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203 SINCLAIR PLACE — WESTFIELD



Welcome home to 203 Sinclair Place! It is not every day that a home this extraordinary, meticulously renovated by local award winner and master builder, Anthony James, comes on the market. This exquisite 4 Bedroom, 3 full and 2 half Bath home was renovated in 2012 from top to bottom to combine fantastic details with every modern amenity a homeowner desires. With a fabulous open floor plan, charm and beauty, 203 Sinclair is an absolute dream.

Stroll up the flag stone walkway to the vintage front door with wrought iron heart detail and step into the sunny and bright foyer with recessed ceilings, gleaming hardwood floors, detailed crown molding and stairs to the second level. Flow next to the large living room featuring a gas fireplace and white detailed mantel. To the right, the sun-drenched office/home work room is ready for you. This fantastic space features built-in desks and a window bench to relax on during meetings. As you walk back through the living room and down the hall you arrive to the dining room where there is a large window, hanging crystal chandelier and plenty of room for dinner parties. Across from the dining room is the second mudroom complete with built in floor to ceiling cubbies, hooks and a chalkboard wall. Easy access to the side of the house is found off of the mudroom. Flow easily from the mudroom to the gourmet chef's kitchen. Chic cabinetry, marble countertops, to-die-for island and so much storage. Enjoy your top-of-the line appliances (Wolf/Sub Zero/Miele) and a built-in desk with display cabinets.



The sunlight pours through this room while you enjoy the view of the flat, fenced-in back yard through the many large windows. The main mudroom is conveniently located off the kitchen and has a beautiful exposed brick wall and unique brick floor. A beautiful powder room completes this area of the home. When you are ready to retire for the evening, head upstairs to the spacious second level. Serenity and privacy abound in the Master Bedroom Suite featuring hardwood floors, natural light from the windows and a walk-in Closet so that everything can be neatly tucked away. The Master Bath is sure to impress with a crisp design and a dreamy soaker tub. Each of the three bedrooms on this level has a ceiling fan, large closets with built in organizers and an abundance of natural light. The full hallway bath has sleek white and black subway tiles throughout. Convenient Second Floor Laundry rounds out the Second Level. Looking for more space to entertain? Head up to the third floor and find an oversized great room ready for a pool table or a teenage hang out.

Additional storage is found in the attic on this level.



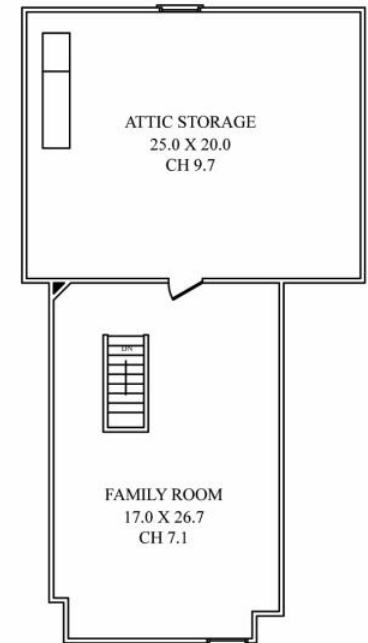
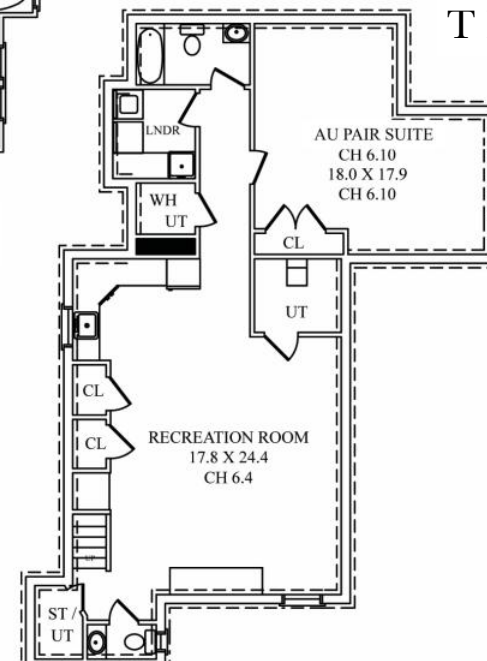
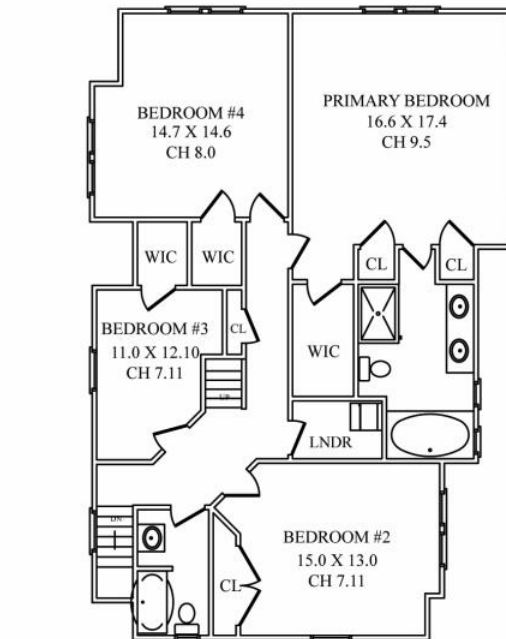
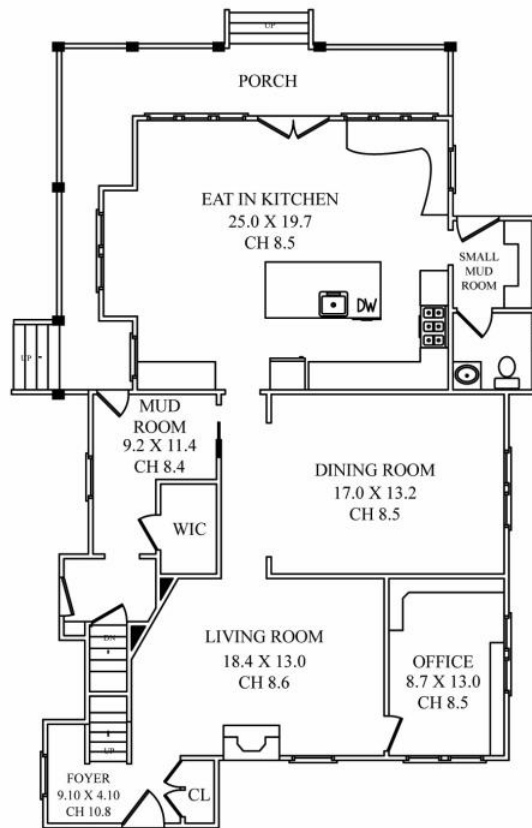




There is MORE... head down to the lower level for a large finished playroom complete with kitchenette ready for kids of all ages. Find lots of storage as well as another laundry room, adorable half bath and au pair suite complete with a large bedroom and a full bath.

Don't miss the back yard of the house with the gorgeous mahogany wrap around porch, flat backyard with a flagstone patio and mature landscaping. The detached two car garage is heated and has pull-down stairs that provide even more storage in the attic. Whether it's cocktails with friends or roasting marshmallows, 203 Sinclair's outdoor space will bring hours of enjoyment.

THE FLOORPLAN



NOT TO SCALE - This floor plan is provided for illustration purposes only.
Room positions and dimensions are approximate and should be independently measured for accuracy

INSIDE & OUT

FIRST LEVEL

- Foyer entry featuring staircase to second level, recessed ceiling, modern pendent light fixture, crown molding, baseboard molding
- Living Room featuring gas fireplace with detailed white mantel, one large window, crown molding, access to office, baseboard molding
- Office featuring four large windows, built-in window bench, two built-in white workstations, storage cabinets, drawers, cork board, recessed lighting, flush mounted light, baseboard molding
- Dining room featuring hanging crystal chandelier, one large window, crown molding and baseboard molding
- Second mudroom featuring terracotta tile floor, floor to ceiling built-ins with hooks and a chalkboard wall, large walk in pantry, pocket door for privacy, two hanging lights, access to porch, access to lower level, access to kitchen
- Kitchen featuring a large island with marble countertops and storage, Wolf 6 burner gas stove with griddle in middle section, Sub Zero wood paneled refrigerator and freezer, Miele dishwasher, hardwood cabinets, farm house sink, eleven windows, ceiling fan, built in window seat for kitchen table, desk area with display cabinets and drawers, Sonos surround system, crown molding, baseboard molding, access to porch, access to mudroom
- Mudroom featuring a large built in storage system containing hooks and cubbies, hanging light, exposed brick wall, brick floor, access to the driveway

- Powder room featuring exposed brick wall, brick floor, single sink and vanity, hanging chandelier, access to the mudroom, baseboard molding

SECOND LEVEL

- Hallway featuring two large flush mount lights, linen closet, staircase to third level, crown molding, baseboard molding
- Hallway full bath featuring one large window, tub/shower, pedestal sink, tile floor, recessed lighting
- Bedroom #1 featuring one large window, walk in closet with organizer, ceiling fan
- Bedroom #2 three large windows, extra-large double closet with an organizing system, ceiling fan, baseboard molding
- Bedroom #3 featuring four large windows, walk-in closet with organizer, ceiling fan, baseboard molding
- Upstairs laundry room featuring washer, dryer and shelves for storage
- Master bedroom featuring large room with walk in closet, four large windows, two large closets with shelves and a storage system
- Master bath featuring two large windows, double sink with vanity, tile spa shower with glass door, soaker tub

THIRD LEVEL

- Featuring a large room finished room for entertaining, office space or kids hang-out area, pine wood floors, recessed lighting, baseboard molding

- Access to finished attic for additional storage

LOWER LEVEL

- Featuring carpeted stairs leading to the lower level, ceramic tile floor, large finished play room, two large closets with knotty pine doors, kitchenette with refrigerator and freezer, countertops, storage, sink, beverage fridge, copper sink, recessed lighting, baseboard molding
- Half bath featuring floating copper sink, sconce lighting, mosaic tile floor
- Closet for furnace and hot water heater
- Laundry room featuring washer, dryer, storage, large copper farmhouse sink
- Full Bath featuring tub/shower, penny tile floor, single vanity
- Additional room or Au Pair suite featuring a large room with an area for a bed, sitting area or a home gym, double closet, baseboard molding

EXTERIOR

- Mahogany wrap around porch featuring recessed lighting, wood detailed ceiling, sonos surround system
- Flat fenced-in back yard with mature landscaping and privacy trees
- Landscape lighting in front and back yard
- Flag stone patio
- Sprinkler system
- Detached two car garage with heat, epoxy floor, pull down stairs for attic with additional storage

