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10 Windemere Park
Manchester-by-the-Sea, MA
Property Information

Private Offering | Offered for $1,800,000

Tucked at the end of a quiet dead-end street, this beautifully maintained c. 1900 Victorian combines distinctive architecture with thoughtfully updated interiors and the convenience of village living. A pea stone circular driveway and walkway, front porch and wooden entry doors introduce a home rich in character, with a Queen Anne–style tower, stained-glass windows, inlaid wood floors, and detailed moldings.

The home consists of 2,745± square feet across three levels, with four bedrooms, two full and one-half bathrooms, and a separate office. A gracious foyer leads to the living room and adjoining dining room. The open kitchen features white cabinetry, a center island, stainless-steel appliances, and newly installed quartz counters. The window-lined breakfast room and a comfortable family room with French doors connect the interiors to the backyard and patio. A mudroom, pantry, and powder room add everyday practicality.

Three second-floor bedrooms and two full bathrooms are complemented by a spacious deck accessed from the primary bedroom. A fourth bedroom and separate office occupy the third floor. Outside, the grounds offer a private back yard, mature plantings, and a crushed-stone patio for dining and gathering.

Recent improvements include completely rebuilt front and side porches, a high-efficiency boiler, a natural-gas generator, and insulation and foundation work. With sidewalks into town and proximity to schools and Singing Beach, this distinctive home offers an appealing balance of architectural charm, modern comfort, and coastal village life.

Property Overview

- c. 1900 Victorian
- 0.17 acres on a quiet dead-end street in downtown Manchester
- Private back yard with mature planting and crushed-stone patio
- 2,745 square feet, as measured
- 11 rooms, including four bedrooms, two full and one-half bathrooms
- First floor: Entry foyer, separate but open living and dining rooms, open kitchen with large center island and adjoining breakfast room with French doors to the backyard, family room with French doors to the backyard, mudroom, powder room and pantry
- Second Floor: Three bedrooms and two full bathrooms, large deck off the primary bedroom
- Third Floor: Bedroom and separate office
- Laundry on the second floor and in the basement
- Basement: Laundry with sink, workshop area, and storage

Systems and Utilities

- Town water
- Town sewer
- Natural-gas forced hot-water heat
- Wi-Fi-controlled heat

List of Updates

- 2026 - New quartz counters, sink, and faucet.
- 2025 - Front and side porches completely rebuilt using Intex millwork, TimberTech, and ACRE materials. Front foundation completely repointed; soil under the front porch regraded for drainage.
- 2024 - New high-efficiency boiler.
- 2023 - Mass Save insulation and vapor barriers in basement crawl spaces and at the house sill; knee-wall insulation above the guest bath.
- 2022 - Natural-gas-powered Generac generator, serviced every six months by Manchester Electric.
- 2021 - Basement walls repointed and a concrete floor poured in the small round area.
- 2018-2019 - New rubber roof and deck off the primary bedroom.
- Additional updates: New half-bath sink, light, and wallpaper, new light fixtures and sconces, new paint throughout the interior and exterior.
- Previous owners completed a gut renovation, including new sheetrock and electrical work.

Exclusions

- Light fixture over the dining table in the kitchen.
- Mudroom light fixture, if the buyer has no preference.

Disclosures

- Range to be replaced – see broker
- Subject to the seller finding suitable housing; a property has been identified with an accepted offer.
- Preferred mid-to-late December closing with a one-month leaseback through January 20, 2027.

Assessment: FY2026 $1,261,200

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable.