



EQUINE HOMES®

REAL ESTATE PROFESSIONALS



LUXURIOUS COUNTRY ESTATE

11 SILVER LEDGE DRIVE - SUTTON MA

Nothing short of SPECTACULAR in this exquisitely unique custom Italian Villa style home with almost 5,500 square feet of living space set on 3.43 private acres. A gardener's paradise with tranquil features unlike any other property you've seen. No expense was spared with geo-thermal heating/cooling, ICS exterior, high quality materials and construction from start to finish with a WOW factor throughout. A huge chef's kitchen beckons entertaining. Open concept formal dining and living room with 12' ceilings throughout main level. Primary suite with double tray and direct access to a four-season sunroom with skylights and gorgeous garden. The finished lower level is suited for an in-law or multi-generational living with a separate entrance and full kitchen. As breathtaking as the home is, the pièce de résistance lies in the custom curated outdoor oasis complete with natural and manicured botanical gardens, a stone-tiered elevated gazebo overlooking IG Gunite pool, beehive stone pizza oven, 110' patio, fruit trees, bocce court, meditation gardens, and so much more! Enjoy luxurious country living at its finest!

Exclusively Offered at \$2,400,000

Sue Marzo, MA Realtor | 800.859.2745, ext 715 | cell 508.450.6209
suemarzo@equinehomes.com





11 SILVER LEDGE DRIVE - SUTTON MASSACHUSETTS

General Information

- 2006 built Italian Villa
- Contemporary design with exceptional interior and exterior quality and features (2012 took occupancy)
- 3.43 acres privately situated at end of a private dead-end street
- 5,449 square feet of finished living space includes main and lower level (town card)
- Four bedroom septic. Passing Title V inspection
- Private well 640 ft depth

Main Living Level

- 3,119 finished square feet
- Chef's kitchen impressively appointed. Viking refrigerator, wine refrigerator, 5 burner gas cooktop, Meile ovens, 3 sinks, island, breakfast bar w/seating, walk-in pantry, quartz countertops, maple cabinets, expansive dining area & direct access to patio.
- Kitchen area includes open concept family room with gas fireplace
- Open formal dining and living room with double tray ceilings and inlet lighting
- Four season sunroom with skylights & direct access to primary suite & patio area
- Three bedrooms and two full baths including a primary with en-suite bath with Jacuzzi tub, walk-in shower, dual sinks, bidet, custom cabinets, two walk-in closets

Main Living Level *(continued)*

- Laundry/utility room with sink and refrigerator.
- Carrera marble and quartz window sills (9 3/4" wide)
- Tile flooring except for hardwoods in bedrooms
- 12' ceilings throughout most of home
- Two car oversized garage with 16' ceilings

Lower Living Level

- 2,330 sq' in-law or multi-generational living option
- Huge open concept kitchen/dining/office/living room with electric fireplace feature
- Full kitchen with stainless steel appliances, granite countertops, island with seating
- Bedroom with closet
- Full bath with tiled shower, marble counters and tile flooring
- Gym/office
- Storage room
- Mechanics room
- Ceramic tile flooring
- Direct access to separate private patio
- 10 foot ceilings
- Recessed lighting

** Information provided by seller and/or public record*



11 SILVER LEDGE DRIVE - SUTTON MASSACHUSETTS

Mechanics and Additional Features

- Geo-thermal heating and cooling system (2 wells). Closed loop system w/glycol
- Propane - 300 gallon underground tank
- Circuit breakers: 200 amp, additional sub-panels for generator and lower level
- Two water tanks including one for reserve. Newer tank replaced 2023
- Well tank, softener system with whole house filtration. Filter good for 6 years and installed 2023
- One zone heating/cooling system
- Central vacuum
- R40 (walls) & R60 (ceiling) insulation, 12" thick walls comprised of ICS (insulated concrete forms)
- ICS system with stucco exterior walls
- Generator – Generac 11K (operated by LP gas)
- Anderson windows - frames built with pressure treated lumber
- Footings 4'-5' wide w/interior cement rebar
- Thermal blanket under cement basement for vapor barrier. R10 value for insulation

Exterior Features

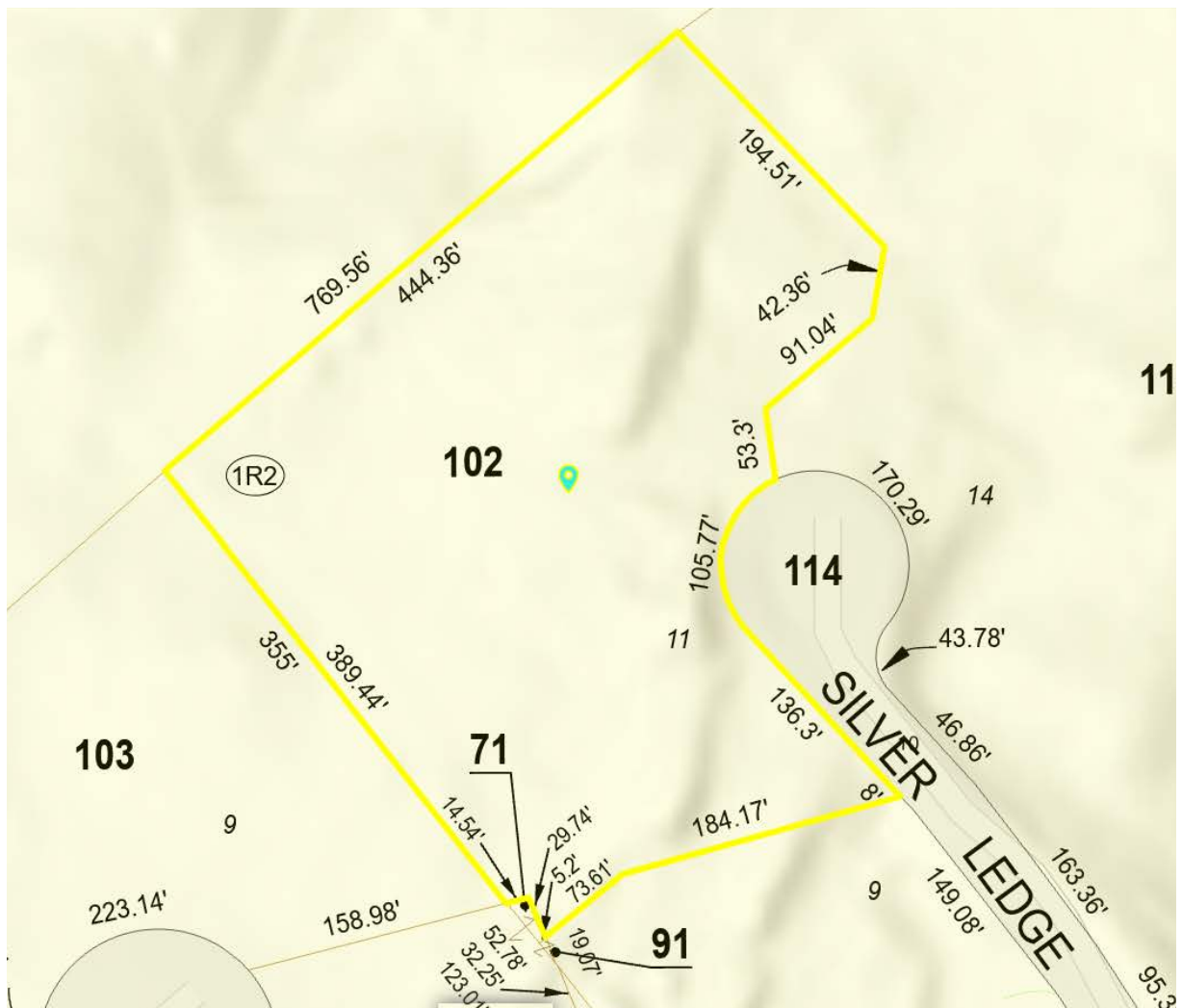
- Gazebo mounted on 7 layered tiers of stonewalls with intertwining gardens and ornamentations overlooking botanical grounds and backyard oasis

Exterior Features (*continued*)

- Inground Pool - Pebble Tec Gunite 45x18, 8 ft depth
- Waterfall feature with koi pond
- Main level patio 110 ft in length
- Sunken patio and flower garden
- Custom beehive stone pizza oven with additional dining/patio area
- Trellis
- Fruit trees (paw paw, peach, prune, fig, blackberry, apple, mulberry)
- Perennial gardens (mulch area)
- Bamboo garden
- Plant/herb/vegetable gardens
- Yard irrigation – line by underground hose split with Y at pool area and garden area
- Meditation/retreat areas
- Bocce court
- Jogging trail
- Room for outbuildings; barn, sheds, additional living structure
- Exquisite natural stone and thoughtfully created stonework throughout property
- Tranquil setting optimizing homestead living, curating gardens, and connecting with nature
- Beautiful photo location with many picturesque back drops

** Information provided by seller and/or public record*

11 SILVER LEDGE DRIVE - SUTTON MASSACHUSETTS



An Equine Homes Exclusive Listing

Sue Marzo, MA Realtor | 800.859.2745, ext 715 | cell 508.450.6209

suemarzo@equinehomes.com

OFFERING A FINE SELECTION OF EQUESTRIAN AND COUNTRY PROPERTIES

WWW.EQUINEHOMES.COM | 800.859.2745