

285 Elm Street, Concord, Massachusetts



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# Senkler, Pasley & Dowcett

Top Award Winning Team at Coldwell Banker Residential Brokerage

SENKLER, PASLEY & DOWCETT TEAM  
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## Refreshed, revitalized and re-imagined!

Prominently sited on beautiful Elm Street under towering Maple and Linden trees this **classic, 1910 Georgian Colonial** is being totally renovated and expanded with a new modernized floor plan.

Defined by the gracious front-to-back entry hall which offers wide views of the grounds through the large French doors and rich in period appointments, this residence is a remarkable blend of authentic character and understated elegance.

This complete renovation presents brilliantly the redesigned spaces in an open, sun-filled plan. Discover a new kitchen w/ custom cabinetry, upscale appliances and center island, a sun-splashed family room and formal dining & living rooms.

The spacious master suite is a relaxing haven offering a granite bath w/soaking tub, 2 walk-in closets and sitting area with balcony. Four additional bedrooms, 3 w/ensuite baths plus laundry room complete this level.

Updated systems include electric, energy-efficient heating, AC and plumbing. The lush level grounds feature many specimen trees, covered side porch and large outdoor patio. Oasis-like setting with all of Concord's amenities at your fingertips.

**This is a solidly renovated turn of the century beauty, not to be missed!**

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Tour this property online at  
[www.homecb.com/285elmstreet-concord](http://www.homecb.com/285elmstreet-concord)







Kitchen & Eating Area









Family Room





Living and Dining Rooms







Master Bedroom Suite







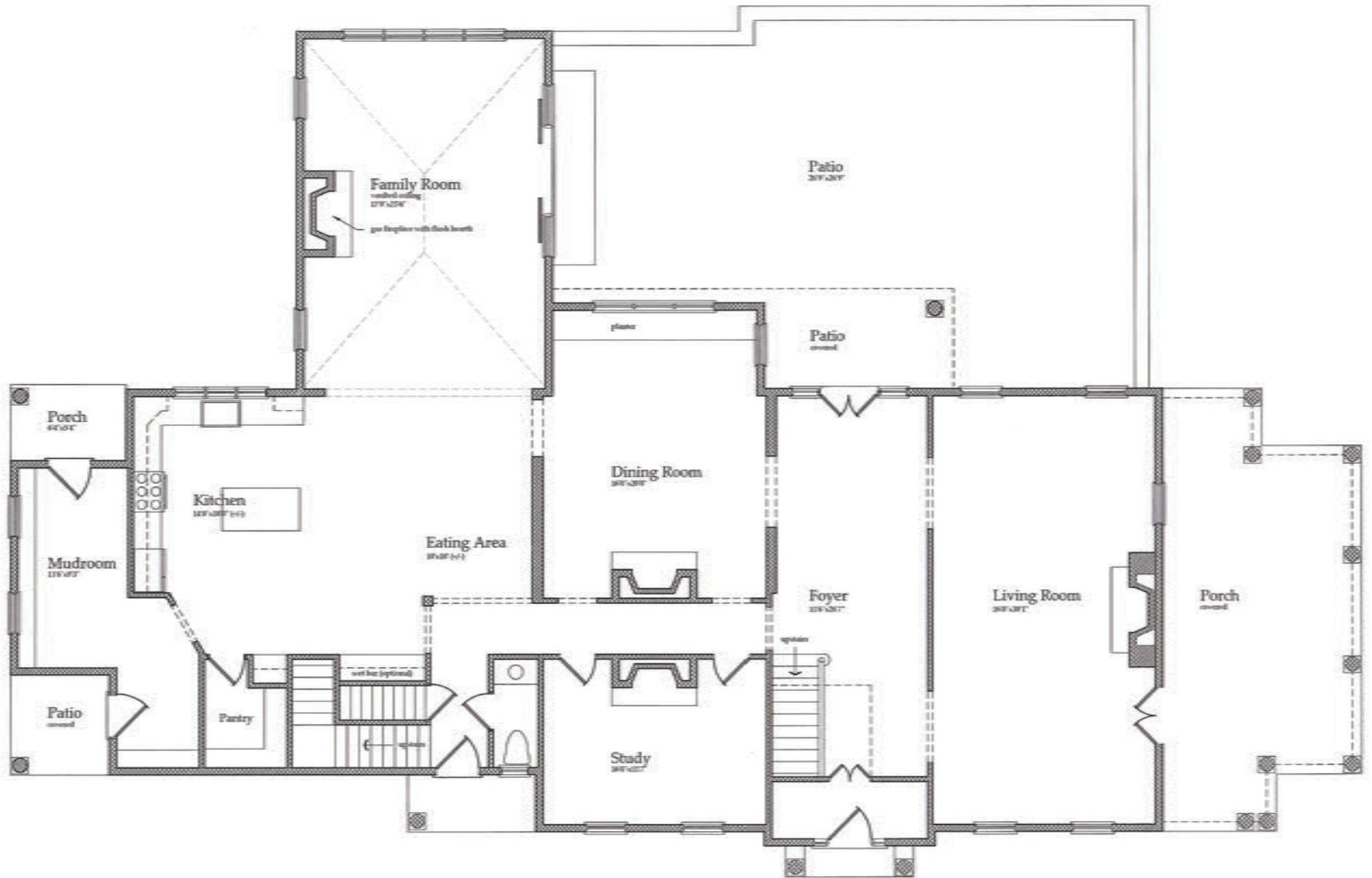


4 Additional  
Second Level Bedrooms,  
three with Ensuite Baths





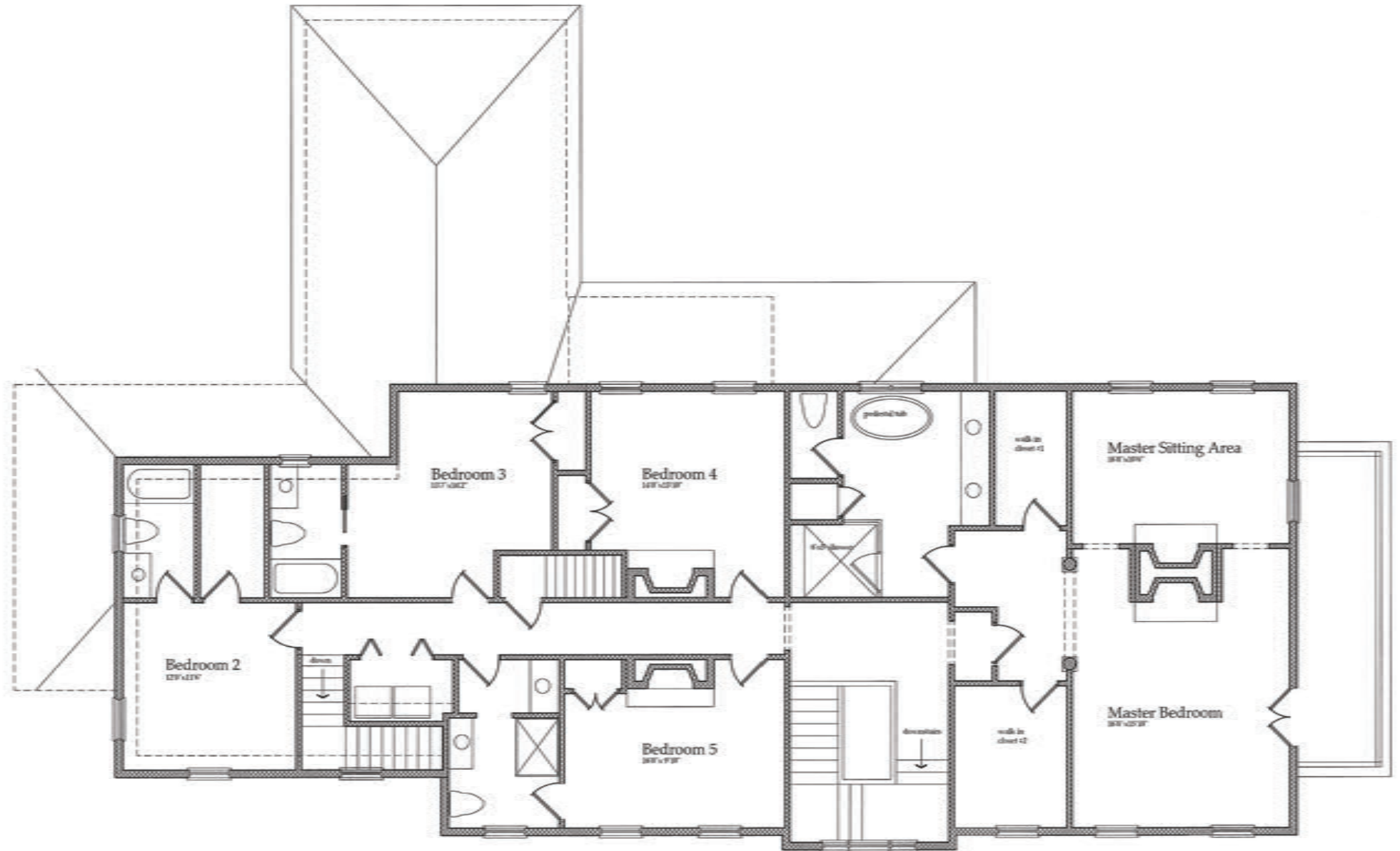
# First Level



Main Floor Plan



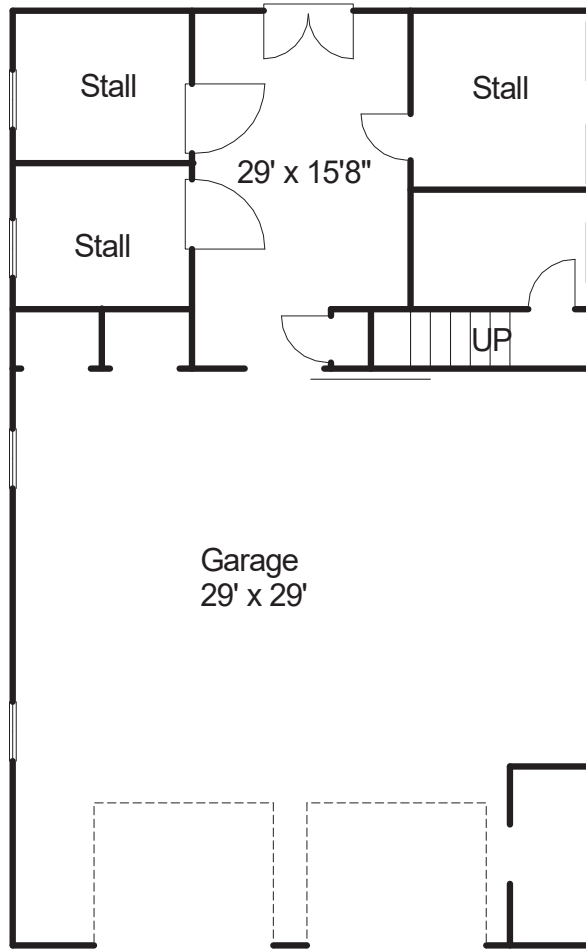
# Second Level



Upper Floor Plan



## Carriage House

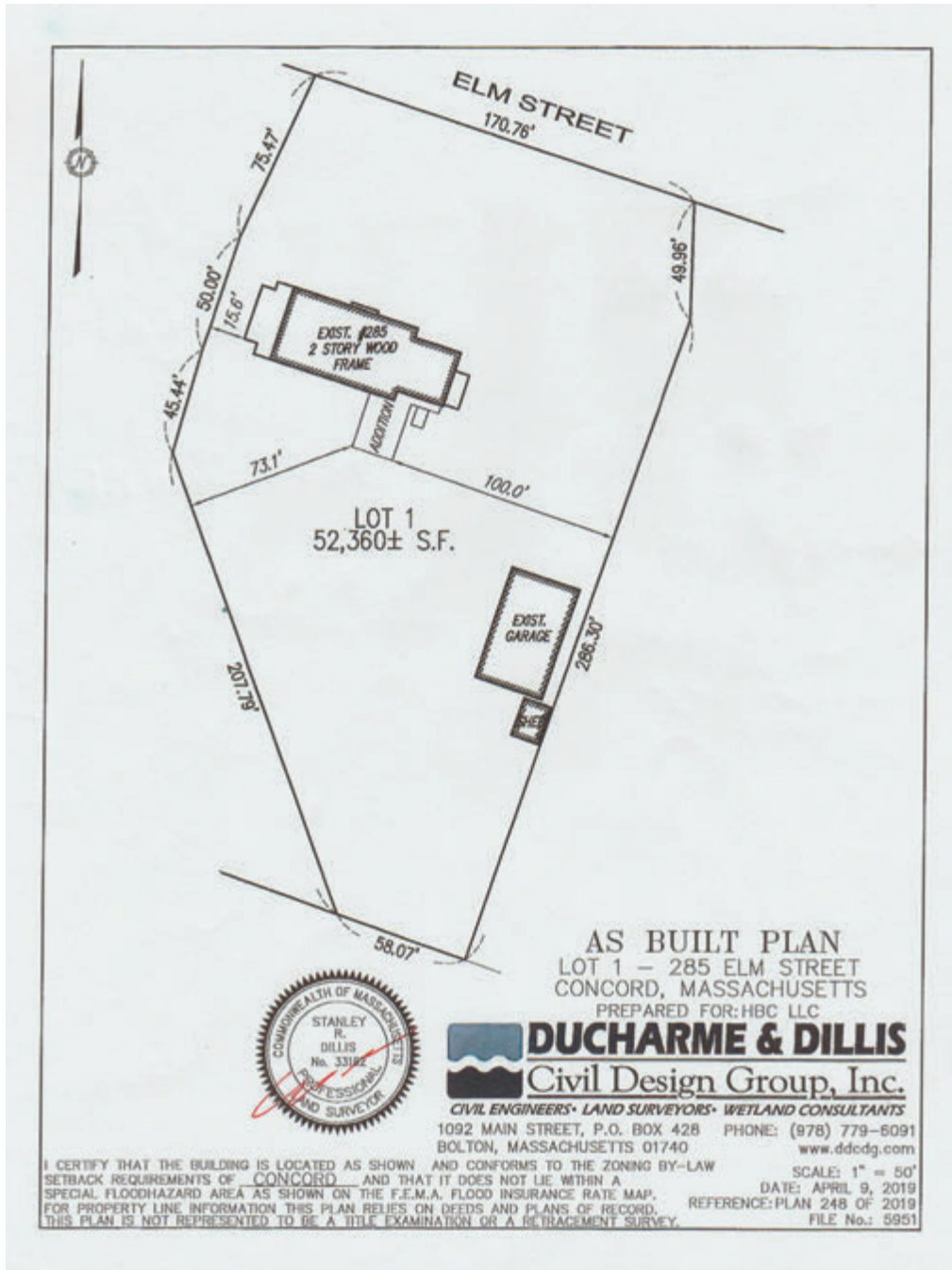


- Carriage House Garage Spaces: 3-4 Car
  - o 29' x 29' plus three additional horse stalls
- New 30-year Architectural Shingle Style Asphalt Roof
- New Exterior Paint – Benjamin Moore
- New Underground Electrical Service from Main House
  - o New electrical for existing overhead garage doors
- New Sewer Stub exists on property for future hookup

NOTE: Walk-Up Second Floor of Carriage House has the potential to be completely finished in the future for additional living space







## Property Features & Highlights

- New plumbing system
- New 400 AMP electrical service, wiring and components
- Radiant heat in master bath
- Anderson 400 Series insulated windows
- Anderson French-wood sliding door
- New roof on Main House & Carriage House
- New underground electrical service from Main House to Carriage House
- Architecturally designed landscape package



285 Elm Street, Concord, MA

# Hills Brothers Construction, Inc.

Building Specifications and Details for 285 Elm Street, Concord, MA

## GENERAL

- Building Style: 1910 Classic Colonial
- Lot Size: 52,360 Sq. Ft. +/-
- Total Sq. Ft.: 5,387 +/-
  - o First Floor: 2,948 Sq. Ft. +/-
  - o Second floor: 2,439 Sq. Ft. +/-
- Carriage House Garage Spaces: 3-4 Car
- Baths: 4 ½
- Bedrooms: 5
- Security system
- Full cable internet
- Generous lighting
- Detailed millwork
- Gas fireplace in Family Room
- Seven functioning wood burning fireplaces through-out
- Radiant heat in master bathroom
- Hardwood flooring throughout first & second floor
- All bathrooms, mudroom, & laundry room tiled
- Electrical circuit breakers: 400 AMP
- Energy Features: Anderson 400 Series insulated windows, Anderson French-wood sliding door
- Water: Town
- Sewage: Town
- Natural Gas

## SPECIFICATIONS

### FOUNDATION - EXISTING

- Fieldstone foundation
- Sump pump installed in basement floor
- Radon system installed

### FOUNDATION – NEW FAMILY ROOM ADDITION

- Concrete foundation
- 10” Thick foundation walls
- Exterior damp proofing applied to exterior of foundation
- Sump pump installed in basement floor

### EXTERIOR WALLS – NEW ADDITION

- 2”x6” Exterior wall studs with 7/16” Advantech zip wall panel
- Shiplap siding to match the existing main house
- Corner-boards to match the existing main house
- New windows to receive PVC trim-boards with PVC historic sill

### EXTERIOR WALLS – EXISTING HOUSE

- Existing 2”x4” exterior wall studs
- Existing shiplap siding
- New windows to receive PVC trim-boards with PVC historic sill

### ROOF – NEW ADDITION

- 5/8” Zip roofing sheathing
- Asphalt shingle – GAF architectural style 30-year warranty
- Six feet of ice and water shield installed along bottom edge of roof
- White 5” gutters with 2”x3” downspouts

### ROOF – EXISTING HOUSE

- Asphalt shingle – GAF architectural style 30-year warranty
- Six feet of ice and water shield installed along bottom edge of roof
- Existing gutter system to remain

### WINDOWS – NEW ADDITION & EXISTING HOUSE

- Anderson 400 Series
- Historic 2” sill nosing in Azek
- 5/4” x 5” Exterior casing in Azek
- Clad double hung, white exterior sash
- 6 over 6 Grill pattern w/simulated divided light
- Includes screens
- White hardware

### EXTERIOR DOORS

- Front door – existing
- Secondary front door - existing
- Mudroom front entry door – New Thermatru Door System
- Mudroom rear entry door – New Thermatru Door System
- Rear covered patio door off foyer - existing
- Rear family room door – Anderson French-wood sliding door
- Side entry living room door leading to covered screen porch – existing
- Side entry master bedroom door leading to balcony - existing
- Interior doors – 6’ 8” solid core masonite smooth 6-panel with oil rubbed bronze hardware



## PLUMBING

### General

- All new plumbing system to include new water & waste lines through-out
- 1 – 75 Gallon gas hot water heater
- 3 – Outside sill cocks

### Laundry Room

- 1 - Washer hook-up

### Kitchen

- 1 – Kohler Simplice SS pull out faucet
- 1 – Undermount stainless steel sink

### Butler's Pantry

- 1 – Kohler Simplice SS pull out faucet
- 1 – Undermount stainless steel sink

### Half Bathroom

- 1 – Kohler 8" Devonshire chrome widespread lav faucet
- 1 – Kohler white elongated highline comfort height toilet
- 1 – Kohler white elongated slow closing seat

### Master Bath

- 1 – Tiled shower with glass shower door
  - To include bench seat & recessed niche
- 1 – Kohler Devonshire chrome shower valve
- 1 – Kohler Devonshire diverting valve
- 1 – Kohler Devonshire rain head
- 1 – Kohler 24" slide bar with trim
- 1 – Kohler handheld shower head and hose
- 2 – 8" Devonshire chrome widespread lav faucet
- 2 – Under mount sinks
- 1 - Kohler 6367 freestanding soaking tub
- 1 – Kohler Devonshire chrome roman tub filler
- 1 – Kohler white elongated highline comfort height toilet
- 1 – Kohler white elongated slow closing seat

### Bedroom 2 Bathroom

- 1 – Kohler Bancroft white tub with integral apron wall tiled
- 1 – Kohler Devonshire chrome tub and shower valve
- 1 – 8" Devonshire chrome widespread lav faucet
- 1 – Under mount sink
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler white elongated slow closing seat

### Bedroom 3 Bathroom

- 1 – Kohler Bancroft white tub with integral apron wall tiled
- 1 – Kohler Devonshire chrome tub and shower valve
- 1 – 8" Devonshire chrome widespread lav faucet
- 1 – Under mount sink
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler white elongated slow closing seat

### Bedroom 4 & 5 Bathroom

- 1 – Tiled shower with glass door
  - To include one recessed niche
- 1 – Kohler Devonshire chrome shower valve
- 2 – 8" Devonshire chrome widespread lav faucet
- 2 – Under mount sink
- 1 – Kohler white elongated Wellworth toilet
- 1 – Kohler elongated white slow closing seat

### Gas Piping

- 1 – Gas piping for fireplace on first floor, gas stove and three gas furnaces

*\*\* Bathroom Accessories: Towel bars, toilet paper holders, hooks, etc., are the responsibility of the homeowner. Builder will install at no charge. \*\**

## ELECTRICAL

- New 400 Amp electrical service
- New wiring and electrical components including light fixtures
- New switches and outlets per code requirements
- New cable and cat5e connections

## HVAC

Forced hot air heat & ventral A/C zones:  
NG– 4 zones

- 3 Gas furnaces installed w/central air conditioning

### First Floor

- 1 - Goodman highboy 96% efficiency gas furnace with a 20-year manufacturer's warranty
- 1 – April Aire whole house humidifier model #700 with humidistat control and outside sensor
- 2 – Proline 7-day programmable thermostats
- 1 – Trion Air Bear filter rack and filter installed
- All supply and return boots to be spray painted black
- 1 – Goodman A/C condenser & pad (13 seer) with a 10-year manufacturer's warranty
- 1 – A/C A-Coil to be installed on top of furnace
- All refrigerant & 401A freon charging to be complete
- 1 – Condensate pump with metal safety pan and float switch
- All duct work joints to be sealed and insulated to meet energy code
- Cast iron floor grills

### Second Floor

- 2 - Goodman highboy 96% efficiency gas furnace with a 20-year manufacturer's warranty
- 1 – Metal safety pan to be installed under furnace with a float switch
- 2 – Proline 7-day programmable thermostats
- 1 – Trion Air Bear filter rack and filter installed
- Furnace to be installed on six 6" anti-noise & vibration pump jacks
- All supply and return boots to be spray painted black
- 1 – Goodman A/C condenser & pad (13 seer) with a 10-year manufacturer's warranty
- 1 – A/C A-Coil to be installed on top of furnace
- All refrigerant & 401A freon charging to be complete
- 1 – Condensate pump with metal safety pan and float switch

- All duct work joints to be sealed and insulated to meet energy code
- White ceiling grills

### **INSULATION**

- Foam insulation package
- Walls – Closed cell foam
- Rooflines – Open cell foam
- Basement ceiling – fiberglass batts R30
- Bathrooms & Laundry – R15 sound proofing (all walls)

### **INTERIOR WALLS**

- 2"x4" Interior wall studs
- Blue board and plaster on ceiling and walls – smooth finish

### **DINING ROOM**

- Cased openings with custom millwork
- Two-piece crown molding
- Existing wood burning fireplace unit with custom mantel

### **MUDROOM**

- Painted horizontal shiplap along wall 5' high
- Painted built in cubbies
- Painted bench seat with drawer below
- Crown moldings

### **FAMILY ROOM**

- Vaulted ceiling
- Gas fireplace with blower
- Painted wood mantel with wood uprights
- Slate surround
- Slate hearth

### **KITCHEN**

- Custom designer kitchen cabinets with quartz countertops

### **BUTLER'S PANTRY**

- Custom designer cabinets w/quartz countertops

### **LAUNDRY ROOM**

- Custom designer cabinets

### **BATHROOMS**

- Custom designer cabinets

### **INTERIOR TRIM**

- Doors –6-Panel solid core doors with oil rubbed bronze hardware
- Doors and windows – 4 ½" casing w/flint blocks on doors
- Baseboards – 1 x 8 baseboard
- Crown moldings where installed

### **PAINTING INTERIOR**

- Interior trim: Benjamin Moore semi-gloss
- Interior walls: Benjamin Moore eggshell finish (5 color choices)
- Ceilings painted flat white

### **PAINTING EXTERIOR**

- Exterior body color: Benjamin Moore
- Exterior trim: Benjamin Moore
- Exterior doors: Benjamin Moore

### **FLOORING**

- Existing house: Existing hardwood flooring sanded, stained (stain color TBD) and finished with three coats of polyurethane throughout the entire first floor and second floor
- New addition: 3 ¼" red oak flooring installed, sanded, stained (stain color TBD) and finished with three coats of polyurethane throughout the entire first floor and second floor
- Mudroom, laundry and bathrooms - tiled

### **FOYER**

- Existing custom staircase
- Existing custom arched doorway
- Re-produced custom millwork

### **UTILITIES**

- Electrical service 400 amps
- Electrical outlets per local code
- Public water
- Public sewer
- Natural Gas

### **SECURITY SYSTEM**

- Keypads located at exit/entry door from mudroom and in master bedroom
- Contacts on all exterior doors
- Two motion sensors
- Two sirens
- Smoke, heat, and carbon monoxide detectors per code throughout house

### **LANDSCAPING & LOT**

- Driveway – 1 ½" asphalt topcoat
- Lot graded, loomed and hydro seeded
- Architecturally designed landscape package to include but not limited to:
  - o Raised mulch beds along front walkway with plants & shrubs
  - o Front 5' wide walkway to main front and mudroom doors
  - o Rear Patio: 400 sq. ft. patio
  - o Natural screening along right property line

### **APPLIANCES (JARVIS APPLIANCE)**

- Thermador 48" Professional Range Model #PRD486WDHU
- Thermador Hood Model #VCIN48GWS
- Thermador Microwave Model #MD24WS
- Thermador Refrigerator Model #T36BT82ONS
- Thermador Dishwasher Model # DWHD650WFP
- Marvel Wine Fridge Model #MP24BCG4RS





The lush level grounds of this property feature many specimen trees, a covered side porch & large outdoor patio.







**OVERVIEW**

Style ..... Colonial  
 Year Built ..... 1910 / Renovated 2019  
 Rooms..... 10  
 Bedrooms..... 5  
 Baths..... 4 Full, 1 Half  
 Living Area..... 5,387 SF  
 ..... 2,404 First Level  
 ..... 2,439 Second Level  
 ..... 544 Family Room Addition  
 Lot Size ..... 1.20 +/- Acres

**STRUCTURE**

Exterior ..... Wood  
 Roof..... Asphalt Shingles  
 Foundation ..... Poured Concrete & Fieldstone  
 Fireplaces..... 1 Gas in FR & 7 Wood Burning in LV, DR, Study, Master Bed/Sitting Rms, BR 4 & 5  
 Floors..... Hardwood & Tile  
 Basement..... Yes, Unfinished  
 Garage..... Detached, 3-4 Car  
 Carriage House .... 29' x 29' plus 2 horse stalls and walk-up attic space.  
 Patio..... 26'9" x 26'9"  
 Driveway..... Paved

**AMMENITIES**

Range & Hood..... Thermador  
 Microwave..... Thermador  
 Refrigerator ..... Thermador  
 Dishwasher..... Thermador  
 Wine Fridge ..... Marvel  
 Cabinets..... Designer, Custom  
 Countertops..... Quartz

**ROOMS**

*First Level*  
 Foyer ..... 11'6" x 26'7"  
 Living Room ..... 16'0" x 30'1"  
 Dining Room..... 16'0" x 20'0"  
 Study..... 16'0" x 11'7"  
 Kitchen ..... 14'0" x 18'0"  
 Eating Area ..... 10'0" x 10'0"  
 Butler's Pantry  
 Family Room ..... 17'0" x 23'6"  
 Mudroom..... 11'6" x 9'3"  
 Half Bath

*Second Level*

Master Bedroom w/Balcony ..... 16'0" x 15'10"  
 Master Sitting Room ..... 16'0" x 10'6"  
 Bedroom 2 w/Ensuite Bath ..... 12'0" x 11'6"  
 Bedroom 3 w/Ensuite Bath ..... 13'7" x 14'2"  
 Bedroom 4 ..... 14'0" x 13'10"  
 Bedroom 5 w/Ensuite Bath ..... 10'0" x 11'0"  
 Laundry Room

**SCHOOLS**

Elementary.....Willard  
 Middle .....Sanborn/Peabody  
 High School.....CCHS

- All measurements are approximate.
- Dimensions to be verified.
- Builder reserves the right to make modifications.

LM 3/2020

**SYSTEMS**

Heat..... 4 Zones, FHA, Radiant, Gas  
 Cooling..... 4 Zones, Central Air  
 Electric..... Circuit Breakers, 400 AMP  
 Hot Water ..... Natural Gas, Tank  
 Water ..... Town  
 Sewage ..... Town  
 Security System ..... Yes

**LEGAL**

Zoning ..... Residential  
 2020 Assessment ..... TBD  
 2020 Tax ..... TBD  
 Registry ..... SMRD  
 Book / Page .....

**SENKLER, PASLEY & DOWCETT**  
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*The name friends recommend!*

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