

THE BLUEBERRY
14 Earle Stewart Lane, Lot 3
KING PHILIP ESTATES, WRENTHAM
PROUDLY OFFERED FOR \$1,549,000




GRANDIS HOMES
 **JACK CONWAY**



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WHERE CAN YOU GO FROM HERE?

View a map of the surrounding area amenities.



When it comes to designing and building your dream home,
our promise is to always put every effort into meeting and
exceeding your expectations.

Grandis Homes

MEET YOUR TEAM



Mike Guimares

Broker, Team Lead, REALTOR®

✉ mike@guimaresgroup.com

Mike is a 20-year veteran in residential and commercial real estate, with a specialty in land development, new construction, and investment properties. Having been a Broker/Owner for more than 10 years, Mike has proven to be an innovated leader in the industry. He is always looking for strategic ways to provide greater service to his clients, with the main goal of providing them with a stress-free and enjoyable journey.



Alana White

Director of Operations, REALTOR®

✉ alana@guimaresgroup.com

Alana is a passionate service-driven professional focused on providing a seamless experience and white-glove service for her clients. She prides herself on her ability to effectively manage transactions and to navigate complex real estate agreements. She is highly organized, detail-oriented, and has strong interpersonal skills.



Connor Guimares

REALTOR®

✉ connor@guimaresgroup.com

Connor is a dedicated professional with deep knowledge of the local real estate markets. He is truly passionate about helping people achieve their real estate dreams and making the buying or selling process as smooth as possible.



Jenn Ryan

REALTOR®

✉ Jenn@guimaresgroup.com

If you're looking for a real estate expert who takes a compassionate, people-first approach to buying or selling a home, Jenn is the perfect candidate. She believes in the power of personal service and strives every day to provide an exceptional experience that leaves her clients truly satisfied.



ABOUT THE PROPERTY

SQUARE FOOTAGE: 4,193
BEDS: 4
BATHS: 3.5
GARAGE: 2 CAR
ACREAGE: .92 ACRES

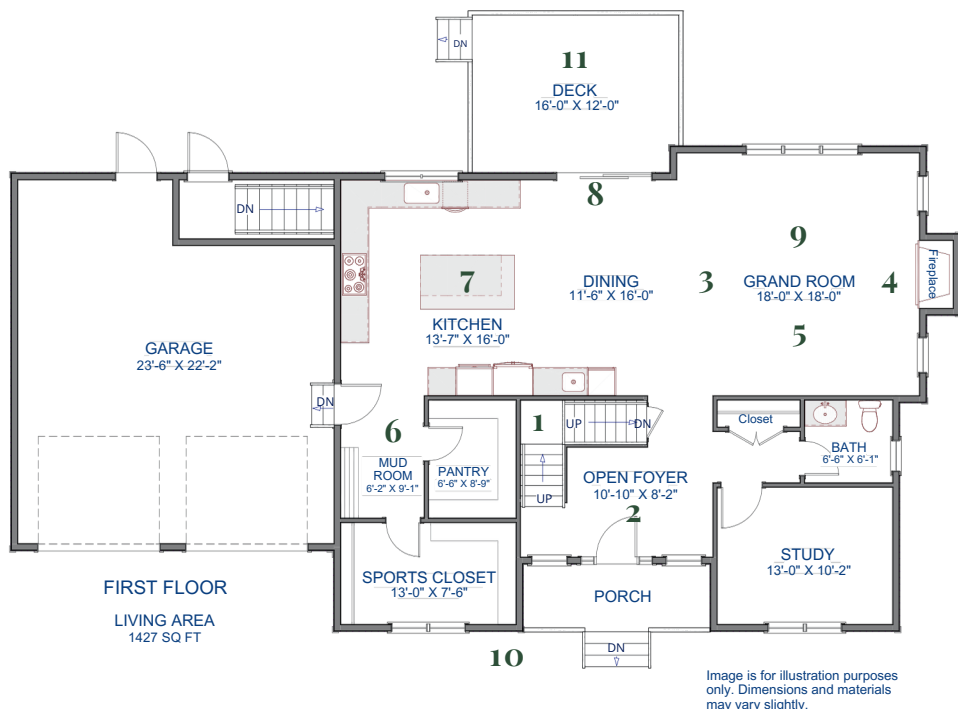
Welcome to your dream home, where luxury meets functionality. The meticulously crafted 'Blueberry' style home offers everything you need, from top-tier finishes to thoughtful design details that elevate everyday living. Nestled on a professionally landscaped lot, this home promises unparalleled comfort and style for years to come.

The two-story foyer and 9' first floor ceilings create a sense of grandeur and openness. Oversized sliders on the first floor connect the interior to the outdoors, providing an abundance of natural light. The heart of this home is the chef-inspired kitchen with a premium Thermador appliance package, custom cabinetry with under cabinet lighting, ample counter space, and an oversized walk-in pantry. A wood-burning fireplace with shiplap accents creates a cozy focal point in the living room, complemented by the upgraded trim package that adds a touch of elegance. The first floor is completed by a large study room, a half bath, a mudroom right off of the garage, and an oversized sports closet for all the gear.

Upstairs, the primary suite features vaulted ceilings, two custom-designed walk-in closets plus standard closet spaces, and a spa-inspired bathroom with a tiled shower, freestanding soaking tub, and a vanity counter. Three additional bedrooms, another full bathroom, and a laundry room complete the second level. The finished basement with a full bathroom offers endless possibilities.

With luxurious finishes, custom details, and state-of-the-art energy efficient systems, the property has been crafted to meet the highest standards of modern living. Now is the chance to make it yours!

FIRST FLOOR



FEATURES

1. Staircase to 2nd Floor – Hardwood with Black Metal Balusters
2. Two Story Foyer
3. 9' Ceiling Height
4. Shiplap Wood Burning Fireplace
5. 5" Wide White Oak Engineered Hardwood Flooring
6. Custom Mudroom Bench Area
7. Chef's Kitchen – See Pages 9 & 10 for Specifications
8. Pella Windows & Sliders
9. Recessed Lighting
10. James Hardie Fiber Cement Siding
11. 16' x 12' Deck – Composite with Aluminum Railings

SECOND FLOOR

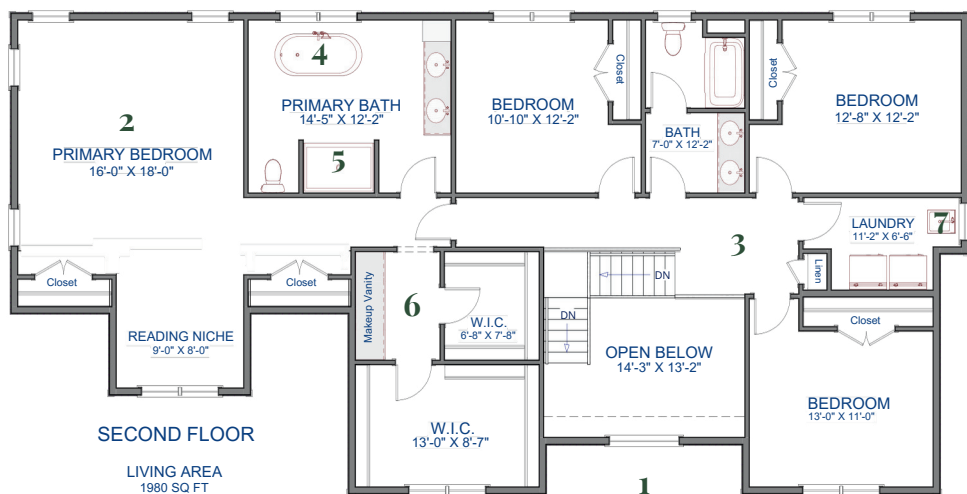


Image is for illustration purposes only. Dimensions and materials may vary slightly.

FEATURES

1. Second Floor - 8'3" Ceiling Height
2. Primary Bedroom - 10' High Vaulted Ceiling
3. Hallway - 5" Wide White Oak Engineered Hardwood Flooring
4. Primary Bathroom - Freestanding Soaking Tub
5. Primary Bathroom - Tiled Shower
6. Professionally Designed Primary Closets with Dressing Area and Makeup Counter
7. Laundry Room - Utility Sink



The basement floor plan is divided into two main sections: a larger 'FINISHED BASEMENT' on the left and a smaller 'UNFINISHED' section on the right.

FINISHED BASEMENT (30'-11" X 15'-3")

- Room 1:** A staircase labeled 'UP'.
- Room 2:** A large open area at the bottom center.
- Room 3:** A bathroom labeled 'BATH 5'-0" X 9'-0"' containing a toilet, sink, and bathtub. An 'Ejector' is located nearby.
- Room 4:** A small room containing a 'Sump'.
- Room 5:** A small room at the top right.
- Room 6:** A small room at the bottom right.
- Room 7:** A small room at the bottom right, adjacent to Room 6.
- Room 8:** A small room at the top left, containing a staircase labeled 'UP'.
- Room 9:** A large open area on the left side.

UNFINISHED (7'-3" X 17'-3")

- Room 10:** A large open area on the right side, containing a 'Furnace'.

FINISHED BASEMENT LIVING AREA
786 SQ FT

FEATURES

KITCHEN



FEATURES

1. 9' Cabinets with Large Crown
2. Soft Close Cabinets
3. 4'x7' Double-Sided Island
4. Quartz Countertops
5. Large Single Bowl Sink
6. Wet Bar
7. 30" Double Wall Oven
8. 36" Vented Hood with Make Up Air Kit
9. 36" Frameless Induction Cooktop
10. 24" Microwave Drawer
11. 36" French Door Refrigerator
12. 24" Dishwasher
13. Beverage Refrigerator

APPLIANCES



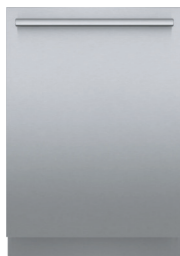
**Thermador Masterpiece®
Double Wall Oven 30"**
ME302WS



**Thermador Masterpiece®
Freestanding French Door
Bottom Mount Refrigerator 36"**
T36FT80NS



**Zephyr Pro Dual Zone
Wine Cooler**
PRPW24C02CG



Emerald® Dishwasher 24"
Masterpiece®, Stainless Steel
DWHD640EFM



**Thermador Professional
MicroDrawer®
Microwave 24"**
MD24BS



Zephyr 36"
**Vented Hood with
Make-Up Air Kit**
ZOM-E3BS



**Thermador Masterpiece
Series 36" Frameless
Induction Cooktop**
CIT365YB

EXCEPTIONAL FEATURES

FRAMING, STRUCTURAL, AND EXTERIOR

Two Story Foyer
Basement - 9' Ceiling Height
First Floor - 9' Ceiling Height
Second Floor - 8'3" Ceiling Height
Primary Bedroom - 10' High Vaulted Ceiling
16' x 12' Deck - Composite with Aluminum Railings
Finished Basement with Bathroom
James Hardie Fiber Cement Siding
Pella Windows & Sliders

PLUMBING, ELECTRICAL, AND HVAC

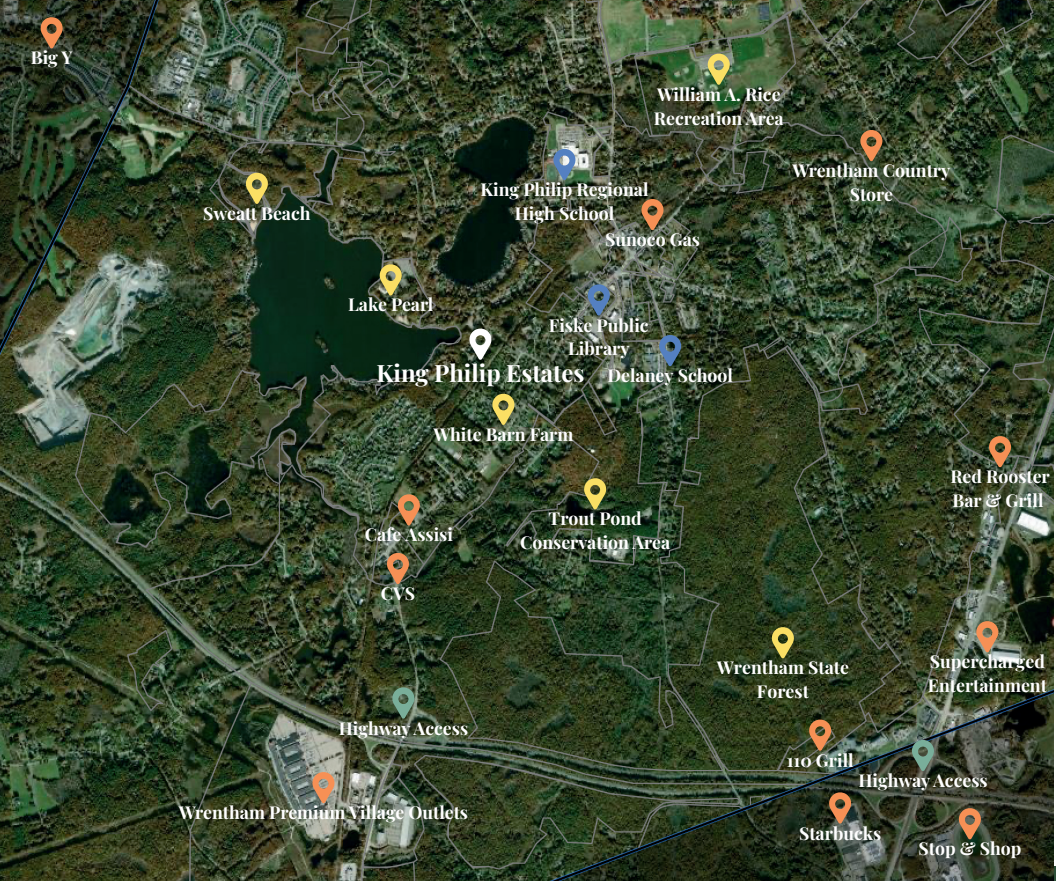
80 Gallon Water Heater Hybrid Electric
Elongated/ Comfort Height Toilets
400 AMP Electrical Service
2 ERV Units - Healthy Air
Recessed Lighting
Freestanding Soaking Tub
Tiled Showers

CARPENTRY

Upgrade Trim Package
Custom Mudroom Bench Area
Shiplap Wood Burning Fireplace
Professionally Designed Primary Closets
Stairs to Basement - Square Balusters
Stairs to Second Floor - Black Metal Balusters
First Floor, Stairs, and Upstairs Hallway - 5" Wide White Oak
Engineered Hardwood Flooring

KITCHEN

4'x7' Kitchen Island
36" Induction Range
36" Hood Appliance with Vent to Exterior
Under Cabinet Lighting
Upgrade Tile Backsplash - to ceiling behind hood
Thermador & Zephyr Appliances
Wet Bar with Under Counter Beverage Refrigerator



— KING PHILIP ESTATES — WRENTHAM, MA

 **You are Here - King Philip Estates**

 Walking/Hiking Trails
Parks, Playgrounds

 Convenience, Grocery,
Restaurants, Shopping

 Public Transit &
Highway Access

 Public Schools &
Libraries

King Philip Estates, Wrentham | www.kingphilip.info | The Guimares Group | team@guimaresgroup.com


GRANDIS HOMES

THE **GUIMARES**
GROUP

JACK
CONWAY