

WILLIAM RAVEIS

LUXURY PROPERTIES

Features and Improvements

105 Reservation Road, Andover

LIVE ON NATURE'S DOORSTEP IN THIS LUXURY PORTFOLIO ESTATE!

Custom designed with views of acres of abutting AVIS and Reservation land & the miles of trails, this unique center chimney cape offers spectacular views from every window. With 5 bedrooms & 5 baths there is comfortable living space for all. Vacation in your backyard and enjoy the heated gunite pool with stone surround, extensive flagstone patios, fire pit, putting green, ponds with waterfalls and perennial gardens. Show off your culinary skills in the handcrafted & designed Dahlia Kitchen (2002) with its center island, Viking gas range & high end appliances, which opens to a fireplaced family room great for family gatherings. 1st floor master with renovated bath and custom closet, mudroom perfect to stay organized, great room with media center and game center, 2nd floor second master bedroom, finished playroom/bar in LL with wine cellar. So many amenities. Close to Town, schools, commuter routes

First Floor

Foyer: Open foyer with wood floors.

Library/Study: Built in bookcases and cabinetry, wood floors and French doors.

Formal Living Room: Hardwood floors, wood burning fireplace, chair rail, crown molding and raised panels.

Formal Dining Room: Crown molding, hardwood floors and wainscoting.

Family Room: Interesting, unique and functional, tile and wood flooring, serving bar with double beverage refrigerator, wood burning fireplace, raised panels, exterior access and beautiful views of the backyard, built in window seat and adjacent custom cabinetry.

Kitchen: Custom designed and hand crafted by Dalia Kitchen Design and WM OHS Inc. (2002) The abundant windows bring the outside in when cooking and dining . Note the wood painted ceiling, center island with breakfast bar, Miele dishwasher, interior and under cabinet lighting, six burner Viking professional range, trash/recycling pull out, stainless steel Kitchen Aid microwave, pot filler faucet, tiled backsplash, Butlers pantry between the kitchen and dining room featuring a second Miele stainless steel dishwasher, ice maker, interior and under cabinet lighting.

Mudroom: Easy to organize with individual cubbies, tile floor, stairs with wrought iron railing leading to the kitchen.

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First Floor Continued...

Great Room: Brazilian cherry floors with built in cabinetry, wet bar, bay windows and media area with surround sound.

Master Bedroom: Hardwood floors, bay windows overlooking the pool, patio and meadowlands. Walk in closet with custom built organizers.

Master bath: Custom cabinetry with a built in laundry bin, granites counters, tile floors, oversized shower with dual shower heads, body spays, hand held accessory and sunflower shower head.

Second Floor

Bedroom: Could be a second master bedroom: spacious and features a sitting/study room.

Main Bath: Double vanity and oversized tile shower.

Bedroom 2 : Built in closet organizers.

Bedroom 3: Built in closet organizers.

Bedroom 4: With private tiled bath, granite vanity and shower.

Lower Level

Built in bar, wine cellar fit for a semolier plus a half bath.

Easy Access to outdoor living space.

Cedar closet.

Spectacular water features with a pond and waterfall outside the Kitchen allowing the feeling of peacefulness and eating outdoors. A waterfall was incorporated to the front of the house giving guests a small idea of what they will find out back.

Extensive perennial gardens, winterberry trees and foliage plants create a colorful scene throughout the seasons.