

\$729,000



90 Lynnwood Lane, Worcester, MA

Sprawling Home for Living, Work & Entertainment

Bright 6 BR/4 BA Custom Contemporary w/7,420 +/- SF on 1.15 +/- Acres

Private oasis in Worcester's highly desirable Salisbury Street/west side neighborhood. Custom, open-concept contemporary – perfect for family living, work and entertainment, inside and out! Over 7,400 +/- SF inside, including an expansive living and playing space in the mostly finished lower level. Set back 300 +/- feet from the road; wooded, landscaped yard with heated, in-ground fiberglass pool/spa and stone patio on 1.15 +/- acres. Offers all the amenities for comfortable and fun living.



Represented by:

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www.BermanPropertySolutions.com | MA REB#: 9501749 | MA Auc Lic#: 130



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Location:

- Highly Sought-After Upper Salisbury Street Neighborhood
- Convenient Access to Main Roads, Highways & Commuter Rail Station
- Near Shopping, Restaurants, Public & Private Schools, Colleges, Culture & Recreation

Key Measurements:

- Lot: 1.15 Total Acres +/-
- Driveway: 300 Ft. +/-
- First & Second Levels: 4,462 SF +/-
- Lower Level: 2,958 SF +/-
- 3 - 5 Car Garage: 792 SF +/-

Interior - First Floor:

- Grand Foyer w/Vaulted Ceiling, Hardwoods
- Flowing Floorplan w/Wide Open Clear Span
- Hardwoods, Vaulted Ceilings, Ample Windows & Skylights
- "Dovetail" Custom-Designed Kitchen
 - 28 * 15 Ft. +/- Open Floorplan
 - (2) Islands, WOLF 6-Burner Stove w/Double Oven, Commercial Vent/Hood, Sub-Zero Refrigerator and Freezer, (2) Dishwashers, Granite Counters, Limestone Tile Floor, Curly Anigre Custom Cabinets, Designer Lighting, Dining Bar w/Stools, Wet Bar w/Sink
- Informal Dining Area
- Family Room/Great Room
 - 28 * 28 Ft. +/-
 - Flows into Kitchen; Vaulted Ceiling, 4 Velux Sky Lights, Recessed Lighting, (2) Ceiling Fans
- Sunroom
 - 17 * 17 Ft. +/- ; Flows from Family Room
 - 4 Sliding Glass Doors to Deck & Pool Area; Vaulted Ceiling w/Custom Dual Vertical Ceiling Fan

Interior - First Floor (cont'd):

- Formal Dining Room
 - 18 * 13 Ft. +/-
 - Working Fireplace, Custom Built-Ins, Wet Bar, Recessed Lighting
- Formal Living Room
 - 20 * 11 Ft. +/-
 - Vaulted Ceiling, Large Windows, Andersen Skylights
- Piano Room/Living Room Extension
 - 14 * 11 Ft. +/-; Sliding Glass Door to Deck
- Office
 - 10 * 8 Ft. +/-
 - Bay Window, Double Closets
- Full Bathroom
 - 8 * 5 Ft. +/-
 - Fiberglass Tub, Designer Faucet, Recessed Lighting
- Laundry Room/Mud Room
 - Washer & Dryer
 - Storage
 - Secure Access to Garage



Disclaimer: Information contained on the Berman Property Solutions web site or in marketing materials is presented in good faith and is believed to be collected from reliable sources, but is not guaranteed as accurate. It is up to potential buyers to do their own research and/or verify information provided. Any inaccuracy shall not be grounds for failure for full performance by the Buyer and the Buyer shall not hold Berman Property Solutions or its agents liable for any inaccuracies.

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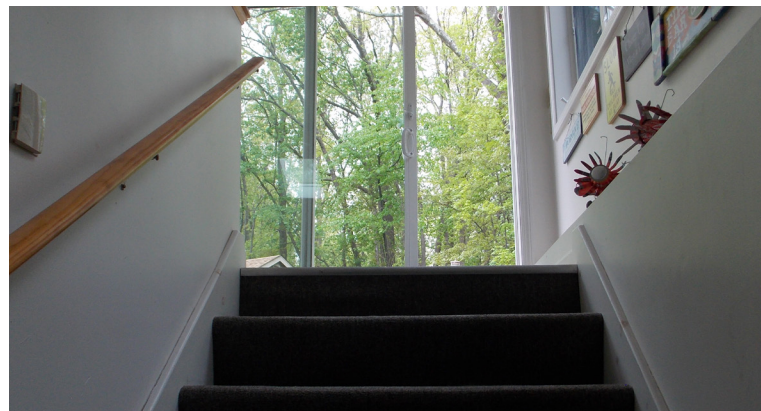
Interior - Second Floor:

- Spacious Master Suite w/En Suite Bath
 - 18 * 17 Ft. +/-
 - Hardwood Floors, French Doors, Ceiling Fan
 - Bay Window w/Sitting Area
 - Master Bath
 - 20 * 13 Ft. +/-
 - Stall Shower & Spa
 - Large Vanity & Make-Up Table, Built-Ins, Ironing Board
 - Dressing Area, 2-Walk-In Closets
 - Andersen Skylights
- (3) Additional Bedrooms
- Full Bath w/Linen Closets, Double Sink/Vanity, Toilet/Shower Privacy, Andersen Skylights
- Additional Hallway Linen Closet
- Pull Down Attic w/Staircase to Storage, HVAC System



Interior - Mostly Finished Lower Level:

- Second Kitchen
 - 15 * 14 Ft. +/-
 - Corian Counters, Ample Cabinets, Tile Floor
 - Refrigerator, Dishwasher, Electric Cooktop, Double Oven
 - Stairway to Main Level
- Bath
 - ¾ Bath w/Fiberglass Shower, Pedestal Sink, Tile Floor, Storage Space
- (2) Bedrooms w/Closets
 - 11 * 11 Ft. +/- and 12 * 11 Ft. +/-
- Game Room/Playroom
 - 30 * 21 Ft. +/-
 - (2) Stairways to Pool Area & Yard
 - Slate Pool Table Included (if Desired)
- Theater Room
 - 22 * 16 Ft. +/-
 - Projection Screen; Recessed Lighting & Up Lighting
- Family Room
 - 17 * 11 Ft. +/-; Fireplace
- Work Room
 - 24 * 10 Ft. +/-
 - Tool Bench & Peg Board
 - Shelving; Storage
 - HVAC & Mechanicals



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Garage/Parking:

- 3-Car Oversized Garage (Holds 5 Cars w/Current Vehicle Lifts - Available for Purchase)
- Ample Storage Space
- Driveway Parking for 25 +/- Vehicles/ "Toys"

Exterior:

- Sprawling 1.15 +/- Acre Private Lot - Set Back 300 Feet +/- from Road
- Heated, In-Ground Fiberglass, Saline "Party" Pool/Spa w/Remote Controls & Lighting
- Custom Stone Pool Patio & Walkway
- Professional Landscaping w/Beautiful Plantings & Flowers
- Irrigation System
- Low Maintenance Vinyl Siding & Brick Façade
- Updated Architectural Roof (Approx. 3 - 5 Years Old)
- (2) Decks & (2) Storage Sheds (1 is Kloter Farms)
- Natural Gas Hook-Up to Outdoor Grill

Amenities/Mechanicals:

- Heating: (3) Systems, (5) Zones
 - New Section: (1) Hydro Air 2018 Weil McLain Boiler w/55 Gallon, Hot Water Tank
 - Original Section, 1st Floor: (1) Forced Hot Air "Goodman" Furnace
 - Original Section, 2nd Floor: (1) Forced Hot Air "Goodman" Furnace
- (3) A/C Compressors/Zones - Covers Main Level & 2nd Floor
- (5) Thermostats
- (3) "Smart" Digital Honeywell Thermostats
- (2) Digital Thermostats
- Electric: 400 Amps
- Andersen Insulated Sliding Glass Doors & Windows
- KVA Briggs & Stratton Whole House Generator System w/Smart Switching
- Central Vac
- Intercom System
- Security System
- Radon System
- Ample Storage Space/Closets Throughout

Other Information:

- Appliances & Window Treatments Included (Except Chest Freezer)
- City Water & Sewer
- Preventative Pest Control
- Schools: Flagg Elementary, Forest Grove Middle, Doherty High School
- 2020 Taxes: \$12,437

Important Note: Many rooms are not perfect quadrilaterals; therefore, measurements may not be exact.

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