

## **42 LOCKWOOD LANE BOXFORD, MA**

### **FACTS & FEATURES LIST**

#### **Structure**

- The gut renovation included all new structural supports: LVL'S, trusses, headers, Simpson H2.5 Seismic Ties, joist hangers, vertical posts and a W10 X 30 steel I-beam furnished and installed by Quinn Iron in the basement as well as double (sister) 2 x 8's at the 3-car garage roof and double (sister) 2 x 10's at the garage ceiling for superior added strength.

#### **Exterior**

- Over 200' of exquisitely replicated dry stone walls from the historic "Meredith Farm in Topsfield" by the master masons and original creators of nearly 3-miles of dry stone walls at Meredith Farm, Erik Peterson Landscaping and his elite team.
- Kohler Model 20 RCA Gas Fired Whole House Generator
- 50-year architectural roof shingles (purchased from Beacon Roofing Supply)
- Premium Azek fascia boards and windowsills for added durability and longevity
- Oversized gutters and downspouts for superior water removal
- A dry well was installed in the front yard to allow all of the oversized gutter downspouts to be installed underground to the dry well to help ensure that the lower level would not have any future issues with potential water infiltration from gutter rainwater around the foundation area.
- Full property Rain Bird sprinkler system for grass irrigation with 22-station Rain Bird controller
- Fully permitted and installed underground electrical conduit for future back yard pool, shed or carriage house and front yard driveway post light(s)

#### **Interior**

- Garage: 50-AMP Charge Point Electric Car Charger
- New (May 2026) 50-Gallon AO Smith ProLine XE Natural Gas Fired Powervent Water Heater
- All 3-levels have the VACUFLO central vacuum system (located in the mechanical room) with 2-connections per floor, the garage has central vacuum

with 1-connection and the kitchen (under sink) has a dedicated central vacuum with expandable hose for clean-up's and spills anywhere in the kitchen area.

- March & Martin Insulation installed R30 Icynene Open Cell Foam at the roof, R20 Icynene Open Cell Foam at 1<sup>st</sup> & 2<sup>nd</sup> Exterior Walls, R20 Icynene Open Cell Foam at the Rim Joists, 3" R22 Icynene Closed Cell Insulation on the entire foundation wall (except the Mechanical Room) and all windows were air sealed for greater R-Values.
- All ceilings are fully insulated with fiberglass Insulation
- All 3-Levels have plastered walls & ceilings (not drywalled with taped seams). This is a superior finish that provides durability, acoustic performance, soundproofing and a much higher fire resistance.
- All ceilings are full height @ 7'-4" to 7'-6" (excluding soffits for ductwork and electrical chases).
- All 3-levels have abundant Cree Ecosmart energy saving soft white LED recessed lighting
- All 3-levels have Lutron Maestro adjustable dimmers
- The Lower Level has an Ejector Pump that is fully accessible via covered casework in the laundry room to handle the Lower Level washing machine and bathroom.
- Full humidification via the Honeywell ducted humidifier or de-humidification utilizing the American Standard Gold Series air handling system located in the lower-level mechanical room.
- H2O Care Home whole house 10/5 Micron whole house cartridge filter in the lower-level mechanical room.
- Franklin Electric SubDrive 75 Constant Pressure Controller to boost and maintain 70 PSI water pressure at all times.

### **Bedrooms & Bathrooms**

- Bedrooms: 4
- Bathrooms: 4
- Full bathrooms: 2
- 1/2 bathrooms: 2

### **Primary Bedroom**

- Features: Walk-In Closet, ELFA Organization System, Hardwood Flooring, Recessed Lighting, Cable & Ethernet Connections.
- Level: First Floor

- Area: 255 Square Feet
- Dimensions: 14'-7" x 16'-6"

### **Primary Bathroom**

- Features: Full Bathroom, Travertine Flooring, Travertine Tumbled Brick Tiles, "Double Person" Walk-In Shower With Spray Wand, Double Vanity, Granite Countertop, Recessed Lighting, Linen Closet
- Level: First Floor
- Area: 81 Square Feet
- Dimensions: 9'-3" x 8'-5"

### **Bedroom 2**

- Features: Hardwood Flooring, Walk-In Closet, Built-In Shelving, Recessed Lighting, Cable & Ethernet Connections.
- Level: Second Floor
- Area: 330
- Dimensions: 14'-9" x 21'-5"

### **Bedroom 3**

- Features: Hardwood Flooring, Double Door Closet w/ ELFA Organization System, Built-In Shelving, Recessed Lighting, Cable & Ethernet Connections.
- Level: Second Floor
- Area: 286
- Dimensions: 12'-6" x 21'-4"

### **Bedroom 4**

- Features: Hardwood Flooring, Double Door Closet w/ ELFA Organization System, Recessed Lighting, Cable & Ethernet Connections.
- Level: Second Floor
- Area: 144
- Dimensions: 15' - 10" x 9' - 2"

### **Secondary Bathroom**

- Features: Full Bathroom, 6' Jacuzzi Tub, Single Vanity, Granite Countertop, Glass Tiled Shower With Spray Wand, Slate Flooring, Recessed Lighting, Built-In Shelving
- Level: Second Floor
- Area: 81 Square Feet
- Dimensions: 9'-3" x 8'-5"

### **Dining Room**

- Features: Hardwood Flooring, Pendant & Recessed Lighting
- Level: First Floor
- Area: 169
- Dimensions: 12' – 6" x 13' - 3"

### **Living Room**

- Features: Hardwood Flooring, Wood Burning Fireplace, Exotic Wood Mantle, Recessed Lighting, Cable & Ethernet Connections.
- Level: First Floor
- Area: 280
- Dimensions: 19' – 6" x 13' - 6"

### **Kitchen**

- Features: Hardwood Flooring, 2-Double Door Pantries, 3-Seat Breakfast Bar, Custom Honed Granite Counters, Recessed Lighting, Stainless Steel Appliances (GE Café Double Oven, GE Café Dishwasher, GE Café Advantium Convection / Microwave Oven, Jenn-Air 5-Burner Gas Cooktop, Jenn-Air Telescoping Ventilation Hood, Bosch French Door Refrigerator, GE Monogram Beverage Refrigerator, Kitchen Aid Trash Compactor), Recessed Lighting, Undercabinet Lighting, Large Awning Window @ Sink, Vacuflow "Vroom" Dedicated Central Vacuum With Expandable Hose For Clean-Up's And Spills Anywhere In The Kitchen Area.
- Level: First Floor
- Area: 238
- Dimensions: 16' – 10" x 13' - 7"

### **Dining Area**

- Features: 12-Foot Double Sliding Door (No Center Post For Full View) Hardwood Flooring, Wood Burning Fireplace, Original Wood Mantle, Recessed Lighting, Built-In Desk
- Level: First Floor
- Area: 346
- Dimensions: 25' – 6" x 13'- 7"

### **Powder Room**

- Features: Half Bath, Slate Flooring, Granite Countertop, Full Size Washer & Dryer
- Level: First Floor
- Area: 48
- Dimensions: 8'-8" x 7'-11"

### **Theatre Room / Game Room**

- Features: 85" Retractable Cinema Screen, High Definition Panasonic 3D Projector, Highly Acclaimed Definitive Technology 5.1 Surround Sound System, Onkyo Audio Equipment, Recessed Lighting, Artwork Lighting, Half Bath w/ Pocket Door, French Door Entrance, Egress To Backyard, Closets, Stained Concrete Floor.
- Level: Lower Level
- Area: 720 Square Feet
- Dimensions: 29' – 6" x 23'- 5"

### **Powder Room**

- Features: Half Bath, Pocket Door, Stained Concrete Floor.
- Level: Lower Level
- Area: 20
- Dimensions: 4'-1" x 5'-1"

### **Gym / Exercise Room**

- Features: French Doors, Mirrored Walls, Wall Mounted Television, Recessed Lighting, Stained Concrete Floor.
- Level: Lower Level
- Area: 208 Square Feet

- Dimensions: 13' – 3" x 15' - 5"

### **Office**

- Features: Built-In Desk, Recessed Lighting, Stained Concrete Floor.
- Level: Lower Level
- Area: 84 Square Feet
- Dimensions: 18' – 11" x 7' - 6"

### **Laundry**

- Features: Full Size Washer & Dryer, Built-In Shelving, Laundry Table, Ejector Pump In Fully Accessible Casework, Recessed Lighting, Stained Concrete Floor.
- Level: Lower Level
- Area: 84 Square Feet
- Dimensions: 7' – 1" x 12' - 5"

### **Heating**

- Natural Gas, Forced Air, Fireplaces

### **Cooling**

- Central Air

### **Interior area**

- Total structure area: 4,632 Square Feet
- Total interior livable area: 4,490 Square Feet

### **Parking**

- Total spaces: 9
- Parking features: Attached 3-Car Garage, Garage Door Opener, Paved & Sealed Driveway
- Attached garage spaces: 3
- Uncovered spaces: 6

### **Accessibility**

- Accessibility features: No

## **Lot**

- Size: 2.00 Acres
- Features: Wooded, Grass

## **Details**

- Parcel number:
- Zoning: RA

## **Construction**

## **Type & style**

- Home type: Single Family
- Architectural style: Custom Dormered Cape
- Property subtype: Single Family Residence

## **Materials**

- Frame: Wood
- Foundation: Concrete

## **Condition**

- Year built: 1984 (Complete Exterior & Interior Gut Renovation Completed in 2013)

## **Utilities & Green Energy**

- Electric: 200 AMP Main Panel w/ Sub Panel
- Sewer: Private Sewer – Septic
- Water: Private – Well
- Utilities for property: Natural Gas (Range, Dryer, Water Heater and Kohler Model 20 RCA Gas Fired Whole House Generator)