PROPERTY FEATURES

6 Willard Street

CAMBRIDGE · MASSACHUSETTS

A 1916 residence, renewed — then taken further.

Built in 1916 and fully renovated in 2022, 6 Willard Street has since received a second, comprehensive program of improvements, led by Pegasus Custom Homes with specialist trades. The result pairs period architecture with a level of comfort, technology and resilience uncommon in a house of its era: a newly built garage finished for the car enthusiast, heated hardscape that clears itself of snow, rooftop solar with whole-home battery backup, a fully integrated smart home, and a basement media room with its own wet bar. Every detail has been considered, and all of it is ready to enjoy from the day of move-in.

HIGHLIGHTS

- **New garage, built for car lovers**
  A single-car garage replacing the original carport, with a custom auto-enthusiast floor, organization system and automatic opener. Approved by the Cambridge BZA and Historical Commission.
- **Solar with whole-home backup**
  An approximately 11.5 kW rooftop array, two Tesla Powerwall 2 batteries (about 27 kWh) and SPAN smart electrical panels.
- **Wet bars with purified water**
  Reverse-osmosis drinking water and instant hot water at the wet bar and the media-room bar, with reverse-osmosis water in the kitchen.
- **Architectural interiors**
  A new architectural staircase, custom cabinetry and stone countertops, designer paint, lighting, mirrors and hardware throughout.
- **Heated, self-clearing hardscape**
  Automatic snowmelt at the front, side and back of the house, plus a rebuilt back patio with custom heated flooring.
- **A fully integrated smart home**
  Whole-house Lutron lighting, Hunter Douglas PowerView motorized shades on all windows, Honeywell Resideo climate control, a smart alarm and enterprise-grade Aruba Wi-Fi 6.
- **Basement media room**
  An 85-inch Samsung Neo QLED 8K smart TV, surround sound, and a new wet bar with refrigerator. All electronics convey.
- **Historic streetscape, refreshed**
  A custom white wood fence on a granite curb, redesigned landscaping, and a new sod lawn with irrigation.

IMPROVEMENTS SINCE 2023

The Residence in Detail

EXTERIOR

Garage & Grounds

- **New single-car garage** replacing the original carport, designed by DNA Architecture and approved by the Cambridge Board of Zoning Appeal and Historical Commission (Pegasus Custom Homes, 2023). Finished with an automatic garage door opener, a garage organization system and a custom floor built for auto enthusiasts.
- **Custom white wood fence** on a granite curb along Willard Street, with main and secondary gates and a built-in mailbox (Historical Commission approved, 2024).
- **Heated hardscape with automatic snowmelt** at the front, side and back of the house.
- **Rebuilt back patio**, reconstructed with custom heated flooring.
- **New Trex deck** and a **concealed bulkhead** in the side yard.
- **Redesigned front landscaping** with new plantings, including hydrangea topiaries, and boxwood hedges in back.
- **New sod lawn and irrigation system** (Grasshopper Landscaping, 2025), with ongoing professional grounds care.

INTERIOR

Architecture & Finishes

- **New architectural staircase.**
- **New interior doors:** a pocket door from the butler's pantry to the mudroom, a glass-panel door from the foyer to the kitchen, and French doors from the kitchen to the wet bar and family room.
- **Custom cabinetry and stone countertops**, including a new mudroom cabinet, with finish carpentry throughout.
- **New designer interior paint** throughout.
- **Designer light fixture** in the dining room.
- **New mirrors throughout**, including a smart mirror on the first floor.
- **New door and cabinet hardware** throughout.
- **Electrical, plumbing and HVAC upgrades** throughout.

ENTERTAINING

Kitchen, Bars & Water

- **Kitchen:** built-in under-sink reverse-osmosis drinking water.
- **Wet bar:** reverse-osmosis water and filtered instant hot water.
- **Basement media room bar:** new wet bar and refrigerator, with reverse-osmosis water and instant hot water.

LOWER LEVEL & STUDY

Media & Entertainment

- **Basement media room** with an 85-inch Samsung Neo QLED 8K smart TV, wall-mounted with concealed in-wall connections, and **surround sound**.
- **Third-floor study** with a wall-mounted Samsung smart TV.
- All electronics convey with the home.

TECHNOLOGY

Smart Home & Connectivity

- **Whole-house Lutron smart lighting** with Sunnata keypads, programmed scenes and timers, controllable by app.
- **Hunter Douglas PowerView motorized shades** (Designer Screen roller shades) on all windows.
- **Honeywell Resideo smart HVAC controls**, smartphone and smart-home compatible.
- **New smart alarm system** by Wayne Alarm (Lexington Alarm), with smartphone control.
- **High-end, enterprise-grade HP Aruba networking** with whole-house Wi-Fi 6 across multiple access points, dual-WAN automatic internet failover, and an **enterprise-grade Firewalla firewall**.

ENERGY

Solar & Home Battery

- **Roof-mounted solar:** 28 Q CELLS panels with Enphase microinverters, approximately 11.5 kW DC, on the front and rear roof faces. Historical Commission approved; installed by Devlin Energy and interconnected with Eversource as a net-metered system in July 2025.
- **Two Tesla Powerwall 2 batteries** (about 27 kWh total) with Tesla Backup Gateway for whole-home backup, plus **SPAN smart electrical panels**.

CONTINUITY OF CARE

A Trusted Service Team

The home's established service providers remain engaged and can be transferred or introduced to the new owner.

Technology	Security	Grounds	Concierge
IT & home-automation contractor	Wayne Alarm	Professional landscape firm	Home concierge service

Conveys with the Home

All electronics convey, including:

- 85-inch Samsung Neo QLED 8K smart TV in the basement media room
- Media-room surround sound system
- Wall-mounted Samsung smart TV in the third-floor study
- First-floor smart mirror
- Lutron lighting controls, PowerView motorized shades, Resideo smart thermostats and smart alarm system
- HP Aruba networking equipment and Firewalla firewall
- Solar array, two Tesla Powerwall 2 batteries, Backup Gateway and SPAN panels
- Automatic garage door opener

Original 2022 Renovation

- Whole-house, multi-zone high-efficiency air conditioning.
- Whole-house hydronic heating system.
- Heated floors in all bathrooms, on timers and thermostats.

Documentation Available

- Permits and Historical Commission approvals
- Solar plan set and utility interconnection approval
- Equipment manuals and warranties
- Floor plans

Information provided by the owner and believed to be accurate but not guaranteed. Buyers should verify all details to their own satisfaction.