



**COLDWELL  
BANKER**

Jonathan P. Radford is pleased to present  
AN AWARD-WINNING NEEDHAM RENOVATION  
118 SYLVAN ROAD, NEEDHAM, MASSACHUSETTS



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## I. Introduction

This exceptional Colonial-style home features a thoughtfully redesigned layout for both the first and second floors, perfectly tailored to meet the needs of today's families. Elevating its appeal, the property has undergone a complete renovation with particular emphasis on the kitchen, primary bedroom, and primary bathroom. Interiology, the interior design firm behind this transformation received notable recognition, including a PRISM Silver Award for "Best Kitchen Remodel between \$150,000 and \$200,000" and a Gold Award for "Best Living Area: Private Residence – Living Room / Dining Room / Specialty Room." An article about the renovation was published on WickedLocal and can be read at this link.

Spanning 4,277 square feet, the home features the finest construction materials throughout. In addition to the spacious living room, dining room, family room, chef's kitchen, and home office/library, it offers a luxurious primary bedroom and spa-like bathroom, as well as three additional bedrooms, a gym, and a games room.

Convenience is further enhanced by the property's prime location one mile from town and public transportation, and under two miles from all public schools. This home truly embodies ease of living in a vibrant community.



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## II. Property Description

### Exterior Description

This home boasts an inviting exterior with classic yellow siding, accented by crisp white trim and black shutters. The front entrance features a welcoming stone staircase that leads to a beautifully crafted front door, framed by sidelights, and flanked by stylish lantern sconces. The manicured front yard includes mature trees and shrubs, providing a sense of privacy and curb appeal.



The home's two-car garage is seamlessly integrated into the design, with carriage-style doors and decorative windows. This home exudes timeless charm, blending modern convenience with classic architectural details. There is driveway parking for three cars.

### Interior Description

#### First Floor

- **Foyer** (9'6" x 7'0"\*). The foyer offers an inviting introduction to the newly redesigned first floor. With walls removed, this space feels more open and is now beautifully illuminated with natural light. It also features a convenient guest coat closet.
- **Living Room** (13'4" x 17'11"\*). The living room has been transformed by removing walls that now allow a full view to the second-floor gallery and its inviting sitting area. This redesign adds a new dimension to the space, enhanced by a window that overlooks the front of the property. It also offers seamless access to all other areas of the home.





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- **Family Room** (10'9" x 17'11"\*)  
This room is the ideal spot for family movie nights, binge-watching favorite shows, or cheering on your favorite sports team, all while enjoying the cozy ambiance of the corner gas fireplace. The fireplace has a granite threshold and surround, a wooden mantle, and a recessed overmantel for either artwork or a television. Double French doors lead to the home office/library, enhancing the space's versatility.



- **Study / Home Office** (11'9" x 17'11"\*)  
In today's world of remote and hybrid work, homeowners will truly appreciate this study/home office. With windows on three sides, it offers an abundance of natural light and beautiful views. A newly designed window seat spans one wall, providing a cozy spot to relax while discreetly offering ample storage with multiple filing drawers and cabinets. There is a large closet for office supplies and the printer.

- **Dining Room** (18'3" x 14'6"\*)  
This exquisite dining room combines modern sophistication with thoughtful design, highlighted by custom built-ins. The sleek built-in bar, accented with rich wood tones, features an elegant display area for glassware and beverages, whilst discreetly housing a Sub-Zero wine cooler and beverage refrigerator. The adjacent china cabinet provides abundant storage, including dedicated space for china, glassware, and flatware in its well-organized drawers. The room





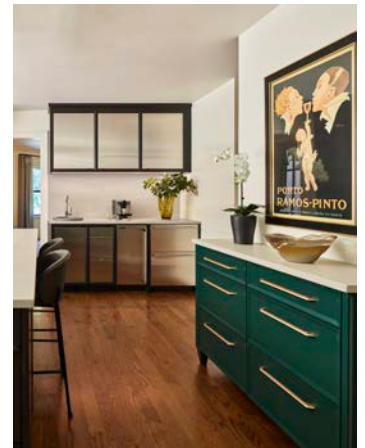
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masterfully balances form and function, with two illuminated art niches adding an artistic touch to the décor. Designed to comfortably seat 12, this space is perfect for both intimate dinners and larger gatherings. Completing this space are large windows that offer serene views of the garden and surrounding woodlands

- **Kitchen** (23'9" x 17'5"\*) . This stunning contemporary kitchen masterfully blends elegance with functionality. The space features custom Wood-Mode cabinetry in a rich British Racing Green, enhanced by sleek black accents and luxurious brushed brass hardware. The quartz countertops, designed with a sleek concrete-like finish, lend a modern feel to the space. The expansive central island offers ample workspace and comfortable seating, perfect for both culinary prep and family dining.

A standout feature is the striking wall of custom tile with intricate patterns, beautifully framing floating shelves that blend style and practicality, ideal for showcasing dishware while adding visual depth and interest.

Equipped with a top-of-the-line appliance package, this kitchen features Miele and Sub-Zero appliances seamlessly integrated into the cabinetry for a streamlined





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aesthetic. The Miele suite includes both induction and gas cooktops with a popup downdraft vent, double convection wall ovens, a steam oven, and a dishwasher. Refrigeration is by Sub-Zero and comprises a large refrigerator/freezer and two additional refrigerator drawers. There is a dedicated Perlick ice maker, and a water filtration system for both sinks ensures modern convenience.

This kitchen perfectly balances chic design with everyday practicality, making it an ideal space for those who love to cook, entertain, or simply appreciate the beauty of exceptional craftsmanship.

- **Powder Room** (9'0" x 5'5"\*)). This modern powder room combines elegance and function with its sleek vanity, marble-finish quartz countertop, recessed medicine cabinet, and stylish geometric tilework. A large mirror enhances space, while chrome sconces provide soft lighting.



- **Mudroom.** The home features two thoughtfully designed mudrooms for added convenience. The primary mudroom, located at the garage entrance (11'0" x 6'10"), is fully equipped with custom built-ins, including a cubby with bench seating, shoe racks, storage cabinets, and drawers that discreetly store recycling bins. The second mudroom (4'7" x 4'10"), located at the garden entrance, offers additional storage for patio accessories such as cushions and summer patio tableware. Both spaces are tailored for maximum organization and practicality.

- **Garage** (22'2" x 21'11"\*)). The spacious two-car garage boasts an impressive 12'8" ceiling height, providing ample storage potential and the ability to install a car lift. It features a convenient wall-mounted lift, specifically designed to hold a fully loaded bicycle rack, making it an ideal solution for efficient and accessible bike storage.

### Second Floor

- **Sitting Area / Library** (14'0" x 7'8" \*). This charming second-floor sitting area overlooks the living room and offers a cozy yet elegant retreat. Featuring a vaulted ceiling with a striking starburst chandelier, the space is flooded with natural light through the large arched window, providing serene views of the outdoors. Built-in shelving and cabinets flank the window, creating an inviting reading nook, complete with plush window seating with additional cabinet storage below.





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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** (15'10" x 16,8"\*). This bedroom is thoughtfully designed to emphasize both comfort and elegance, creating an ideal sanctuary for rest and relaxation. The tray ceiling is accentuated by detailed crown molding, and expansive windows with remote-controlled blinds flood the space with natural light. With its generous dimensions, the room easily accommodates a cozy sitting area, adding to its overall appeal.



§ **Bathroom** (18'1" x 15'1"\*). This luxurious, spa-like primary bathroom, designed by Interiology, is a true masterpiece. Featuring two distinct vanities, each with its own unique style and one with and a dedicated makeup station, the space offers elegance and functionality.





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The centerpiece of the room is a stunning freestanding soaking tub. Adjacent to the tub is a large walk-in shower equipped with two rain showerheads, a wall-mounted showerhead, a handheld sprayer, built-in corner benches, and recessed niches. Heated towel bars on either side of the room add an extra touch of comfort and luxury.

The water closet is tastefully separated and features geometric wallpaper and custom cabinetry for added storage.



§ **Walk-in Closet** (9'8" x 7'7"\*)). This closet is fully outfitted with a complete range of custom-built furniture, offering a variety of hanging spaces, open shelving, and drawers. The thoughtful design maximizes storage and organization. Additionally, there is a single closet in the bedroom.

- **Bedroom 2** (19'1" x 11'6"\*)). The layout of this bedroom was redesigned to provide a dressing area with a double closet with closet furniture. The room has three windows with views of the front and side gardens.





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- **Bedroom 3** (12'2" x 12'4"\*) has two windows overlooking the front of the property and a double closet with closet furniture. .
- **Bedroom 4** (11'10" x 13'8"\*) . The L-shaped guest bedroom is cleverly designed to maximize its unique layout, offering distinct areas for sleeping, a corner desk space, and a small sitting area. The room has a single closet and two windows with views over the rear and side of the property.



- **Bathroom** (11'0" x 15'1"\*) . This large bathroom includes a bathtub with an integrated shower, a wide vanity with a single sink, a toilet, and a linen closet. The room accommodates an LG ThinQ washer over an LG Sidekick, and an LG ThinQ drier over an LG pedestal storage drawer. The elevated level of the machines provides easier laundry access. The room has multiple storage cabinets, and three windows provide natural light and ventilation.

Lower Level

- **Recreation Room** (10'1" x 22'4"\*) and **Games Room** (16'9" x 11'5"\*) feature an open-plan layout, offering two spacious areas perfect for family game nights or a fun hangout spot for children.
- **Gym / Fitness Room** (24'11" x 13'2"\*) . This expansive fitness room offers ample space and height for various types of exercise equipment, including weight benches, free weights, and a multi-functional workout machine. Sleek recessed lighting creates a bright and energizing atmosphere. With its flat-screen TV for entertainment or guided workouts, this fitness room is perfect for maintaining an active lifestyle in the comfort of home.





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- **Bathroom** (5'6" x 10'7"\*) . This bathroom features a shower, pedestal sink, and toilet, along with a spacious closet for towels and additional storage.
- **Utility Room** (14'3" x 15'1"\*) . This room is accessible from both the lower level and the exterior through a bulkhead door. The exterior entrance is especially convenient for bringing in pets, leading directly to a dog washing station for easy cleanup before entering the main part of the house.
- **Storage Rooms.** The lower level includes three generously sized storage rooms, measuring 11'1" x 14'1" \*, 11'1" x 5'4" \*, and 6'8" x 10'7" \*, offering ample space for organized storage.

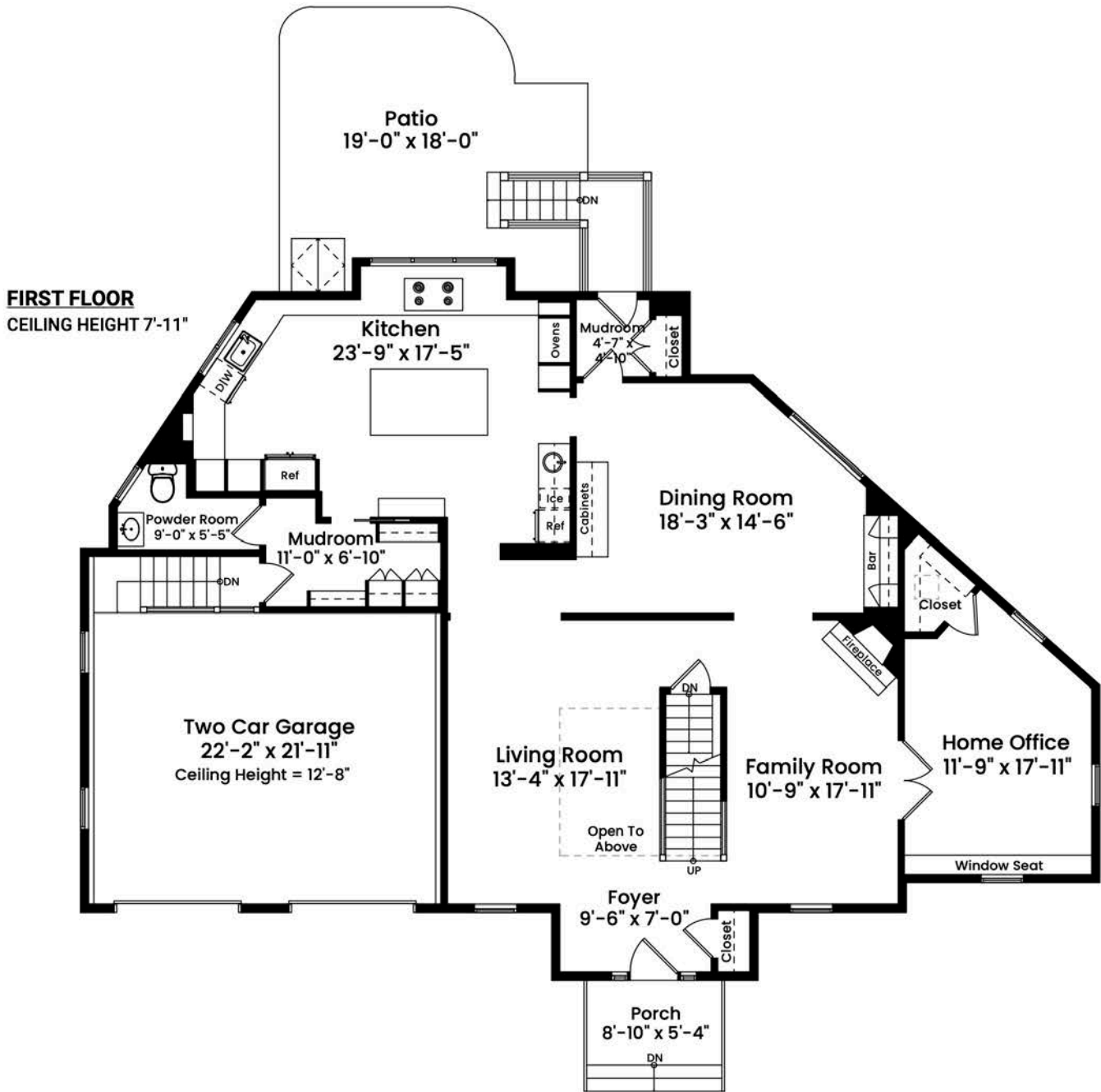
### III. Observations

- **Alarm System.** The property has a central alarm system with multiple zones.
- **Exterior building improvements.** In 2018, the exterior of the house was painted. In 2024, a full exterior inspection was performed by Tom Curren. All recommended inspection repairs were completed. When wooden trim needed replacing, it was replaced with PVC where appropriate. All exterior trim was painted.
- **Flooring.** There are hardwood floors throughout the house, with the exception of tile in the bathrooms, and bamboo composite planks the gym. The study, and bedrooms 2 and 3, have wall-to-wall carpeting installed over the hardwood floors. The recreation room and games room have wall-to-wall carpeting.
- **Garage.** New garage door openers were installed in 2018.
- **Hardware.** As part of the recent renovation, the door hardware, including hinges and knobs, was upgraded to enhance both functionality and style. These modern, high-quality fixtures add a sophisticated touch, seamlessly complementing the home's overall design.
- **Heating and Air Conditioning.** There are three zones of central heating and air conditioning by forced air. Heat is provided by natural gas. The primary bathroom has radiant heated floors.
- **Interior painting.** The interior of the house has been recently painted.
- **Irrigation system.** The irrigation system extends around the property.
- **Landscaping improvements.** The current owners have made extensive landscaping upgrades, enhancing the beauty and functionality of the exterior. Expanded garden beds now showcase carefully selected specimen plantings, while neatly defined edges, accented with river rock, create a lush, curated aesthetic. A pet-friendly artificial turf at the rear provides a durable, low-maintenance outdoor space. The rear patio has been expanded to include a dedicated firepit area, ideal for entertaining. Additionally, the front steps were rebuilt with elegant granite and stone, adding to the home's curb appeal and timeless charm.
- **Lighting.** As part of the recent renovation a new lighting plan was designed. The new plan incorporates directional recessed lighting to highlight artwork around the home. The main rooms of the house are equipped with the Lutron Caseta switch system, offering the convenience of remote control lighting through a smartphone app. This modern smart home feature allows for customizable lighting settings and energy efficiency.



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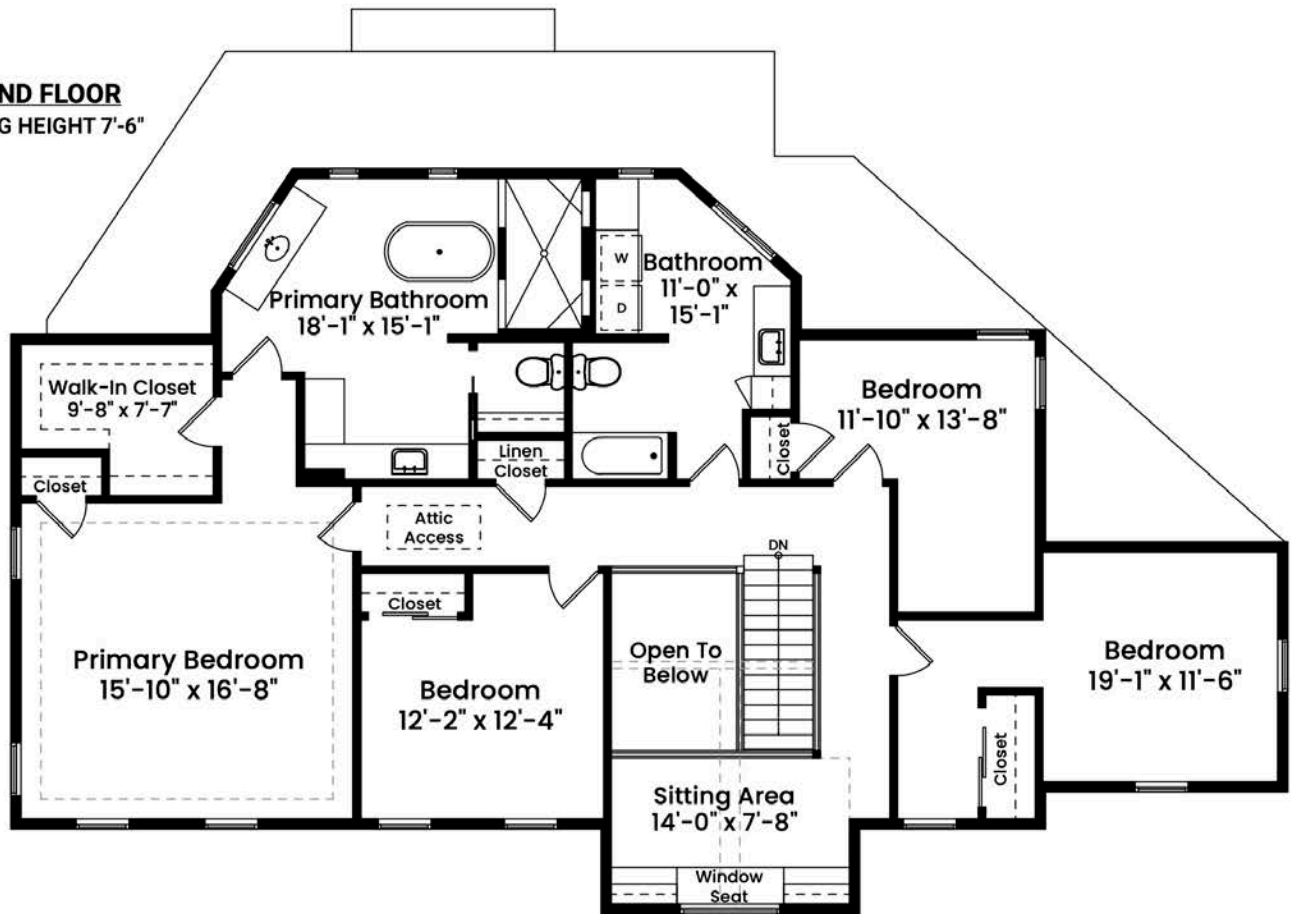
IV. Floor Plans





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**SECOND FLOOR**  
CEILING HEIGHT 7'-6"

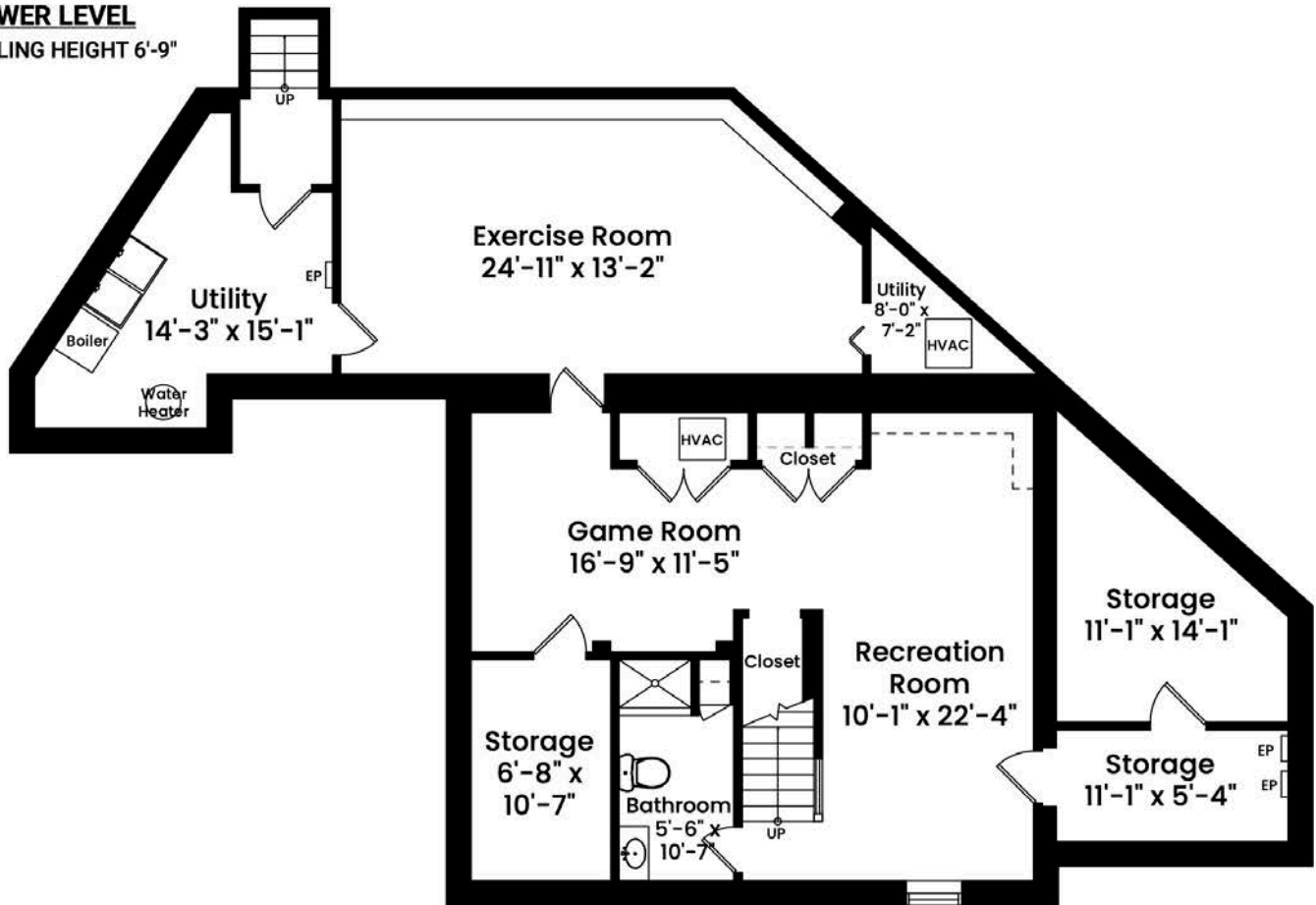




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**LOWER LEVEL**

CEILING HEIGHT 6'-9"





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V. Property Statistics

Number of Bedrooms:	4
Number of Bathrooms:	3 full and 1 half
Square footage:	Total living area: 4,277sf*, inc. 985sf* in the lower level Lower level storage/utility areas: 524sf*. Garage 468sf*. Total gross area 5,288sf*.
Lot size:	0.24 acres*
Parking:	2-car attached garage and 3 exterior spaces
Property Taxes:	\$19,054 for fiscal year 2024
<b>Price:</b>	<b>\$1,895,000</b>

VI. Notices

\* All measurements are approximate.

To Potential Purchaser(s)

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## Jonathan P. Radford

Representing Private Clients and Family Offices

### **Notable Achievements**

Record for highest price sale in MA in 2018 (\$25,000,000)

Record for highest price company sale (\$62,000,000)

#1 Coldwell Banker agent for entire New England Region