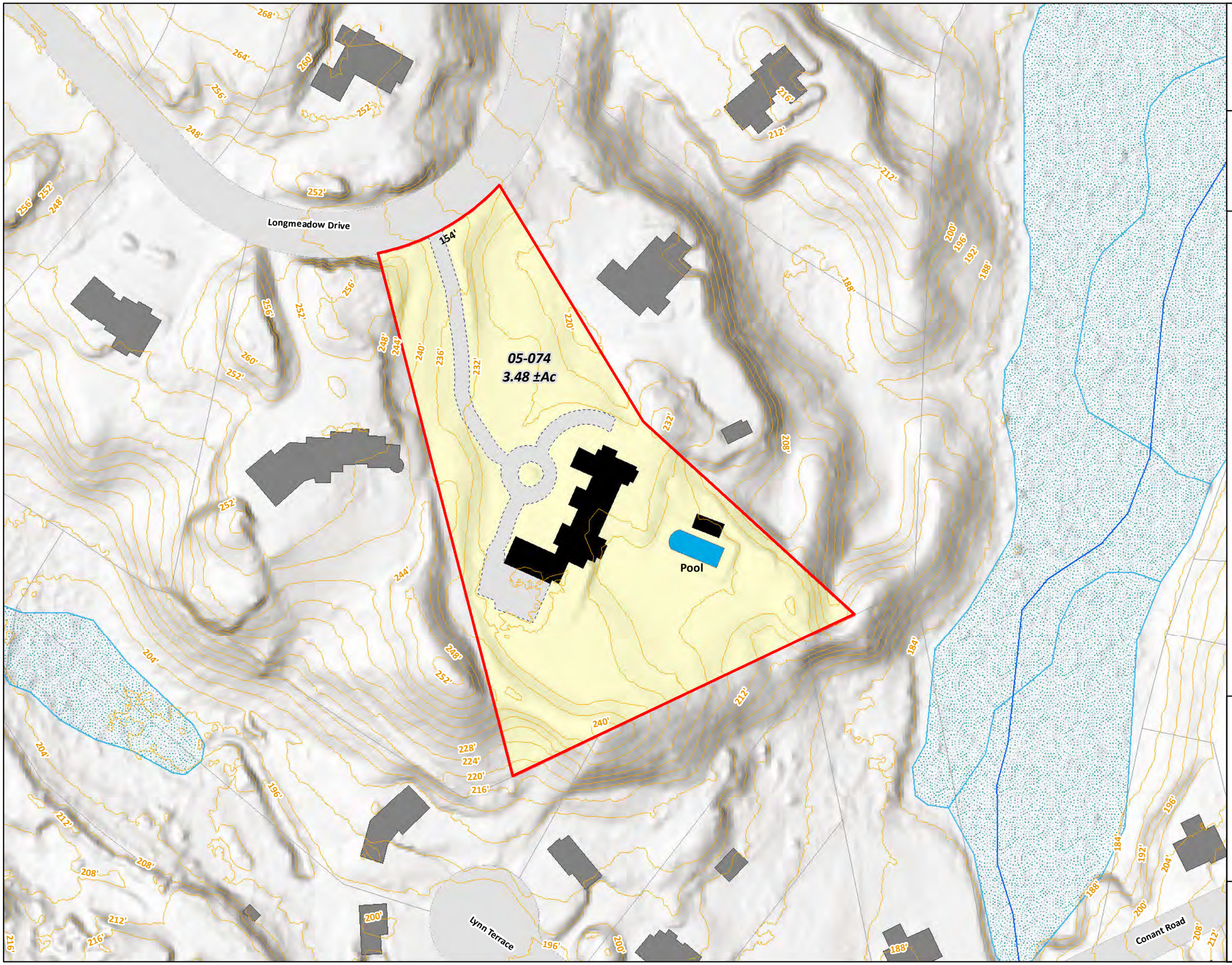
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Document Name: MA5378 ortho

18 Longmeadow Drive

Westwood, MA

Base Plan



LEGEND

- Subject Property - 3.48 ±Ac
- Adjacent Properties
- Building Footprints
- Wetlands
- Perennial Streams
- Contours (4 ft)



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

Date: 09/15/25

Project Number: MA5378

0 50 100 200 Feet

Scale: 1 " = 100 '

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Document Name: MA5378 base