



35 Westwood Drive, WORCESTER, MA

*In Worcester's Premier Neighborhood, Westwood Hills
Moving to Lake Home – Aggressively Priced to Sell Now!*



Represented by:

Mark H. Shear

Berman Property Solutions | 201 Park Ave. Worcester, MA 01609

(O) 508-753-3989 | (M) 508-769-9419 | (E) MShear@BermanPropertySolutions.com

www.BermanPropertySolutions.com | Real Estate Broker: #9501749



35 Westwood Drive, WORCESTER, MA



Moving to lake home and motivated to sell! This spacious 14-room post & beam Acorn contemporary home has 3,900 SF of living area nestled on a private lot in Worcester's premier neighborhood, Westwood Hills. Open, airy & bright, it offers a luxurious yet comfortable environment to enjoy life & entertain friends & business associates, indoors & out.

This stunning contemporary home boasts custom, designer elements: hardwood & bluestone flooring, vaulted ceilings, floor-to-ceiling windows, 3 fireplaces, a private master suite w/luxurious master bath & dressing room, 6 bedrooms/multi-use rooms (e.g. gym & yoga studio), home office, media room, game room, & modern kitchen w/gourmet appliances, granite countertops & gas fireplace. It has 2 heating systems, 3 A/C systems, lawn irrigation & a security system. Professionally landscaped grounds & a patio are perfect for outdoor enjoyment. For car enthusiasts & others, there is an amazing clear-span 6-car insulated garage and driveway for 8+ cars.

Property Details

Listing Price:	\$499,000
Style:	Acorn Post & Beam Contemporary
Year Built:	1983
Living Area:	3,900 + SF
Lot Size:	31,913 SF
Rooms:	14 Total Rooms
Bed/Bath Rooms:	6 Bedrooms / 3.5 Bathrooms
Heat/Air:	2 Forced Hot Air by Gas Heating Systems / 3 Central A/C Systems
Taxes:	\$10,112 (2017)
Electric / Gas:	\$2,833 / \$2,815 (Annual; 2016-2017)
Garage/Parking:	6-Car Attached, Insulated Garage; Paved Driveway with 8+ Spaces
Includes:	4 TV's; All Appliances Except Washer/Dryer in Basement

35 Westwood Drive, WORCESTER, MA



Living Areas

Kitchen & Eating Area (L1; 20' x 17')

Bluestone Floor; Custom Oak Cabinets; Exposed Beams; Verde Labtador Ubatuba Granite Counter Tops; Circular Island; Recessed Lighting; Gourmet Appliances. Atrium Wall; Track Lighting; Free-Standing Thermostatic Vent-Free Gas Fireplace/Stove

Dining Room (L1; 15' x 14')

Bluestone Floor; Cathedral Ceiling; Skylight; Floor-To-Ceiling Gas Brick Fireplace; Wall of Windows; Slider to Bluestone Patio; Track Lighting; Nearly Seamless Transition from Indoors to Outdoors

Living Room (L2; 25' x 15')

Hardwood Floor; Vent-Free, Gas Brick Fireplace; Vaulted Ceiling; Recessed Lighting; TV Included



Office (L3; 19' x 11')

Hardwood Floor; Floor-to-Ceiling Vent Free Gas Stone Fireplace w/Thermostatic Control; 22' Shed Style Ceiling; Two West-Facing Transom Windows; Ceiling Fan; Track & Recessed Lighting; Small Deck Accessed Via Glass Slider; TV Included

Media Room (L3; 15' x 10')

Hardwood Floor; Vaulted Ceiling; Storage Cabinets for Electronics; TV Included

Loft Family Room (L3; 16' x 11')

Hardwood Floor; 18' Vaulted Ceiling; Skylight; Ceiling Fan



35 Westwood Drive, WORCESTER, MA



Bedrooms/Baths

Master Suite (L4; 15' x 15')

At Top of Staircase, Behind an Oak/Frosted Sliding Glass Door, is a Master Suite Providing Ambiance, Luxury & Privacy. Harwood Floor; Vaulted Ceiling; Exposed Beams; Two Skylights; Brick Wall

Master Dressing Area (L4; 15' x 4')

Hardwood Floor; Oak Dresser w/Stone Countertop; Vanity w/Stone Countertop; 4 Closets; Linen Closet; Storage

Master Bathroom (L4)

Heated Stone Floor; Stone Walls; Vaulted Ceiling; Vanity w/Two Kohler Porcelain Sinks & Stone Countertop; Jacuzzi Whirlpool Tub; Custom Glass Enclosed Shower w/Porcelain Tile Walls & Ceiling that Match the Stone Custom Mosaic Border/River Stone Floor; Two Grohe Showers; Toilet Enclosed Behind Oak Door, w/Matching Stone Floor/Walls. Steam Unit in Shower (Not in Operation)

Bedroom 2 (L2; 15' x 11')

Wall-to-Wall Carpet; Built-In Desk & Bookcases; Closet

Full Bath 2 (L2)

Ceramic Tile Floor; Custom Vanity w/Two Kohler Porcelain Sinks & Stone Countertop; Tub/Shower Combination; Vent Fan

Bedroom 3 (L2; 17' x 12')

Yoga or Dance Studio; Cork Floor; 6 x 8 Mirror w/Crown Molding

Bedroom 4 (L3; 16' x 11')

Berber Carpet; 22' Vaulted Ceiling; Transom Window Facing West; Large Closet

Full Bath 3 (L3)

Stone Floor; Custom Contemporary Cherry Vanity w/Two Kohler Porcelain Sinks & Marble Countertop; Separate Area w/Toilet & Tub/Shower Combination; Recessed Lighting; Washer/Dryer Included

Bedroom 5 (L3; 14' x 11')

Wall-to-Wall Carpet; Vaulted Ceiling; Closet; TV Included

Bedroom 6 (L3; 16' x 11')

Currently the Exercise Room; Berber Carpet; Vaulted Ceiling; Ceiling Fan

35 Westwood Drive, WORCESTER, MA



Lower Level (B)

Game Room:	Tile Floor; Electric Heat (31' x 14')
Half Bath:	Ceramic Tile Floor; Vanity w/Sink; Toilet; Electric Heat
Laundry Area:	Washer/Dryer Hook-Ups; Circuit Breaker Box; Washer & Dryer Excluded
Storage/Utility:	Gas Hot Water Heater; Furnace; Lawn Irrigation Box; 2 Water Meters; Sump Pump; Perimeter Drains Installed; Wall Safe; Storage Closet; Storage Area

Other Amenities

Air Lock Entry/Vestibule:	Stone Floor
Foyer:	Hardwood & Blue Stone Floors; Three Closets; Recessed Lighting
Mudroom:	Off Kitchen; Bluestone Floor; Two Closets; Entrance to Garage & Courtyard
Courtyard:	Outside Patio; Bluestone
Garage:	6-Car Garage; Approx. 23' x 51'; Insulated; Heated by Duct Work & Heat from Furnace; Two Closets – One w/Electric Hot Water Heater (50 Gal.), the Other w/a Furnace; 7' x 16' Garage Door; Door to Yard; Additional Parking in Paved Driveway for 8+ Cars
EXCLUDED:	Decorative Switch Plates; Mezuzahs; Art Work in Front Yard; Dog Pen; Washer & Dryer in Lower Level

35 Westwood Drive, WORCESTER, MA

