

155 Beethoven Avenue, Waban

NEWTON, MA



Built new in 2012 with family living in mind, this 6,092 SF home boasts 6 bedrooms & 6 full bathrooms on .28 acres of land, abutting Richardson Park in the prestigious Waban neighborhood of Newton MA. The intentional understated elegant exterior counters gracefully the interior finishes balancing its superior craftsmanship with family functionality.

Positioned on a level lot, within a few blocks to the renowned Zervas School and nestled along the Cochituate Aquaduct Trail, this location offers you the ability to embrace nature, while providing convenient access to Cold Spring Park, Whole Foods and public transportation.

The chef's kitchen boasts custom cabinetry and ample storage solutions, a selection of Thermador pro series appliances highlighting a double wall oven, dual dishwashers, 48" range and paneled refrigerator and freezer doors. The large kitchen window captures the backyard and expansive views of the abutting park. The adjacent family room shares the view from its glass slider with direct and convenient access to the deck and expansive backyard.





The heightened sense of arrival is authenticated by its wealth of architectural details throughout. Wainscoting, chair rails, pillared casement openings, plinth blocks, expansive 10' ceilings crowned generously with moldings and solid-core 8' doors throughout. From floor to ceiling the craftsmanship exudes timeless simplicity. The generous and complimenting coffered ceiling designates the dining area while reinforcing the superiority of its ceiling height. The baseboard trim anchors the oak floors while the wide and elegant staircase provides access to both upper and lower levels with motion sensed activated lighting.





DETAILS

GENERAL

Flooring - 3" plank oak floors
Ceiling height - 10'2" Main Fl. | 10'3" Upper Fl. | 8' 8" Lower Fl.
Windows - Anderson 200 Series
Exterior Features - 1 Deck | 4 Decks | Expansive Yard with Garden boxes
Garage Parking - 2 spaces | Heated

KITCHEN

Refrigerator / Freezer - Thermador® Pro Series Refrigerator and Freezer Combo
Range - Thermador® Pro Series 48" Gas Range
Hood - Thermador® Chimney Hood
Double Wall Ovens - Thermador® Pro Series
Dishwasher - Thermador® Dishwasher (2)
Microwave - Thermador® Microwave Drawer
Beverage Refrigerator - Thermador® Pro Series
Backsplash and Counters - Italian Glass Tile | Granite

BATHROOMS

Tile - Onyx | Marble | Porcelain
Fixtures & Faucets - Toto | Grohe
Vanity & Counters - Marble & Granite

MECHANICAL

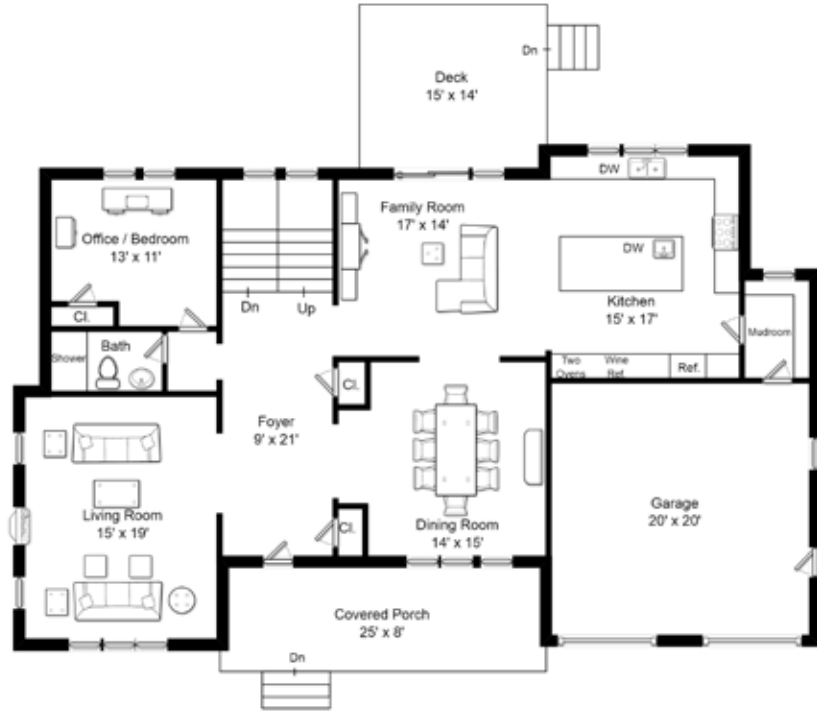
Gas Fireplace
Heating / Cooling - 6 zones
Water Heater - Lochinvar tankless water system
Irrigation - 6 zones
Smart Home Features - Control 4 | Lutron shades | Integrated Bowers & Wilkins speakers | Yale Locks

The oversized corner Grand Suite boasts a front facing covered deck, smart lighting accentuated by crown moldings, a custom walk in closet and an elegant five piece bath, styled with Calcutta gold marble tile on radiant heat. All upper level bedrooms offer elegant en-suite bathrooms, customized closets, over 10' ceilings and individually zoned for heating and cooling comfort. The same floor laundry room has dedicated storage, an oversized industrial washer and dryer, along with an ideal adjacency to the linen closet and additional storage.

The completely finished lower level accommodates a variety of amenities... steam room, gym, full bathroom, an additional bedroom/office, separately zoned HVAC, large mechanical room, and ample playroom space with a wine bar and kitchenette.

FLOOR PLANS

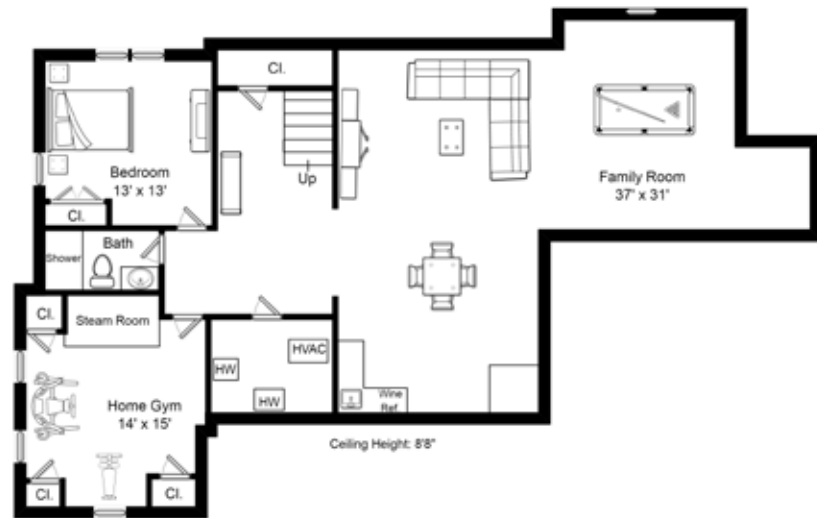
1ST FLOOR
CEILING HEIGHT: 10'2"



2ND FLOOR
CEILING HEIGHT: 10'3"



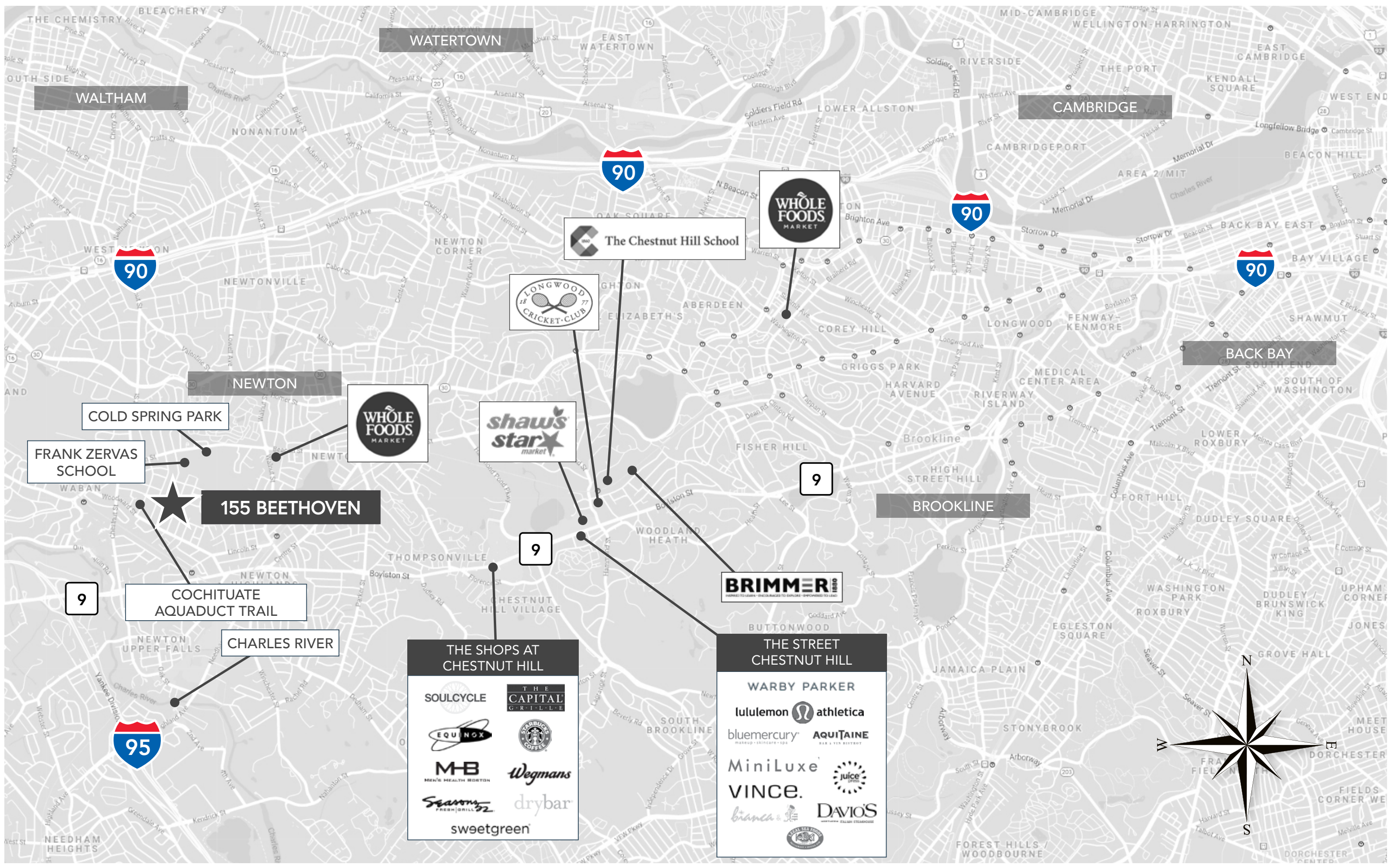
LOWER LEVEL
CEILING HEIGHT: 8'8"



DETAILS

Bedrooms:	6	Living Area:	6,094 SF
Full Baths:	6	Lot Size:	.28 Acres
Deck Porch:	4	Garage Parking:	2

AREA OVERVIEW





155Beethoven.com

EXCLUSIVELY LISTED BY:



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