



35 Mignon Rd West Newton, MA 02465

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**Exquisitely crafted in the distinguished New England vernacular style, custom home seamlessly blends tradition with a contemporary allure. Spanning at about 6,600 square feet, plus an additional 900 square feet of bonus space in the attic, this home boasts architectural finesse at every turn.**

**Featuring a three-car garage with separate climate control, leading to spacious mudroom and a refined powder room. The main floor has 10-foot ceilings throughout, welcomes you in a grand foyer entrance, leading to an expansive open kitchen with butler pantry complete with a wet bar, and an oversized walk-in pantry, a formal dining room, a family room, a bedroom with ensuite bath.**

**Ascending to the second floor, adorned with 9-foot ceilings, reveals a generously proportioned laundry room and four bedrooms, among them the primary and junior suites, as well as two additional bedrooms. Each of the four bedrooms has an ensuite full bathroom and a walk-in closet. A sprawling deck, accessible from both the main suite and the hallway overlooking greenery.**

**Third floor features an additional 900 square feet of bonus space, fully finished with walking closets, ample storage space, and a full bath.**

**The finished basement, boasting 9-foot ceilings and a convenient walk-up entry, a lavish club room, complete with a wet bar, an optional wine room, a full bath, a well-appointed gym, a bedroom with an ensuite bathroom, a dedicated media room, an additional laundry room, and multiple storage closets.**

**This residence exemplifies sophistication and timeless elegance, offering an unparalleled living experience.**



**Site:**

1. Lot size: 15,538 sq. ft
2. Sewer: Public, City of Newton
3. Water: Public, City of Newton
4. Heating: Natural Gas (National Grid)
5. Electric: Eversource, City of Newton
6. Cable: Comcast, Verizon or Astound

**Roofing:**

1. Architectural asphalt shingles, 30-year warranty
2. Metal roof above the entrance

**Exterior Siding:**

1. Brick
2. Shingle Siding -Jamaican Pepper
3. Hardie Plank -Cobblestone

**Exterior Doors:**

1. Front Entrance - REEB
2. Mudroom Entrance – REEB
3. Eating Area & Family Room – Anderson 400 and Anderson A Series

**Windows:**

1. Anderson 400 Series

**Garage Door:**

1. Garage Door – 9ft height-Clopay Bridgeport Steel-Premium series.

**Fireplaces:**

1. Family Room 56” linear fireplace-Pioneer
2. Master Bedroom -38” double-sided fireplace (can enjoy on the balcony)- Pioneer

**Hardscape:**

1. Exterior steps- granite
2. Wood and PVC Columns
3. Walkway-Pavers
4. Outdoor kitchen-optional (one gas connection exist. Can be used for grill and/or fireplace)



**Heating & Air Conditioning:**

1. High efficiency energy compliant forced Hydro Heat system by natural gas using Trane® equipment -total 5 zones
2. Central Air -total 5 zones
3. ERV (fresh air intake) unit in the attic
4. 18,000 BTU Minisplit by Run Tru in the garage

**Plumbing:**

1. Multiple exterior spigots.
2. High-end, custom vanities and designer fixtures

**Electrical:**

1. 400-amp underground connection
2. Electric car charging station
3. Smoke Detectors and Carbon Monoxide alarms installed as required by Fire Code
4. 4" recessed lights and chandeliers (most light fixtures are from Restoration Hardware)

**Insulation: MASS SAVES COMPLIANT (PER STATE ENERGY CODE)**

1. HERS Index SCORE 52

**Interior Millwork: (CUSTOM)**

1. Windows and Interior doors fully trimmed with baseboard moldings throughout first floor, second floor and finished basement
2. Stairs: White oak treads, and custom spindles
3. One panel solid doors throughout the house. -Brosco
4. Dining Room: recessed panel wall moldings
5. Fireplace: Custom stone mantle
6. Mudroom: Built in Bench Seat ,Cubbies

**Flooring**

1. Hardwood: White Oak, Herringbone design in the hallway
2. Basement floor is luxury vinyl

**Appliances:**



1. Wolf® Range
2. Wolf Double-Oven
3. Wolf Beverage Fridge
4. Paneled Subzero® 36" fridge, 36" freezer, 24" wine fridge
5. Two (2) Cove® Dishwashers
6. Avalon Beverage Fridge - Basement

**Plumbing fixtures, Toilets:**

1. Kohler®, Grohe®, Hans Grohe, Brizo
2. Toto

**Closet:**

1. Master closet - custom built with an island
2. All other closets are custom

**Patio:**

1. Blue mist granite landing and step with concrete pavers.

**Gutters:**

1. Aluminum seamless gutters with leaf guard.

**Landscape and Driveway:**

1. Driveway -pavers (heated) –

***NOTE: Heating elements end about two feet from the catch basin at the beginning of the driveway. Possible chance that portion of the driveway will not melt.***

2. Walkways- pavers
3. Professionally landscaped