

1 Haywood Farm | Lynnfield

8,000+ SQ FT | 5 BEDROOMS | 5 FULL 1 HALF BATHS | 1.19 ACRES

Exterior Construction

- 10' X 12" cast in place basement walls
- 2" x 6" exterior wall stud construction
- All horizontal and vertical framing comprised of engineered Versalam lumber which eliminates twisting and warping of taller wall framing
- 2 x 12 conventional roof framing
- Exterior sheathing zip system
- Windows and doors Anderson Eagle casement custom casement windows & French doors w/ aluminum clad exterior & wood interior
- Siding a combination of Certainteed Cedar Life individual sawmill shingles in cedar blend and Stoneyard 1 ½" real stone veneer w/blue mist granite tops
- All exterior trim PVC
- Roof is a 25-year GAF Camelot II three-tab system to simulate slate
- Interior drain system tied to sump pump – never used
- Foundation drain tied back to infiltration system
- Roof water infiltration system tied into gutter and downspout system

Interior Construction

- Interior stud work all Versalam lumber which eliminates twisting and warping of taller wall framing
- Blown in cellulose – 2nd floor ceiling
- Hybrid 3" closed cell & R38 batt backup
- Blueboard and skim coat throughout all levels
- Custom cabinetry in kitchen, baths and primary closets w/inset drawer and finished end panels
- 8" Poplar crown molding throughout
- Coffered ceilings in kitchen, living room & foyer
- Custom tray ceilings in dining room & primary bedroom
- Two-piece Poplar baseboard throughout
- 4 ½ " Poplar door casing
- Luxury porcelain tile in bathrooms, foyer & mudroom
- Carlisle 8"x ¾" engineered hardwood throughout floors 1 & 2
- Valinge impact resistant & waterproof hardwood on lower level

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- TruStile 3 panel interior solid core door and Emtek hardware
 - 8' 1st floor
 - 7' lower level & 2nd floor
- Custom off site constructed radius stairway at main entry foyer
- Secondary stairway from second floor to mudroom
- Wood burning fireplace w/1 ½" stone yard real stone veneer and blue mist granite hearth
- Gas fireplace in formal living w/custom mantle
- Wine room – full closed cell foam insulation construction w/vapor barrier

Appliances

- Kitchen and First Floor Bar
 - Miele six burner cooktop
 - Miele double wall oven
 - Miele 30" fridge & freezer
 - Miele dishwasher
 - Wolf microwave
 - XO ice maker
 - Perlick beverage drawer
 - Perlick beverage refrigerator
- Lower Bar
 - XO beverage coolers
 - XO Ice Maker
 - Bosch Speed Microwave
 - GE dishwasher
 - Kegerator with tap dispenser above counter
- Outdoor Kitchen
 - Napoleon 36" gas grille
 - Perlick outdoor beverage refrigerator

HVAC & Domestic Water Systems

- American Standard Platinum Series HVAC system w/ 12.5 tons cooling capacity, heat pump condensing units and hydronic water source backup heat w/changeover at 35 degrees

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- Radiant heating system throughout master suite
- Three indoor systems w/hydronic coiled and a total of 10 zones
- 2 central ERV systems for fresh air
- 2 steam humidifiers
- 300,000 BTU Viesman boiler and 120-gallon storage tank w/recirculation throughout for on demand hot water
- Boiler also circulates hot water to each heating system for backup heat at 35-degree changeover from heat pump
- Wine Guardian 1.5-ton ducted cooling unit provides climate control for ideal optimal wine storage
- Lower level heated and cooled by Mitsubishi hyper heat pump w/ 1 outdoor unit and 3 indoor ceiling units
- Variable speed circulator pumps throughout
- Whole house water purification and softener system
- Reverse Osmosis drinking water system at island sink

Electrical

- 400 amp 120/208v electrical service w/ 4 distribution panels
- 20 kw natural gas generator w/transfer switch and load shed
- Over 250 Philips square recessed lights throughout
- WAC LED tape light throughout kitchen, lower level and primary closets. Color change at lower level bar and lounge
- Luxury decorative lighting fixtures throughout
- Outlets installed in baseboard throughout

Fire Alarm

- Fully addressable fire alarm control panel w/ smoke & CO detection and Starlink wireless communication to central station

Burglar

- DSC burglar system w/3 color LED displays, door contacts and motion detection throughout and glass break sensors in basement and Starlink wireless communication to central station

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Smart Home Technology

- Savant smart home management system with audio, lighting control, CCTV, and burglar integration
- Savant smart light switches throughout to control lighting and create scenes from smart phone and wall mounted control panels
- Savant audio integration with Sonos amplifiers and speakers throughout first level and lower level
- 120 inch projections screen and HD projector in lower lounge area with surround sound system
- 18 Camera CCTV system with integrated NVR recording capability
- Outdoor sound system with bollard style speaker/lights and subwoofer

SARKIS TEAM
AT DOUGLAS ELLIMAN REAL ESTATE

 Douglas Elliman