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Jonathan P. Radford is pleased to present

54 MYOPIA ROAD, WINCHESTER

Offered at \$2,850,000



54 MYOPIA ROAD, WINCHESTER

I. INTRODUCTION

Decorative wrought iron gates open to a carriage driveway and reveal the spectacular mature gardens that create the estate setting for this Colonial Revival masterpiece. Set upon Myopia Hill, among homes of similar architectural distinction, it is difficult to imagine that such privacy can be available so close to the town of Winchester and within striking distance of the city of Boston. This family-friendly neighborhood provides ease of access to all Winchester offers: fine schools (Ambrose Elementary, McCall Middle and Winchester High), children's activities and clubs, boat club, beach, golf course, and programs/events at the community's Wright Locke Farm, to name but a few. Trains to Boston, from the local Wedgemere station, take approximately 15 minutes to North Station.

II. PROPERTY DESCRIPTION

The carriage driveway encircles the front island garden, extensively planted with annuals, perennials and trees, and leads guests to the main entrance. The architectural features of the front porch with its Deer Island granite steps and fieldstone risers, trios of Tuscan columns at each corner, frieze and triple crown molding with corniced eave cap, are telling signs of the quality and details to be found on both the exterior and interior of this exceptional property. Above the porch, upholding a pediment with oculus, is a central temple-front with pilasters between sash windows and sidelights. A striking cedar-shake gable



roof, flanked by twin brick chimneys, glows under the sun and perfectly complements the sage green symmetrical clapboard façade. To the right, a side ell incorporates the family entrance with its covered porch and seating area defined by Tuscan columns. The ell also incorporates the heated three-car garage. To the rear of the house is a large granite patio with built-in grill, overlooking lawns for children's activities and a woodland wonderland for exploration.

First Floor

- **Entrance** (4'3" x 11'0"*) . A majestic paneled front door flanked with sidelights opens to the entrance of the home. At each side is window and a bench seat with cedar-lined storage.

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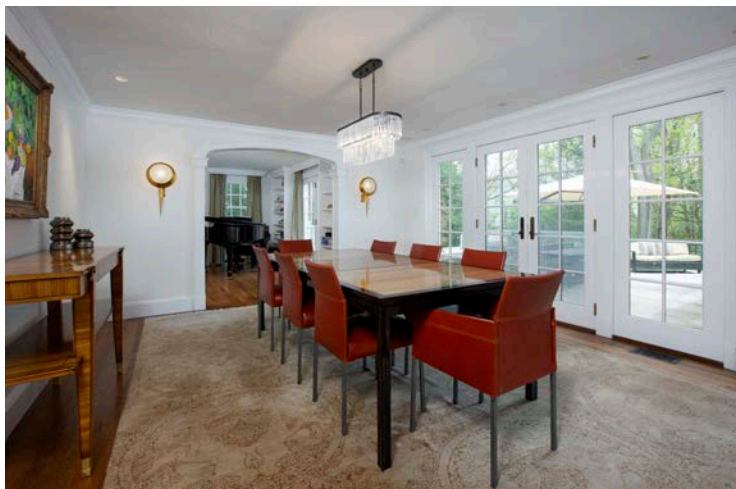
- **Foyer** (11'4" x 15'5"*). The foyer has a classic Colonial staircase with cherry hand rail and turned balusters spiraling out of a newel post formation and continuing along the second-floor landing. Elliptical arches provide the transition from the entrance to the foyer, and towards the living room and study. There is a coat closet for guests.



- **Living Room** (27'2" x 14'5"*). The centerpiece of the living room is a classic brick Colonial fireplace with black granite surround, milled molding frame, mantel shelf, and overmantel panels. Built-in bookcases flank the double French doors opening to a Juliet balcony with views of the rear gardens and patio.



- **Dining Room** (13'10" x 15'5"*). An elliptical archway links the living room and dining room. Whilst these spaces are distinct, the open plan nature of these adjacent rooms is ideal for extended family gatherings and grand scale entertaining. French doors, flanked by French-door glass panels, open to the patio. Two doors lead to the kitchen and its butlers' pantry with wet bar.



- **Study** (12'11" x 10'1"*). The study is open to the foyer, however when privacy is required, pocket doors can be closed. The study's walls are paneled to a height of approximately 5'6". There is built-in cabinetry, and retractable doors can be opened to access a computer work station. Drawers, cabinets and shelves provide additional storage and display options. Windows provide views of the front gardens.

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- **Kitchen.** The kitchen is part of a vast open plan family space comprising the kitchen (18'4" x 14'9"*) with its butlers' pantry and wet bar (5'10" x 6'0"*) , the family room (22'7" x 21'2"*) with its family dining area, and the sunroom/conservatory (11'6" x 22'6"*) with multiple sash windows arcing in a bow and providing panoramic views of the rear gardens. This combination of open plan rooms is the heart of family life and provides over 1,000sf of contiguous family space.



The kitchen features a barrel-vaulted ceiling and extensive cabinetry. Cabinets around the perimeter of the room are white. Base cabinets have honed black granite counters and wall cabinets have glass doors. The center island is a contrasting dark wood with a polished white stone counter. The island provides additional storage, including vegetable baskets. The island has a Franke stainless steel sink with gooseneck faucet. The main sink is at the perimeter under the kitchen window. The appliance package

includes a Thermador Professional six-burner 30" range, Thermador wall oven, Sharp Carousel microwave, Sub-Zero 650 series refrigerator/freezer and additional refrigerator drawer, and a Miele dishwasher. Of note is the segmental-arched Colonial/Italianate range hood with paneled pilasters, bracketed cornice and white tile backsplash. Between the kitchen and family dining area of the family room is a raised bar for casual dining.

Connected to the kitchen and adjacent to the dining room is the butlers' pantry (5'10" x 6'0"*) and wet bar equipped with base cabinets with cherry counters and a copper sink, wall cabinets with glass display doors, and a Sub-Zero 424 wine refrigerator.

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- **Family Room** (22'7" x 21'2"*). The family room has a classic brick Colonial fireplace with black granite surround, squared pilaster/columns, scrolled brackets supporting a mantel shelf, and an overmantel panel for hanging artwork. Flanking the fireplace and extending across the entire wall is custom cabinetry for media equipment and general storage, and open shelving. There is also a cleverly designed cabinet for storage of logs supplied directly from the garage on the other side of the cabinet. Two walls of the family room are almost entirely comprised of floor to ceiling windows providing an abundance of light. There is a sliding door from the dining area to the patio. There are French doors opening to the sunroom. These doors are flanked by French-door glass panels and topped by a quadruple running transom.



- **Sunroom** (11'6" x 22'6"*). The sunroom/conservatory has four walls almost entirely comprised of glass panes. This includes a bow of multiple sash windows topped by transoms. These walls of glass provide an unbelievable panorama of the surrounding nature. Of note is the Siena marble tiled floor with a decorative central image of a mandala radiating in a hyperbolic paraboloid basket-weave pattern. The floor is accented by angel heads at the corners and a picture-frame border of diamond rows. The walls have beadboard wainscoting and there is a conservatory-style storage cabinet with a sink which is handy for children's craft projects.

- **Guest Powder Room** (5'0" x 7'0"*). with antique-style stainless steel sink base and marble counter with hammered nickel sink. A window provides natural light.
- **Family Entrance** (6'0" x 15'11"*). A covered side porch (14'6" x 8'6"*). with a sitting area leads to the family entrance. Off the family entrance is a mudroom (7'0" x 6'8"*). with a large closet and bench window seats (with cedar lined storage below), and a family powder room (5'0" x 5'2"*). which is completely separate from the guest powder room. There is access from the family entrance to the heated three-car garage.

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Second Floor

- Two staircases lead to the second floor. The main staircases rises to the second floor landing which incorporates a **sitting area** (8'6" x 15'8"*) with 6-over-9 sash windows flanked by Tuscan engaged columns and sidelights. The amount of natural light in this area makes it the perfect location for some quiet reading.



- **Home Office / Homework Room** (21'6" x 14'4"*). This generously proportioned room has double pocket doors to provide privacy from the rest of the house. There is a desk area with two work stations and a sitting area. Natural light comes from multiple windows overlooking the gardens. Custom built-in furniture around the room provides ample storage. Further storage is also provided by two double closets in an adjacent hallway.

- **Master Bedroom.** The large master bedroom suite comprises:

- **Entrance to the suite** (5'6" x 10'3"*) . This entrance has built-in custom cabinetry including a long running counter for photographs, accessories, etc., as well as drawers and closets. This storage capacity is in addition to the large walk-in closet.

- **Master Bedroom** (15'6" x 22'6"*) . The bedroom, with its expansive private deck overlooking the rear gardens, provides the owners with a sanctuary away from the hustle and bustle. The bedroom features a 10' barrel vaulted ceiling and a gas fireplace. There are multiple windows with tree-top garden views and a window seat with cedar lined storage.



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- **Bathroom** (9'0" x 13'10"*). With a marble floor and barrel vaulted ceiling, the bathroom comprises an oversized shower (not included in the aforementioned dimensions) with multiple jets, mosaic stone floor and marble lined walls and ceiling, a large oval free-standing Kohler tub, a vanity with double sinks framed by floor to ceiling cabinetry, a make-up desk, a heated towel rail and a separate WC.



- **Walk-in Closet** (11'6" x 14'4"*). Well lit from a wall of windows, the room is furnished with a generous amount of hanging space and a center island with drawers and open shelving. There is a fitted full-length mirror and a wide bench seat with cedar lining.



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- **Dressing Area** (5'9" x 7'5"*). This area could also be furnished as a small private office.
- **Bedroom 2** (15'5" x 13'10"*) has a walk-in closet (5'8" x 7'0"*), windows over the side garden and direct access to a shared bathroom with Bedroom 3.
- **Bedroom 3** (11'2" x 13'10"*) has two windows overlooking the front of the property and a double closet with closet furniture. There is direct access to a shared bathroom with Bedroom 2.
- **Bathroom 2** (11'0" x 7'8"*) serves Bedrooms 2 and 3 and comprises a wide vanity with double sinks, a bathtub with shower attachment and a large floor to ceiling closet for towels and other bathroom accessories.
- **Bedroom 4** (12'6" x 14'6"*) has windows overlooking the front and side of the property and a double closet fitted with closet furniture. Bedroom 4 and Bedroom 5 share Bathroom 3.
- **Bedroom 5** (14'4" x 14'6"*) has windows over the side and back of the property. This bedroom has extensive built-ins for the display of books and toys. The bedroom has a large window seat with cedar lined storage and a double closet with built-in furniture. Bedroom 4 and Bedroom 5 share Bathroom 3.
- **Bathroom 3** (7'9" x 8'6"*) has a window with views over the back gardens, a bathtub with shower attachment, and a vanity with a single sink.
- **Laundry Room** (6'9" x 10'11"*). This is one of two laundry rooms, the other is in the lower level near the spa. This laundry has windows over the front of the property and is equipped with an LG Direct Drive washing machine and an LG Sensor Dry dryer. The room is furnished with base cabinets with a stainless steel sink, and wall cabinets with open shelving. Near to the laundry room are two double linen closets.

Third Floor

The third floor has a guest bedroom, a room used for seasonal clothes storage or as a gift-wrapping room, and access to a large amount of attic storage space.

- **Bedroom 6 / Guest or Au Pair Suite** (18'2" x 11'7"*). This bedroom has a sitting area, desk area, sleeping area, and a walk-in closet (4'4" x 5'10"*). The ensuite bathroom (7'5" x 5'8"*) has a bathtub with shower attachment, vanity with single sink and toilet.
- **Seasonal Clothes Storage** (9'2" x 14'2"*). This area can be used to store clothes that are out of season (such as ski clothes) or used as a wrapping room. This area is furnished with built-ins for hanging and closets for storage.
- **Attic Storage**. There is significant capacity for storage in the attic. This area is not heated.

54 MYOPIA ROAD, WINCHESTERLower Level

As the house is on a gentle slope, the two main rooms on this floor are walk-out directly into the garden (lawn and patio) at the back of the house. These rooms receive natural light as seen in the photograph of the of the fitness room.

- **Recreation / Craft Room** (25'5" x 29'5"*). This is a fabulous room for family fun. For families with younger children, it can be a craft room and a room to set up indoor play equipment. For families with teenagers, this is the perfect den. In your family, maybe it will be a home theater. The room is equipped with a kitchen area with a wraparound bar. Kitchen cabinets have granite counters and a stainless steel sink, wall cabinets have open shelves for storage. The room has a floor-to-ceiling fieldstone clad fireplace. There is an entire wall of cabinetry for storage of toys, games and media equipment. There are bookshelves providing display options. Behind retractable doors is a desk area with a computer work station. Further storage is provided by a walk-in closet (6'4" x 9'0"*). There is a French door to a patio (19'0" x 19'6"* and the gardens.

- **Fitness Center.** The fitness center provides:

- **Fitness Room** (23'2" x 20'1"* with space for the entire family to work out together. The room has a wall of mirrors and double French doors opening to the garden. The doors provide good light and fresh air.

- **Spa** (14'3" x 13'9"*). The spa has a curved wall of glass blocks separating it from the fitness room and providing filtered light. Surrounding two sides of the fully tiled 8-person whirlpool hot tub, a fieldstone wall capped in granite is a reminder of the nature outside. Behind the hot tub a central waterfall flows over a display of mosaic tiles. The spa is completed by a wet bar area (6'1" x 5'1"* with base and wall cabinets and a Sub-Zero refrigerator.



- **Bathroom** (11'5" x 4'11"*). The large shower is tiled with French Faience tiles on walls and ceiling and mosaic tiles on the floor. There is a large vanity with single sink and a toilet.

- **Wine Cellar** (L-shaped 4'5" x 15'2" and 7'10" x 4'10"*). The temperature-controlled cellar has an ochre-stained concrete floor and racking for approximately 1,000 bottles.

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- **Laundry Room 2** (5'10" x 5'1"*) . The is the second laundry room in the house, the first being on the second floor. This laundry is equipped with a Maytag Neptune washing machine and dryer. There is open shelving and hanging rail. Opposite the laundry is a linen closet.
- **Utilities Room** (15'2" x 13'5"*) . This room houses two Burnham gas furnaces supplying nine zones of heat, two Mega-Stor 79-gallon indirect hot water tanks, Lenox air conditioning equipment, Nortec humidifiers and Santa-Fe dehumidifiers.
- **Systems Room** (5'4" x 9'11"*) . This room houses mostly electronics (electrical load centers, telephone equipment, alarm equipment, etc.).

III. LANDSCAPING

One of the striking features of this property is its mature landscape and the privacy it provides. Before Myopia Hill was developed, this land was part of the vast network of gardens of the nearby Schrafft Mansion. This historic legacy accounts for some of the magnificent trees on this property and a remarkably undisturbed wilderness area of land behind the house.

The front of the property is defined by a carriage drive which encircles an island garden planted with annuals, perennials

and trees. At the front façade, on each side of the main entrance porch, is a magnificent magnolia. These trees are truly breathtaking when in flower. There are side gardens at each side and steps lead down to the back garden. The terraced back garden has a well-manicured lawn that is ideal for children's games. In contrast to these more formal landscaped areas is a rock garden that extends into wilderness. This area is planted with pachysandra, ferns and a variety of other groundcover, as well as rhododendrons. There is a small stream that feeds a pond (which can dry up in the height of summer). This area was part of the Schrafft estate.



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Overlooking the back garden, off the family room and dining room, is a large patio of Deer Island granite. The patio has a grilling station with a hard-piped gas line, a dining area and a sitting area. Surrounding the patio is a cast iron decorative railing and two sets of stone stairs lead down to the children's games lawn.





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IV. GENERAL OBSERVATIONS

This home has all the design advantages of new construction, combined with the mature landscaping and privacy of an established estate that is surrounded by homes of similar architectural distinction. The architect for the home was David Sterling. MF Reynolds was the contractor.

- **Alarm System.** The property has a central alarm system and there is a pressure sensor on the driveway to announce the arrival of visitors. The driveway alarm has a sounder on three floors of the house (excluding the top floor) and on the patio.
- **Architectural Details.** The home features many architectural details throughout and all principal rooms have crown molding and detailed millwork.
- **Audio.** There is a central audio system with speakers in the living room, dining room, home office, family room (surround sound), fitness room and on the patio. The built-in speakers will remain as a gift from the sellers. The sellers make no representation as to how the speakers might work with other central components.
- **Flooring.** There are oak hardwood floors on the first and second floors, wall-to-wall carpets on the third floor and lower level. There is marble and ceramic tile in the bathrooms. The guest entrance, family entrance and family powder room have stone floors salvaged from a French cathedral.
- **Garage** (41'0" x 21'3"*) . The attached heated three-car garage is accessed via the family entrance. The garage has various storage cabinets and a log storage area with metal-lined walls. Close to this area is a pass-through cabinet in which logs are stored and accessed from the family room.
- **Heating and Air Conditioning.** Heating is provided by two gas-fired Burnham furnaces supplying nine zones. There is radiant heat in the master suite and spa. There is supplemental electric baseboard heat in the master bedroom and fitness room for exceptionally cold days. Air conditioning is central and supplied by a Lennox system. There is a mini-split air conditioning system for the fitness room.
- **Hot water** is supplied via two Mega-Stor 79-gallon indirect hot water tanks.
- **Humidification** control is provided by Nortec systems adding humidity and Santa Fe systems removing humidity.
- **Invisible Fence.** There is an invisible fence for the protection of the family dogs.
- **Irrigation system.** The irrigation system extends around the property. Sprayers cover the lawns and an extensive network of drip lines supply water to the flower beds.



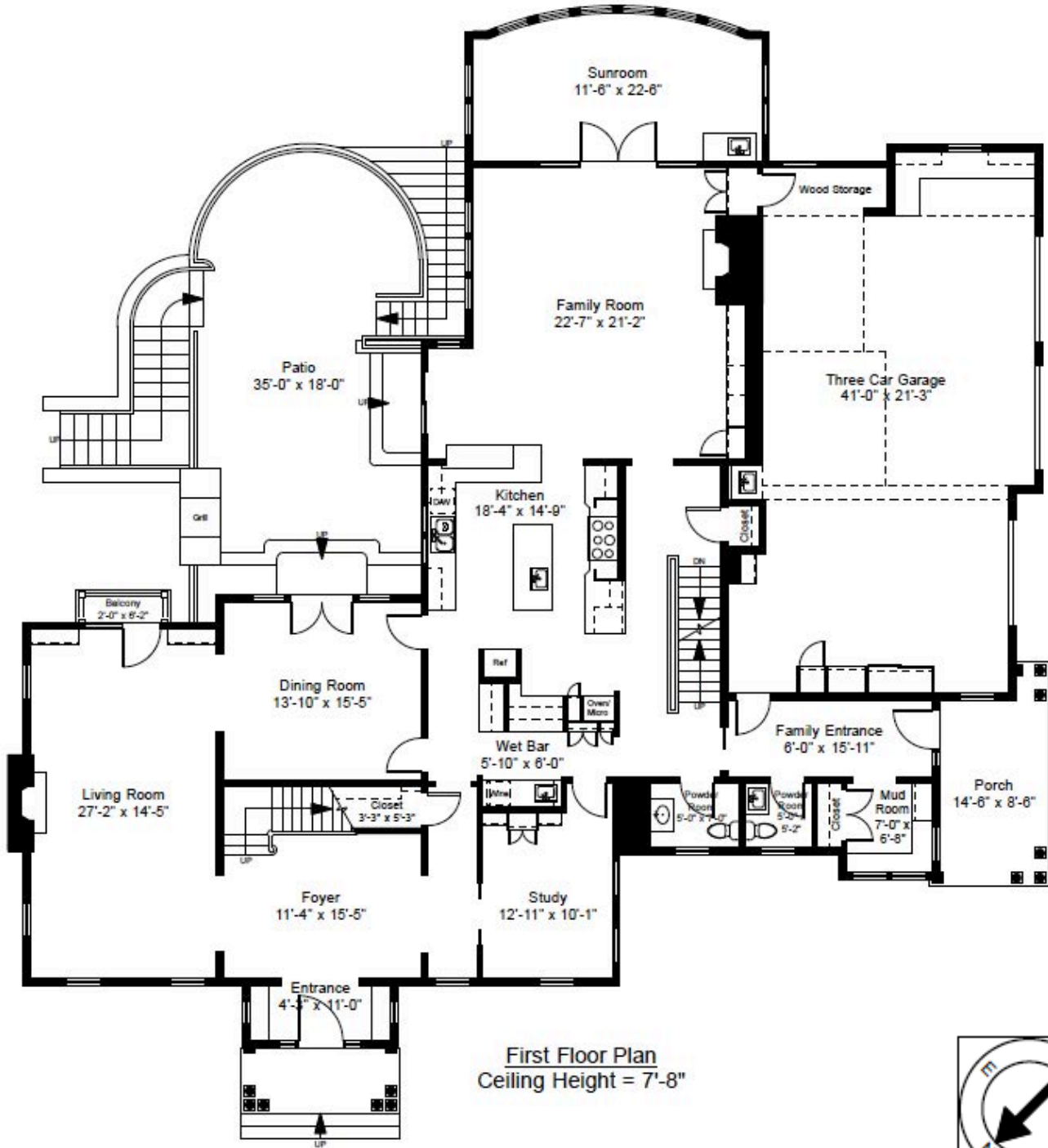
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- **Lighting.** There is recessed lighting throughout the home and extensive exterior lighting around the property.
- There is a **radon mitigation system**.
- There is a **sump pump** installed in the basement.
- **EXCLUSIONS.** Certain drapes are excluded from the sale.

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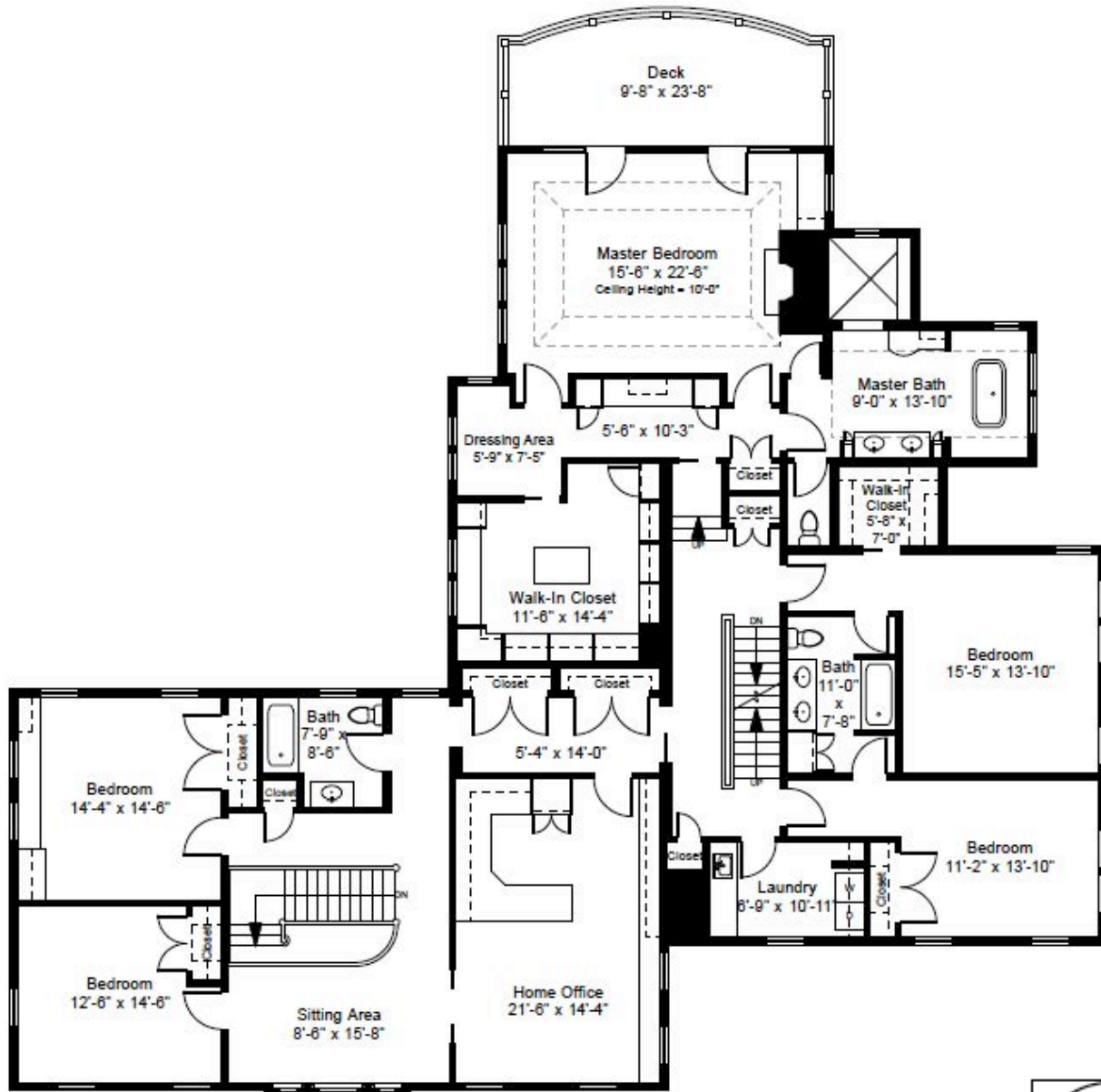
V. FLOOR PLANS



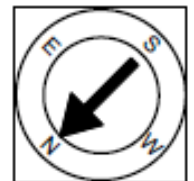
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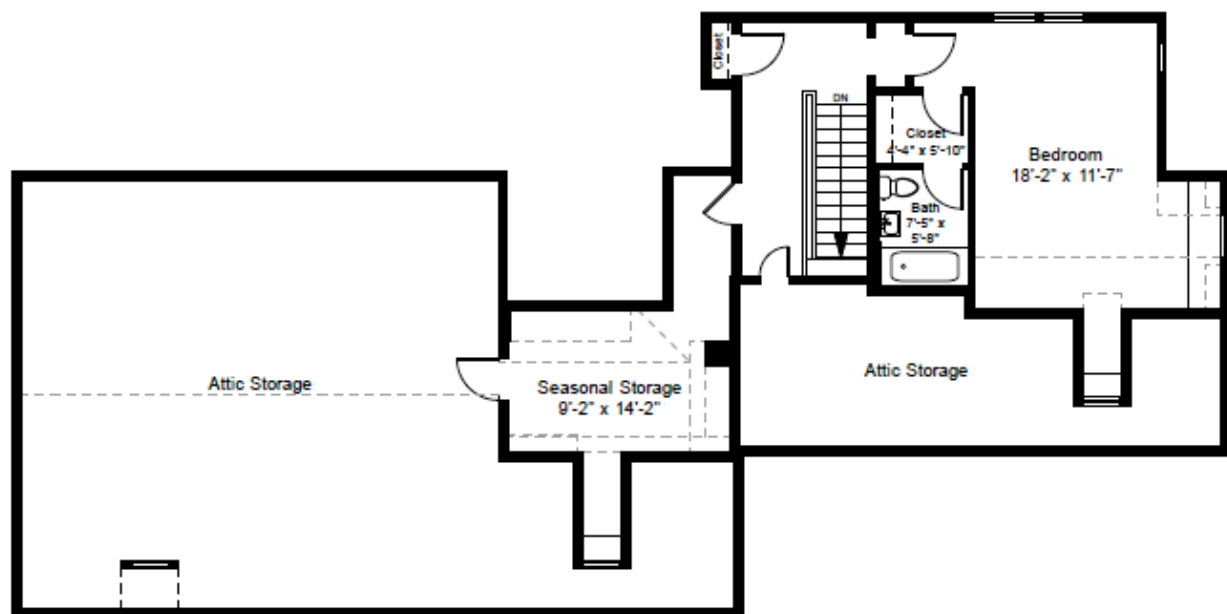


Second Floor Plan
Ceiling Height = 7'-6"



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Third Floor Plan
Ceiling Height = 8'-0"

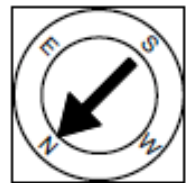
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Lower Level Plan
Ceiling Height = 7'-8"



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VI. PROPERTY STATISTICS

Number of Bedrooms:	6
Number of Bathrooms:	5 full and 2 half (including the master bathroom)
Living Area:	9,250sf*
Lot size:	0.57 acres*
Parking:	3-car attached heated garage and multiple exterior spaces
Property Taxes:	\$40,926 for fiscal year 2018
Price:	\$2,850,000

VII. NOTICES

* All measurements are approximate.

To Potential Purchaser(s)

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VIII. BUYER NOTES



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Jonathan P. Radford

#1 Agent at Coldwell Banker Residential Brokerage
for New England Region - April 2018

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