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Jonathan P. Radford is pleased to present

THE CENTRAL JEWEL OF SARGENT ESTATES

21 SARGENT CROSSWAY, BROOKLINE, MASSACHUSETTS

Price Upon Request



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I. Introduction

Set within the prestigious private enclave of Sargent Estates in Brookline, this stately Georgian Colonial combines timeless architectural style, peaceful natural surroundings, and outstanding access to the best of Boston. Sargent Estates is one of Brookline's most sought-after neighborhoods, celebrated for its estate-scale properties, tree-lined private streets, country-like vistas, the serenity of Sargent's Pond, its diverse wildlife, and its tranquil atmosphere. This prime location, 4.1 miles from Copley Place, offers immediate proximity to Boston's world-class shopping, acclaimed dining, renowned universities, and vibrant cultural institutions. It also provides convenient access to



the Financial District, the Longwood Medical Area, and Logan International Airport, making it ideal for those who value both sophistication and seamless connectivity to the city's business, academic, and medical hubs. Few properties offer such a gracious lifestyle in a location this convenient – where beauty, privacy, and accessibility converge.

II. The History of Sargent Estates

Sargent Estates was the result of the subdivision of a 150-acre estate called Holm Lea that belonged to Ignatius and Henrietta (Gray) Sargent. Their son, Charles S. Sargent began managing Holm Lea in 1868 after returning from military service and travel in Europe. He created a naturalistic landscape with a wide variety of plants. The estate was admired for its beautiful and harmonious design. The property was subdivided in the late 1920s, and the original home no longer survives, but Sargent's Pond, excavated in the 1870s, still exists and is included on the National Register of Historic Places. Sargent landscaped the estate using similar principles to those he applied at the Arboretum, with vistas and a variety of trees and shrubs.

Born in Boston on April 24, 1841, Charles Sprague Sargent is best known for his role as the influential first director of the [Arnold Arboretum](#). After service in the Civil War and travel in Europe, he returned home to study botany. He was appointed director of the Arnold Arboretum on November 24, 1873. Sargent traveled throughout the world to collect new specimens, and many plants were named in his honor. He wrote several books and numerous articles for the botanical journals of the time. He was also civically involved, serving as a Park Commissioner for Brookline and a Trustee of the Public Library of Brookline.

Sources: [Brookline Room](#), [Wikipedia](#)



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III. Property Description

Built in 1939, this beautifully renovated residence is the central jewel in the Sargent Estates crown. The home offers an exceptional floor plan designed for both everyday living and elegant entertaining. At the heart of the home is a spacious open-concept family room, kitchen, and casual dining area – ideal for modern living and gathering. A separate, paneled living room adds warmth and character, while the formal dining room is perfect for hosting special occasions. The home features generously proportioned rooms throughout, with stunning garden views framed by every window, bringing natural beauty into



every space. The thoughtfully designed mudroom connects directly to the two-car heated garage, providing a practical transition space for busy households. Upstairs, the luxurious primary suite offers a serene retreat, and four additional bedrooms are complimented by ensuite bathrooms, providing privacy and comfort for family and guests alike. An elevator adds ease of access between the first and second floor, enhancing the home's livability and long-term appeal.

Exterior Description



Sited on expertly landscaped grounds, the residence blends classic architectural character with a captivating natural setting, creating a picture of quintessential New England charm. The classic Georgian façade is characterized by perfect symmetry, traditional clapboard siding, tall multi-pane windows with black shutters, and prominent brick chimneys. The front gardens of this home are a lush and carefully curated welcome to the property, showcasing a variety of mature trees, flowering shrubs, and seasonal plantings that enhance the stately

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facade. An elegant stone walkway, framed by curved hedges and vibrant plantings, gently winds its way up to the main entrance. A bluestone walkway creates a clean transition from the driveway to the mudroom entrance, where a classic six-over-six divided light door is set beneath a small, covered portico supported by two elegant, fluted columns. Manicured lawns, blooming azaleas, and rhododendrons complete the picture, creating a garden approach that feels both refined and warmly inviting.

The rear of the property is a picturesque oasis where vibrant country gardens, rolling lawns, and sweeping views of Sargent's Pond create a harmonious connection with nature. A thoughtfully designed blend of mature trees – including flowering dogwoods, Japanese maples, and evergreens – frames the lush landscape, offering privacy and tranquility year-round.



Deep garden beds filled with daffodils, tulips, bluebells, and other perennial blooms provide an ever-changing display of seasonal color. A gently sloping lawn draws the eye toward the serene pond, where a meandering path leads to a secluded bench surrounded by cheerful plantings and flowering shrubs. From this peaceful vantage point, one can enjoy long views across the still water, with reflections of the surrounding trees and glimpses of distant homes beyond. Altogether, the gardens form a picturesque setting – equally suited to lively outdoor gatherings or moments of quiet reflection.



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Interior Description

First Floor

- **Entry Vestibule** (6'4" x 4'6"*) . The glass-paned front entrance of this stately home is a classic architectural focal point, framed by a white pediment and flanked by elegant pilasters that evoke timeless New England style.
- **Foyer** (16'9" x 12'5"*) . This elegant foyer sets a refined tone for the home, featuring rich hardwood floors, classic millwork, and natural light streaming through tall, multi-pane windows. The adjoining **stair hall** (10'4" x 10'1"*) features a striking curved staircase with a graceful banister and a continuous flow of light from a window above. The stair's flowing form and fine craftsmanship create a refined transition between floors, blending beauty with timeless design. A nearby elevator offers convenient access between floors. Conveniently located at the end of the hall is a guest powder room (5'8" x 8'1"*) and coat closet.
- **Living Room** (15'10" x 23'6"*) . This richly detailed living room showcases exquisite custom millwork, including paneled walls and beautifully integrated built-in cabinetry. Tall multi-pane windows allow natural light to filter in while offering picturesque views of the surrounding landscape. The fireplace features an elegant carved mantel and a striking black marble hearth. Extensive built-in shelving and cabinetry provide both storage and display space, while a hidden wet bar, concealed behind paneled doors, adds a discreet touch of luxury. Concealed behind a second set of paneled doors is a large television, seamlessly integrated into the room's classic design for a clean, uncluttered look. Warm hardwood floors ground the space and enhance its classic, inviting atmosphere.



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- **Family Room** (25'1" x 16'0"*)). This expansive family room is filled with natural light and designed to seamlessly connect indoor and outdoor living. Classic millwork, tall windows, and hardwood floors provide a refined architectural backdrop, while recessed lighting ensures a bright and welcoming atmosphere at any hour. The stately fireplace is defined by its richly detailed, hand-carved white mantel, which features classic dentil molding along the frieze and fluted pilasters that rise to a tiered crown molding shelf. The craftsmanship is evident in the precision of the carved panels and the gentle curves that soften its otherwise formal symmetry. The surround is finished in polished green marble with fine white veining, offering a striking contrast to the crisp white woodwork. The open layout provides direct access to the adjacent kitchen and family dining area, making this space ideal for both relaxed daily living and effortless entertaining.

A series of French doors along one wall open to a generous bluestone terrace and create a seamless flow between indoor and outdoor living. Enveloped by lush, professionally landscaped grounds, the terrace overlooks a picturesque setting of flowering dogwoods, vibrant Japanese maples, and mature evergreens, offering privacy and beauty in every season. Large stone planters filled with seasonal blooms add vibrant color, while a curved stone fire pit anchors the terrace as a year-round destination for entertaining or quiet evenings. The terrace steps down to a rolling lawn bordered by natural woodland, enhancing the home's connection to its tranquil surroundings.



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- **Kitchen** (15'2" x 21'2"*). This beautifully designed kitchen blends classic craftsmanship with modern functionality, creating a space as stylish as it is practical. Custom white cabinetry with elegant paneling and glass-front upper cabinets frame the space, complemented by a soft, seafoam-hued natural stone countertops and backsplash tiles. The island offers both prep and seating space,



complete with an undermount farmhouse sink and polished chrome fixtures. A professional-grade Wolf range with six gas burners and integrated grill is set beneath a sleek stainless-steel Wolf hood, and a pot filler perfects this space for serious cooks. Integrated paneled Sub-Zero and Fisher-Paykel appliances ensure a seamless look, while the full-height glass display cabinets and fireplace wall add a sophisticated focal point. A built-in desk area is seamlessly integrated into the kitchen, offering a bright and functional workspace with views over the lawn and gardens. This elegant yet practical nook is ideal for managing household tasks, answering emails, or enjoying a quiet moment with a view. The kitchen area is completed by a fireplace with carved wooden mantel and Absolute Black granite hearth and surround.

- **Casual Family Dining Area** (14'0" x 8'6"*). This inviting family dining area is bathed in natural light, thanks to a full surround of tall windows that frame picturesque views of the lush grounds. Located just off the kitchen, it offers a seamless flow for casual meals and relaxed gatherings. The built-in bench seating enhances both comfort and functionality.



- **Butlers' Pantry** (10'9" x 13'8"*). This charming butler's pantry beautifully preserves its original cabinetry, showcasing classic design details that lend timeless character to the space. Glass-front upper cabinets and vintage-style hardware reflect the home's historic roots, while warm wood counters and rich stone around the sink add warmth and contrast. A deep window above the sink frames leafy green views, and custom lighting enhances both functionality and style, making this pantry a delightful blend of period charm and everyday utility. The pantry is equipped with a Sub-Zero 48-bottle wine refrigerator, refrigerator and freezer drawers, and a Wolf microwave.



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- **Craft / Homework Room or Home Office** (13'4" x 17'1"*)). Bathed in natural light from a wall of oversized windows, this cheerful craft room offers endless flexibility for creative pursuits. The space features a striking double utility sink set in a vintage-style blue cabinet with polished chrome fittings. Four tall freestanding yellow cabinets with wire mesh doors function as built-ins, providing ample storage for supplies, books, or games while contributing to the room's whimsical charm. Whether kept as a craft space or easily reimagined as a homework nook or home office, this room blends functionality with personality.



- **Dining Room** (26'3" x 9'7"*)). This elegant dining room is framed by large multi-pane windows that overlook the home's enchanting front gardens. The views are nothing short of spectacular – lush plantings, vibrant seasonal perennials, and a magnificent flowering dogwood tree create a living backdrop that changes beautifully throughout the year. Whether hosting formal dinners or enjoying casual meals, the room's connection to nature adds warmth and serenity to every gathering. The classic millwork, soft natural light, and garden vistas combine to make this space both refined and inviting.

- **Mudroom** (10'0" x 7'7"*)). This thoughtfully designed mudroom combines functionality with elegant craftsmanship. Custom built-in cabinetry lines the space and includes a combination of open cubbies, enclosed storage, and deep drawers – perfect for organizing outerwear, shoes, and seasonal gear. Integrated bench seating offers a convenient spot for putting on or removing shoes. The mudroom connects to the two-car heated garage and to a full bathroom.
- **Full Bathroom** (9'1" x 13'0"*)). Off the mudroom is a full bathroom with a shower, separate water closet, and direct access to the rear gardens. This practical access is perfect for rinsing off after gardening or for children coming in from outdoor play. The space also lends itself perfectly to future customization as a pool bathroom should a swimming pool be added to the property (after appropriate approvals). Alternatively, the shower could be easily converted into a convenient dog washing station.



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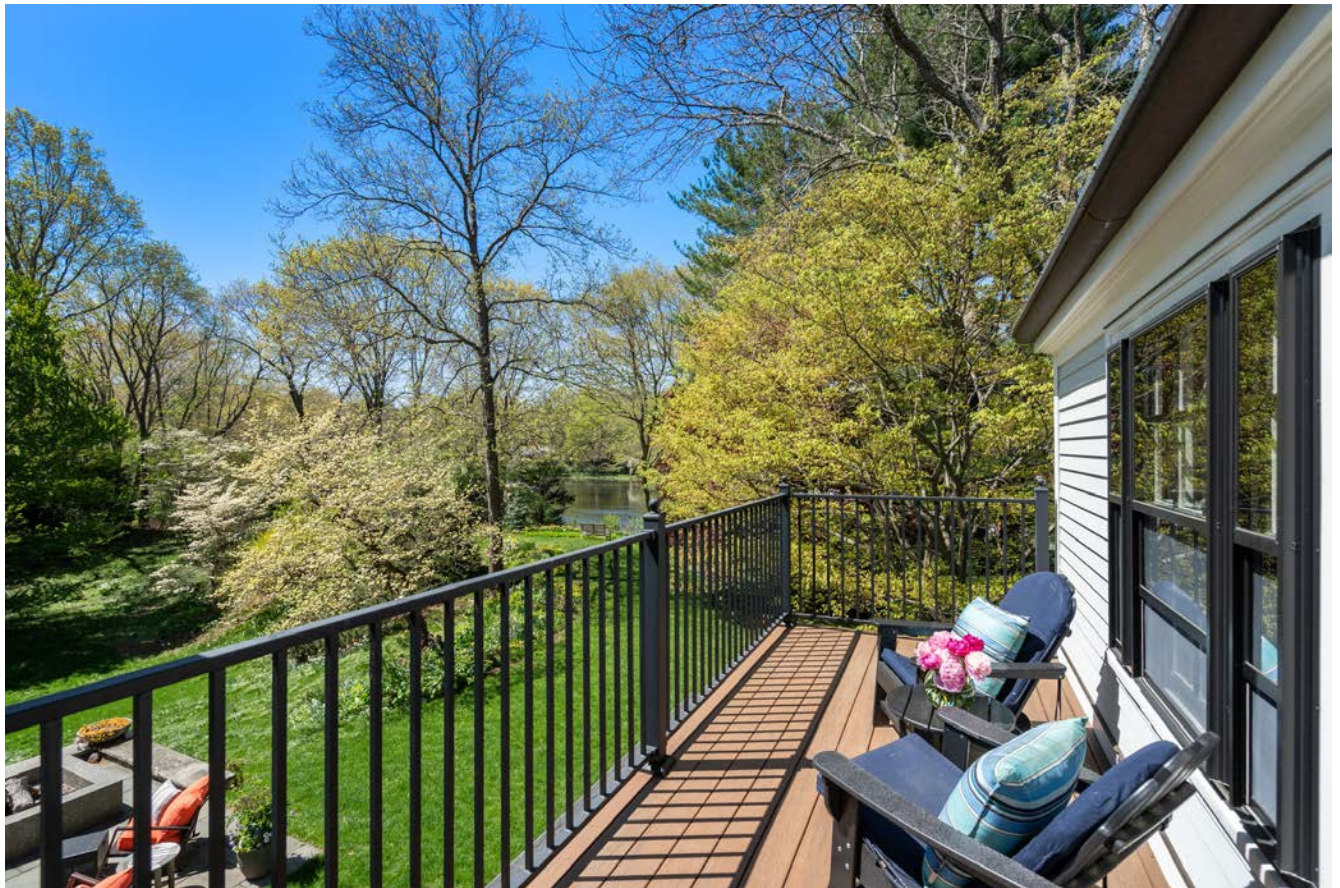
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- **Garage** (26'8" x 23'7"*)). The heated two-car garage includes a small storage room (6'2" x 3'8"*)), ideal for keeping extra household supplies organized. The generous dimensions of the garage comfortably accommodate tool racks, bicycle storage, and other sports equipment. Currently configured as a single-story structure, the garage offers excellent potential for expansion – a second floor could be added to create an au pair suite, home office, or studio (subject to building permits and zoning approval), making it a valuable enhancement to the property.

Second Floor

Two staircases and an elevator provide access to the second floor. The second floor provides a primary suite and four additional bedrooms with ensuite bathrooms. An additional feature close to the primary suite is a large second floor balcony. From this balcony, the view is nothing short of enchanting.



Overlooking a sweeping lawn and lush gardens, the outlook extends to tranquil Sargent's Pond framed by mature trees and seasonal blooms. An idyllic spot for morning coffee or quiet reflection, this elevated perspective captures the full beauty of the property's landscape, offering a peaceful retreat in every season.



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- **Primary Bedroom Suite.** The large primary bedroom suite provides the owners with a sanctuary away from the hustle and bustle. The suite comprises:

§ **Bedroom** (17'0" x 18'4"*)). This serene primary bedroom is bright and spacious. An abundance of natural light streams through multiple large windows and peaceful garden views contribute to the restful atmosphere. The bedroom features a fireplace with wooden surround and Absolute Black granite hearth. The overall design balances comfort and simplicity, making it a welcoming retreat within the home.



§ **Bathroom** (15'3" x 14'3"*)). This serene primary bathroom blends classic elegance with thoughtful design, featuring a deep soaking tub perfectly centered beneath a trio of windows that frame views of the lush landscape beyond. Dual pedestal sinks with marble counters are set into custom cabinetry, offering abundant storage behind glass-front doors. A walk-in shower clad in soft green stone includes a built-in bench and rain showerhead, creating a spa-like retreat. The water closet is tastefully separated and features a Toto Washlet toilet. Finishing touches such as decorative sconces, refined millwork, and hardwood flooring lend a warm, timeless character to this beautifully appointed space.



- § **Dressing Rooms** (11'4" x 7'4"*) and (11'4" x 7'4"*)). Two spacious dressing rooms feature custom-built cabinetry, offering a thoughtfully designed mix of open shelving, hanging space, and drawer storage. Integrated display niches, adjustable shelves, and built-in shoe racks maximize functionality. One of the dressing rooms includes a highly practical door to the second-floor hallway, allowing access to or from the suite without needing to pass through the bedroom.
- **Bedroom 2** (15'10" x 17'1"*)). Bedroom 2 enjoys a prime corner location with windows on three sides, offering exceptional natural light throughout the day as the sun moves across the sky. The room captures sweeping views in three directions, including long vistas down to Sargent's Pond,



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creating a serene and elevated perspective of the property's picturesque surroundings. The **ensuite bathroom** (7'9" x 9'11"*) features a clean and elegant design, centered around a crisp white vanity with a polished marble countertop and chrome fixtures. The bathtub includes a wall-mounted shower with a handheld attachment. The surrounding walls are finished with marble tilework in soft gray and white tones, matching the vanity countertop. A large window that overlooks treetops and the front garden greenery allows natural light to brighten the space.



- **Bedroom 3** (15'2" x 13'6"*) . This inviting bedroom is filled with natural light, thanks to large windows that overlook treetops and the front garden greenery. The space offers generous proportions and direct access to a private ensuite bathroom. The overall effect is one of comfort and elegance, perfect for a guest or family bedroom. The **ensuite bathroom** (5'9" x 9'7"*) features a pale wood vanity with clean, modern lines, topped by a marble countertop with an undermount sink and polished chrome fixtures. The bathtub has a wall mounted shower with a handheld attachment that offers versatility, while the walls are clad in elegant marble mosaic tile, adding texture, visual depth, and a refined finish to the space.



- **Bedroom 4** (21'9" x 10'9"*) enjoys natural light from multiple windows overlooking the rear gardens. The bedroom has a double closet furnished with a combination of drawers and adjustable open shelving that maximizes organization and efficiency. The **ensuite bathroom** (5'5" x 8'10"*) features a rustic wood vanity topped with a sleek, sculptural vessel sink and wall-mounted fixtures. A freestanding soaking tub with a classic faucet creates a spa-like experience.





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- **Bedroom 5** (18'6" x 13'6"*). This bedroom is bright and airy, with light streaming in from multiple windows that enhance the spacious feel of the room. The double closet is fully outfitted with custom built-in shelving, hanging space, and drawers, offering excellent storage and organization. The **ensuite bathroom** (8'2" x 9'7"**) enjoys natural light and treetop views from a window overlooking the front of the property. Walls around the bathtub are clad in striking blue glass tile and the tub features both a wall-mounted shower and a handheld attachment. The vibrant tile adds a bold pop of color and a fresh, contemporary touch. The vanity is a classic design with a painted wood base in a soft blue hue to compliment the glass tile. The marble countertop integrates a rectangular sink and chrome fixtures.



- **Linen Room** (6'11" x 5'2"*). This well-organized linen room offers both functionality and charm, featuring built-in shelving painted in Benjamin Moore "Iris Bliss", making it not only practical but also visually appealing. The shelving provides ample storage for towels, bedding, and household essentials, with open compartments that make access easy and efficient. This dedicated linen room is a thoughtful extension of the home's design, combining utility with distinctive style.
- **Laundry Room** (9'4" x 7'8"*). This spacious and thoughtfully designed laundry room combines efficiency with comfort. The side-by-side front-loading Electrolux washer and dryer are elevated on built-in storage drawers for ease of access, with a long countertop above providing generous folding space. The cabinetry, finished in Farrow & Ball "Rectory Red", offers abundant upper and lower storage for cleaning supplies and linens. A deep stainless-steel utility sink with a high-arc faucet adds functionality, while two wall-mounted drying racks provide convenient space for air-drying garments. A large window fills the room with natural light, and durable tile flooring ensures the space is both practical and easy to maintain.

Lower Level

The unfinished lower level presents an exceptional opportunity for future expansion (subject to building permits and zoning approval), making it a valuable enhancement to the property. Currently comprising 1,520 square feet with two utility rooms, a storage room, and a generous open area. What makes this space truly remarkable is the impressive 8'8" ceiling height – rarely found in lower levels and ideal for creating a comfortable, light-filled living space. Several conceptual plans have been developed, all of which envision the creation of a fully retractable glass wall to flood the space with natural light. The glass wall would fully open onto a new terrace and seamlessly connect the space to the rear gardens.

This level serves as a true blank canvas, allowing the new owner to customize it to suit their lifestyle and family needs. Conceptual plans include options for a fitness studio, home theatre, games room, family



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room, wine cellar, and powder room. When finished, the renovated space could offer approximately 1,000 square feet of elegant and functional entertainment and recreation space tailored to the new owner's vision.



IV. Observations

- **Alarm System.** The property has a central alarm system with multiple zones.
- **Flooring.** There are hardwood floors throughout the house, except for the mudroom and adjoining full bathroom which both feature California Gold slate.
- **Garage.** The garage is heated with a gas fired Modine Hot Dawg heater.
- **Generator.** The home is equipped with a gas-powered Kohler Power System generator.
- **Heating, Air Conditioning and Hot Water.** Heating is provided by a gas-fired Lochinvar boiler. Air conditioning is provided by Carrier systems. The Carrier air handlers are equipped with heat coils allowing them to function as heat pumps and provide both heat and air conditioning. The air handlers are fitted with commercial grade filters. There are 6 principal heating and cooling zones. Hot water is provided via a 113 galloon Squire stainless-steel indirect water heater by Lochinvar. There are circulator pumps on the domestic hot water lines. To save energy, these circulator pumps can be turned off during extended periods of absence. The mudroom and adjacent full bathroom have radiant heated floors.
- **Irrigation system.** The Hunter controlled irrigation system extends around the house.
- **Renovations.** The house and its systems (heating, air conditioning, plumbing, electrical, etc.) were extensively renovated in 2017. The house has been maintained in that renovated condition, with the most recent round of painting, for example, occurring this spring (2025).
- **Wi-Fi and AV.** There are built-in ceiling speakers in the family room, kitchen, dining room, craft room, and in the exterior soffits next to the rear terrace. There is CAT-5 wiring running to four Wi-Fi access points around the house providing impressive Wi-Fi coverage. The built-in speakers and certain televisions are driven by components in a Creative Systems rack in the basement. Components will remain as a gift from the sellers, however, the buyer's AV team will be responsible for configuring the system to the buyer's specifications.



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V. Floor Plans

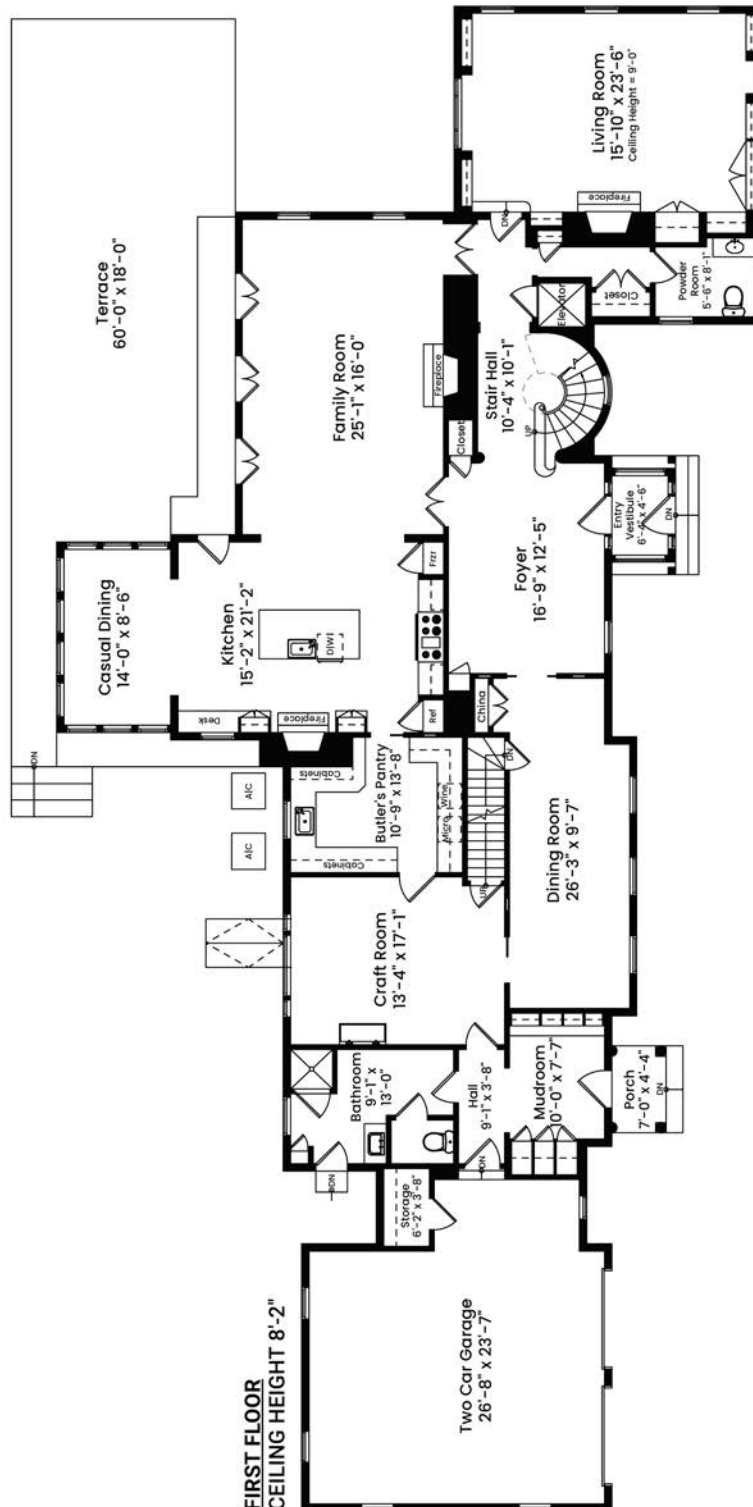
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21 Sargent Crossway | Brookline, MA 02445

FIRST FLOOR

CEILING HEIGHT 8'-2"



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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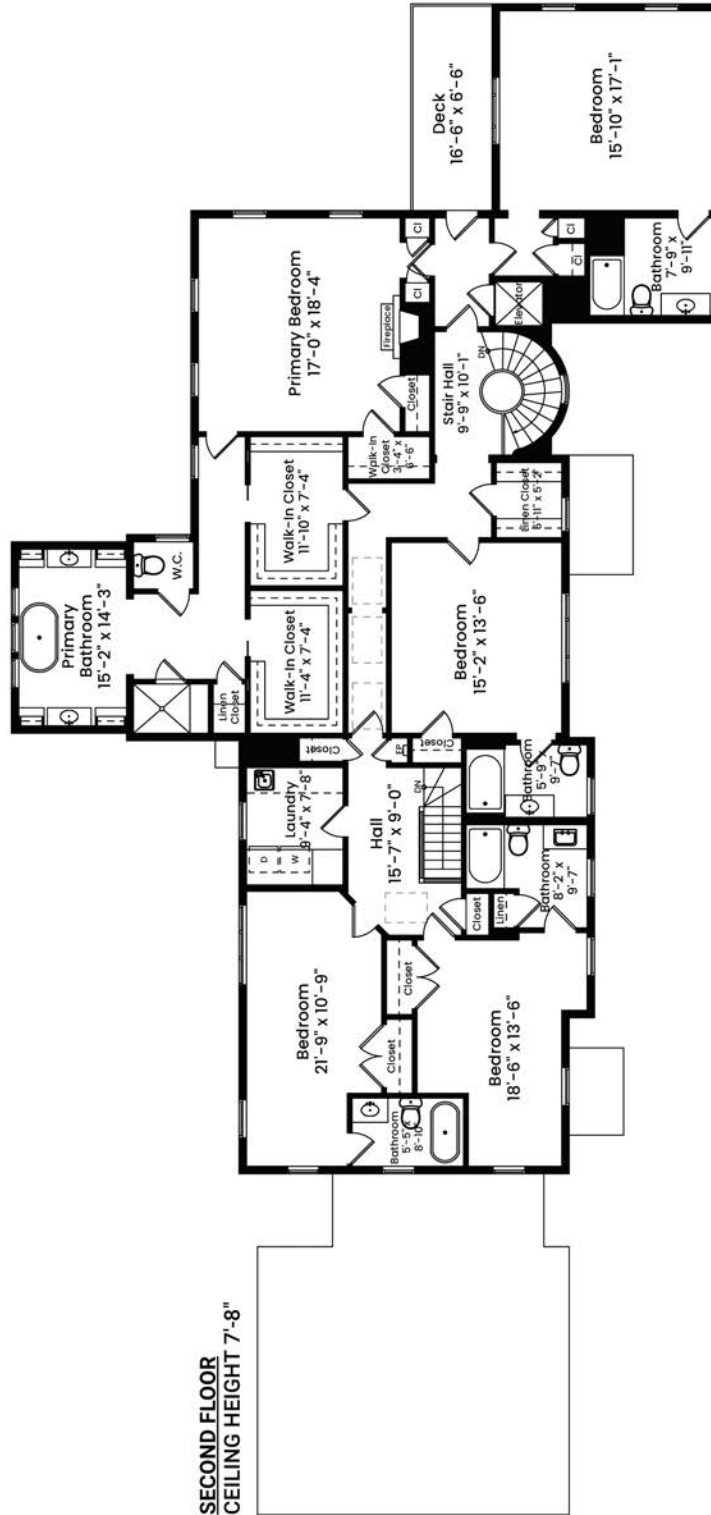
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**SECOND FLOOR
CEILING HEIGHT 7'-8"**



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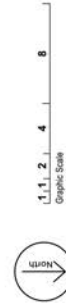
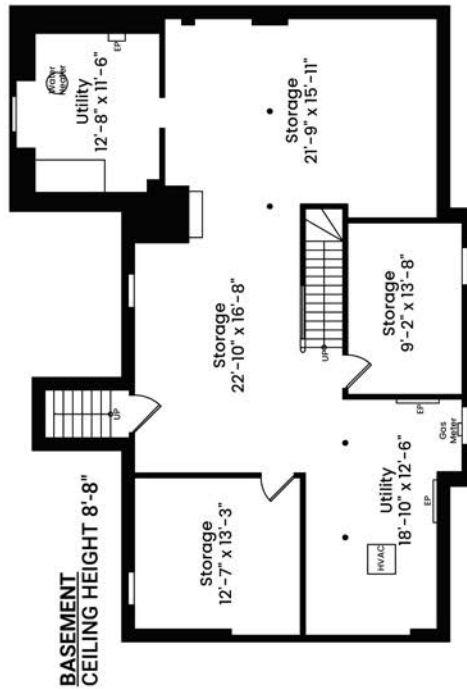


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VI. Property Statistics

Number of Bedrooms:	5
Number of Bathrooms:	6 full and 1 half
Square footage:	Total living area: 5,772* Lower-level area: 1,520sf* with the potential to create an additional 1,000sf (approximately). Garage 619sf*.
Lot size:	1.16 acres*
Parking:	2-car attached heated garage and 2 exterior parking spaces
Property Taxes:	\$73,500 for fiscal year 2025

VII. Notices

* All measurements are approximate.

Living room, primary bedroom and bedroom 2 photographs have been digitally enhanced.

To Potential Purchaser(s)

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