42 Washington Street, Sherborn, MA – Improvements (Since 2019)

Equestrian Ground & Paddocks

- All paddocks upgraded to no-climb fencing with top rail.
- Lucas Equine custom gates installed throughout
- Automatic waterers installed in all but one field.
- Run-in sheds added to all fields and shared across full-size pens.
- Frost-free hydrants and electrical service to all full-size pens
- Stone dust pathways added between high-traffic paddock and field areas.

Orchard & Agricultural Enhancements

- New fruit trees, grapevines, and berry plantings
- Raised, irrigated vegetable beds (currently under construction)
- 6-foot no-climb deer fencing installed
- New irrigation system
- Custom Lucas Equine pedestrian and equipment gates

Indoor Riding Arena

- New high-efficiency LED lighting
- Footing professionally re-mixed and conditioned
- Custom Lucas Equine doors
- Electrical outlets installed throughout arena.

Outdoor Riding Arena

- Full drainage and base reconstruction
- Premium footing installed by Josh Nutter, Solid Ground
- New fencing
- Rain Bird irrigation system
- Gazebo

Main Barn

- Custom Lucas Equine extra-height stallion stalls with operable door yokes
- Stall mattress system (installed Fall 2025)
- Upgraded feed room.
- Renovated tiled bathroom.
- Updated tiled lounge area.

- New LED lighting throughout

Carriage Barn

- New tack room
- Two grooming / veterinary / farrier bays:
    - Rubber mats in both
    - One bay equipped with solarium
- TheraPlate system
- New LED lighting
- Dedicated storage room with lighting

Apple Barn (New Addition)

- Newly constructed addition featuring:
    - Planned indoor hot and cold-water wash stalls (2)
    - Flexible space for treadmill or storage
    - Lounge area overlooking the outdoor arena.

Guest Cottage

- New washer
- New two-drawer dishwasher

Main Residence – Full Renovation & Reconfiguration

- Completely reimagined floor plan with open, light-filled living spaces
- High ceilings throughout
- Spray foam insulation
- New HVAC systems
- Whole-house water filtration system
- New electrical panels

Kitchen (Fully Custom, High-End)

- Miele appliance suite:
    - Induction cooktop
    - Conventional oven
    - Steam oven
    - Vacuum drawer
    - Microwave
    - Built-in coffee system
- 48” Sub-Zero refrigerator/freezer plus additional freezer
- Wine fridge and architectural wine wall
- Refrigerator drawers in island
- Miele dishwasher

- Oversized stone island with full-height stone backsplash
- Custom matte black cabinetry (soft-close, push-to-open)
- Large custom pantry with pull-out storage systems

Living Spaces & Architectural Features

- Glass see-through gas fireplace
- Danish gas fireplace in family room
- Wood-burning stove in library
- Original trim and doors refinished where possible.
- Original formal staircase restored.

Bathrooms & Bedrooms

- New powder room on main level
- Two newly constructed full bathrooms upstairs
- Two additional bathrooms fully renovated.
- Three bedrooms with ensuite baths and walk-in closets

Laundry

- New washer and dryer (main house)

Mudroom & Garage Connection

- Newly constructed mudroom connecting garage to house:
    - Marble flooring
    - Stone counters with workstation sink
    - Handheld “dog/mud” shower with drain
    - Two large closets plus coat closet
    - Electronic dog door to fenced yard

Technology & Infrastructure

- Hardwired Wi-Fi access points throughout:
    - Main house
    - All barns
    - Indoor arena

Backyard & Grounds

- Privacy fence separating cottage and main house.
- Chicken coop with fully enclosed run
- European-style Orangerie greenhouse