

## 8 FAIRWAY PLACE

Property:

Year built: 2002

Architect: Griffin Architects PA

Builder: MWB Construction (Mark Barker)

Style: Historical, Tudor "w/a French twist"; Art Nouveau, Arts & Crafts and Edwardian details.

10,872 heated sq.ft.

1.89 acres on private cul-de-sac overlooking fairway of BFCC golf course.

Six bedrooms w/ additional room on third floor currently used as study.

Seven full baths plus one powder room.

Exterior:

Stone and pebbledash; Vermont Slate roof; copper gutters and decorative gargoyles; exterior columns carved from oaks on property. Huge terrace overlooking golf course, numerous terraces and balconies.

Interior:

Hardwood and ceramic tile floors; Ornate carved millwork and extensive plaster detail; Zoned heating and cooling - 10 zones on 4 condensers (Bullman H&C); Smart wired; Auto-close fire doors; Whole house attic fan.

Edwardian sunroom/parlor w/English conservatory look: reproduction of English Arts & Crafts columns, terracotta tile floor and William Dodge inspired custom windows; all day sun.

Entry Hall w/hand rolled, painted & fired leaded glass door, transom & sidelights – mounted as storm panels on inside of windows to protect them and add another layer of glazing for energy efficiency; stained glass patterned after original William Morris firescreen; strapwork ceiling embellished w/medallions and ornate wood carving; monochromatic botanical pattern Art Nouveau wallpaper. Antique Tudor library table (one half) used as traditional console table – other half used in billiards room.

Formal Dining Room w/high paneling accented by stenciled Venetian plaster; high ceiling w/decorative plaster English rose motif and detailed ribbing; lead glazing window pattern in traditional Tudor design; German silver antique chandelier and doors opening to expansive terrace.

Butler's pantry w/backlit English Art Nouveau antique stained –glass doors; catering pass-through and service door to terrace.

Pine and cypress ceilings in Kitchen and Great Room; professional grade appliances; custom cabinetry and island custom patterned after Scottish Arts & Crafts cabinet. Chandelier, hood and appliances are stainless and iron. Copper and mica light fixtures in Arts & Crafts tradition. Pozzi windows (Jeld-wen).

Raised fireplace in kitchen area w/wood storage underneath. Motawi tiles. Fireplace in Great Room a true Rumford firebox w/1x4in. herringbone. All fireplaces in home are full masonry and can be woodburning.

Cherry Master Suite w/huge walk through closet, dressing room and spacious Sitting Room ("Tower Room"). Fireplace w/Belgian inspired brick and limestone mantel. Custom plaster ornamentation over mantel. English toile wallpaper w/neoclassical motif.

Master Bath w/jet tub and steam shower; radiant floor heat and towel warmer; custom-etched botanical motif on glass doors.

Four bedroom on 2<sup>nd</sup> level w/ children's hall, nursery. Second floor great hall, used as Billiards Room, w/Tudor arch bookcases, reading nooks, balcony, fireplace and antique English stove.

Third floor has nanny quarters, additional bedroom and study w/fireplace; three full baths and additional laundry facility. 3<sup>rd</sup> floor great hall/Children's Playroom (currently used as dance studio) has engineered flooring w/foam layer for resiliency and sound control.

Lower Level includes Family Room w/fireplace, kitchenette, card room, Exercise Room, Media Room and full bath.

Elevator potential.

Main floor is handicap accessible.