



## ***76 Mendon Street Uxbridge***

**5 beds 2.5 baths 4,866 sq ft 1860 born date**

**3 Finished Levels Mahogany Porch 7 Garage Bays**

**\$599,900 asking**

The Historic Israel Southwick Home has been carefully upgraded and restored to provide you with over 4,800 square feet of circa 1865 living space. True craftsmanship, pride of ownership and love has gone into this house to maintain the fine period details and 10' high ceilings but also the conveniences of modern living. The front wrap around Cambara Mahogany porch invites you through the original double door entrance. The foyer has a grand flowing stair case and you can instantly see the details and beauty of this house. The two front rooms have original oak flooring and make for great entertaining space with or without the piano. Coming from the Music Room you can relax in the den with the pellet stove and built in book cases. The formal dining room has a wood burning fire place and built in china cabinet. A truly amazing Chef-Style kitchen occupies the rear of the house with casual eating area, sliders to the large back deck and half bath. The kitchen is a dream with hard wood flooring, Southern Yellow Hard Pine cabinets, granite counter tops and backsplash, stainless steel 6 burner double oven gas stove with griddle, stainless steel dishwasher and stainless steel Subzero refrigerator. The side prep area with Butcher Block counter and second sink creates a baking station.



The second level has a lovely wide and flowing hallway from the staircase. A private front bedroom with closet and hardwood flooring is in front. The second Master (13 x 20) has wall to wall carpeting, closet and optional full bathroom. The back bedroom with hardwoods that was known as the sewing room is currently being used as the family laundry room but can easily become a bedroom again by moving the washer / dryer to the basement. A beautiful purple bedroom with hardwoods is next and maintains the Victorian feel. The full family bath is spacious with linen closet, hardwoods and custom Cherry vanity.

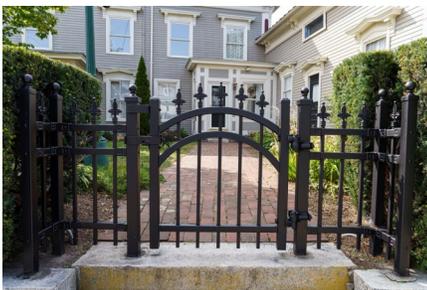


The Master Suite occupies the upper level with a loft style sitting area at the top of the stairs. Both the media room and the home office have French doors and warm quiet wall to wall carpeting. Go down the hall into the impressive Master Bedroom with full bath and private laundry. The bedroom allows for a sitting area as well inside the 22 x 23 space. Full walk-in closet with installed organization system from the main room but there is an additional walk-in closet, laundry and linen in the full bathroom. This is complete with oversized shower, custom Cherry double vanity and claw foot tub.



The original horsehair plaster has been removed and replaced with insulation and blue board with a plaster skim coat. The roofs were all stripped and the roof decks were repaired or replaced. Many of the windows have been replaced (approximately 80%). Plumbing, electrical and the heating system have been replaced. Burnham gas boiler with 5 zones and Taco Zoning Control. 200 amp main panel with 2 additional panels.

The exterior of this property is equally as impressive with fresh paint, mature shrubs, garden area and exterior lighting. The attached carriage house has been converted into a 3 car garage with a 24 x 48 workshop above. Under the attached garage are the original 3 bays of the lower carriage house. This has been rebuilt with engineering to support 10,000 lbs. per bay. There is a large deck off the kitchen to enjoy and overlooks the fenced yard with peach trees. A detached 4 car garage is at the end of the driveway making a total of 9 garage bays on the property. The hot tub and car lift are negotiable. There is also flex zoning on this property so it can be a multi-family, home business, let your imagination run!



Amy Mullen Thornton, Realtor MBA CPA

RE/MAX Professional Associates

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Call or text: 617-899-2146

amymullen@remax.net