

SPECIFICATIONS

87 Holland-E Brimfield Rd. Brimfield, MA.

<u>ACREAGE</u>	Parcel I - Main House	16.39 acres
	Parcel III–Guest House	43.188 acres
	Parcel IV- Deeded Road	0.65 acres
	Total:	60.228 acres

Note: We have done quite a bit of preliminary work toward breaking up the property into various iterations of discrete parcels if such were to be desired. More information available upon request.

<u>FRONTAGE</u>	Holland-E Brimfield Rd	1279.17 ft.
	Allen Road	234 * ft

*orig. plan has 104 ft but new information indicates 234 ft.

MAIN HOUSE

Year Built Original house c. 1890, renovated 1996-7
Addition: 1999-2002
Upgrades: Every year

Square Feet (approx.) (<i>Excl.decks & patios</i>)	Lower Level:	2534 sf
	Entrance Level, Old portion	768 sf
	Entrance Level, Addition	2534 sf
	Upper Level, Old portion	768 sf
	Upper level , Addition	1560 sf
	Lofts (2)	444 sf
	Screened in porch	200sf
	Unfinished basement	<u>768 sf</u>
	TOTAL finished (approx.)	8608 sf
	TOTAL finished and unfinished	9376 sf

Levels (livable) Four: Lower, Entrance, Upper, Loft

Rooms ■ 5-6 Bedrooms (one is a double BR so orig. 6 Bedrooms)

1) MBR suite (approx 1263 sf): bedroom and sitting area, toilet & shower area, dressing room, walk in closet, loft office area (conn. by spiral staircase), access to 3 balconies/deck.

- 2) BR with balcony & loft & attached bath
- 3) BR (was MBR of old portion)
- 4) Double sized BR (originally 2, combined to one—inc. large sitting area.)
- 5) 1st Floor BR (currently used as second office)

- 4 ½ bathrooms
- Library (currently doubles as an overflow bedroom)
- TV/extra LR Room
- Kitchen
- Pantry
- Family Room (extension of kitchen)
- Large Foyer
- Large open plan Dining Room, stepping down to Living room
- Mudroom/dog room
- Screened in porch
- Grand staircase and balcony
- Back staircase
- Large finished lower level (designed as convertible into an in-law apartment with its own entrance/ kitchen/full bath etc.) Media, Recreation, Dining & Sleeping (murphy bed) Areas, State of the Art Kitchen, utility room, full bathroom (one of the 4 ½)

- Special Features (interior)**
- 2 story free standing (maple) spiral staircase, with wrought iron balustrade, mahogany railing, continuing into a balcony running three sides of the kitchen (overlooking the kitchen).
 - Lots of skylights, incl. custom built octagonal dormer skylight over staircase.
 - Two Wood burning Fireplaces:
 - Living Room: Marble fireplace imported from Italy
 - Lower Level: Custom made Swedish style tiled beehive fireplace.
 - Gas burning fireplace in MBR
 - Arched pass through b/tw kitchen & DR—w/ custom, leaded-glass (lighted) cabinets

Patios & Decks

paver

- Lots of closets and built-in cabinets & bookshelves
- Murphy bed in the finished lower level
- Patio off of Dining room (accessed by 8'h X 16'w French doors)— balustrade and stone wall surround, patterned Tennessee stone and brick surface
- Patio off Kitchen—balustrade surround, brick paver surface
- Large MBR deck (w/ water for future outdoor jacuzzi) —Fypon balustrade/railings & pillars
- Small curved deck with wrought iron pot-bellied balcony
- Large BR deck overlooking fields—fypon railing, balustrade & pillars

Other

- Carport
- Unfinished basement/cellar
- Screened (and partially windowed) Porch

Utilities*Electric*

Older Portion: 200 amp/100amp sub to barn
 Addition: 200 amp/with 100 amp sub panel

Heat:

Older Portion Boiler w/ hot water maker and 2 zones baseboard

Addition: Buderus boiler, 79 gallon indirect water heater, Ecomatic control, 5 zones of in-floor radiant heat, Supplemental zone of hydroaire for kitchen, dining room, entry & living area, 1 baseboard zone on 2nd floor for bedroom from old boiler, Two 275 gallon oil tanks

Water: One 680' deep 1 hp artesian well
 One 14' deep shallow well
 (set up to be easily switched from one to the other)

Sewer: New Title 5 complete 2 tank system/pumps to leach

A/C: 7 window ACs, incl. 2 wall-through

Other Utilities: Fiber optic wiring
 Wired for 40 amp 220V Generator
 Central Vac.
 Whole House Fan
 Propane
 Landscape irrigation and electric
 ADT alarm system (theft/fire/carbon monoxide)
 ADT video monitoring system (remotely accessible by
 Computer and phone)
 Water Hero leak detection and auto. Shut off system, wifi
 monitored

Light Fixtures Numerous top of the line, Incl. two Schonoltz chandeliers.
 Two custom fiberoptic night sky areas in basement.

Finishes

Exterior: Stucco Board, Fypon trim. Lots of fypon columns, brick
 masonry, Tennessee stone caps

Interior Walls: Older portion: Drywall
 Addition: Plaster

Ceilings: Older Portion: wood beamed ceilings
 Addition:
 Lower Level: stamped tin dropped ceiling
 All other: Mostly cathedral ceilings, wide pineboards.
 balance plaster finish.

<i>Floors:</i>	Approx. SF.
Marble	2250
Tile	1416
Hoboken birds eye maple inlaid tiles w/walnut trim	677
Wall to wall carpet	3530
Wide Pine	734

<i>Bathrooms:</i>	two upstairs showers – marble and tile Custom Italian tile shower 2 jacuzzis, both framed with tumbled marble custom cabinets countertops: all marble; backsplashes marble or gold tile Top of the line fixtures and accessories, incl. Concinnity, Jado, Kohler, Jacuzzi
<i>Kitchen:</i>	Marble backsplash and hood Tiled island and counters Custom cabinets & Hood
<i>Bsmt Kitchen:</i>	Tumbled marble counters Tile backsplash Custom hood & cabinets
Insulation	Icynene: Energy Star, Enviroidesic Foam
Roofing	30 yr. architectural/some /Spanish clay tile/built in copper gutters/copper valley & flashings
Windows & Doors	Anderson—Lots. Incl. mostly 8' high doors. Several skylights, incl. custom built octagonal dormer skylight over staircase tower of windows. 14' bow window in LR. 9' bay window in Family Room. 16' sliding glass doors to DR patio. Multiple picture windows.
Appliances	<u>Entrance Level: Kitchen & Pantry:</u> Maytag Neptune dryer, Whirlpool washer Subzero 35" refrigerator, bottom drawer freezer(in dog rm) GE Café french door Refrigerator (Dec. 2022) Frigidaire Gallery Series 35"side by side refrigerator w/ water/ice dispenser Thor double commercial style oven/range w/ griddle (2021) Bosch dishwasher Microwave <u>Lower Level kitchen:</u> (all stainless finish) Marvel 30" undercounter refrigerator/freezer Gaggenau oven w/ rotisserie Gaggenau built in French fryer Gaggenau 2-burner unit (built into counter) Microwave Built in Miele coffee/expresso machine Miele 18" dishwasher

Unfinished Basement—surplus appliances

Chest freezer
 Stand-up freezer
 Refrigerator

GUEST HOUSE

Year Built	Renovated 1996-97; yearly upgrades
Square Feet (approx)	2000
Levels	Two plus unfinished basement
Rooms	<p><u>First Floor:</u> Master Bedroom “Octagon” Sitting Room with kitchenette Living Room Family Room/Kitchen/Dining Area Full Bathroom Laundry Room</p> <p><u>Second Floor</u> Sleeping Area with 4 built-in single beds Sitting area Storage</p>
Special Features	<ul style="list-style-type: none"> ■ Spiral wood staircase ■ Skylights ■ Stone fireplace with raised hearth ■ Built-in bookcases ■ French doors ■ Custom 8’ mirrored pocket doors (two) ■ Bay windows ■ Cathedral ceiling in Octagon ■ Custom cabinetry throughout and built-in desk
Patios & Decks	<ul style="list-style-type: none"> ■ Wrap-around deck overlooking pool ■ Brick paver patio, garden, balustrade & brick wall border
Other	2 open air shower stalls
Utilities	

<i>Electric</i>	200 amp Wired connection to house generator
<i>Heat</i>	Oil Octagon & LR: Radiant heat w/ supplemental hydroaire Rest of the house: baseboard heat (5 zones) New Boiler (2023): Energy Kinetics System 2000EKIR 91% AFUE oil boiler (& water heater)
<i>A/C</i>	Central A/C unit for second floor. (Same ducts as heat)
<i>Water</i>	Routed from the main house artesian well
<i>Sewer</i>	septic (2019)
<i>Alarm</i>	ADT alarm system (theft/fire/carbon monoxide, video feed)
<i>Other</i>	Propane feed

Finishes

<i>Exterior</i>	Wood, brick masonry, fypon trim, azek deck
<i>Interior Walls</i>	MBR & LR: drywall & wood trim Rest of 1 st Floor: drywall, stucco texture finish, wood trim Bathroom has one wall of mexican tile 2 nd Floor: drywall, wallpaper, pine panels
<i>Ceilings</i>	Octagon: wide pine and wood millwork MRB&LR- plaster Family Rm/Dining/Kitchen- stucco texture w/ wood beams Laundry Rm, Bathroom – stucco texture 2 nd Floor- wide pine
<i>Floors</i>	Octagon & LR: onyx Family Rm/Dining/Kitchen: wood MBR & 2 nd Floor: carpet Bathroom & laundry room: Mexican clay (Epro) tile
<i>Kitchen</i>	Custom Onyx curved counter with counter seating Onyx hood and combination of onyx, marble & tile backsplash Marble counter by sink Custom cabinetry
<i>Windows & Doors</i>	Mostly Anderson. Custom octagonal dormer skylight 4 bay windows (2 five-window, 2 three-window)

Two 8' mirrored custom pocket doors
3 additional skylights

Roofing

30 year architectural

Appliances

Kitchen (check these for updates)

Avanti 18" electric range
Frigidaire 18' dishwasher
c.21"W x 54"H refrigerator
Microwave

Laundry Room (check these for updates)

Kitchenaid Washing Machine and Dryer

Kitchenette

Whirlpool countertop burners (2 burner unit)
Kenmore under-counter refrigerator

OTHER BUILDINGS

■ Barn (approx. 2000 sf incl.lofts), incl. finished office, 2 birthing stalls, handyman work area, garage bay)

■ Storage Shed

■ Casita (see pool compound below)

■ Pump House (see pool compound below)

■ Dog House

GROUNDS/AMENITIES

■ Pool Compound: Gunite Pool with fountain, Casita, Pump House, Barbeque Area, Stone Deck , Rose Garden, Perennial border, Custom brick enclosure

■ Clay Tennis Court bordered three sides by fieldstone, one side brick and Tennessee stone. Eating area bump-out

■ Grass Tennis Court, brick & balustrade enclosure ornamental iron gates

■ Bang board and basketball area

- Multiple Gardens:
 - Perennial Garden (designed by Old Sturbridge Village landscaper), stone wall border
 - Lion Garden with fountain planter, columns, statuary
 - Raised rose garden by the barn
 - Pool gardens (Rose garden and perennial garden border)
 - Multiple planted beds

- Professional Landscaping

- Long entrance fieldstone wall (c. 450 linear ft.)

- Horse corral w/ brick pillars (lights on top) and white fencing

- Cobbled connecting road

- Formal entrance driveway framed by brick walls, circular pavers

- Brick and cobble pathways

- Statuary

- Private pond and hillside stream

- Rolling fields and park quality woodland with extensive network of (drivable) trails

- Extensive exterior lighting

- Irrigation system (fed by the pond)

- Dog guard invisible fencing

- Entrance Gate

- Large gravel overflow parking area, bordered by arborvitae

- Spectacular views

