

FOR SALE



THE THOMAS PELLET HOUSE



5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742

JOHN DE ANGELIS - REALTOR® | (617) 780-8941 | JOHN@BOSTONENVIRONMENTS.COM

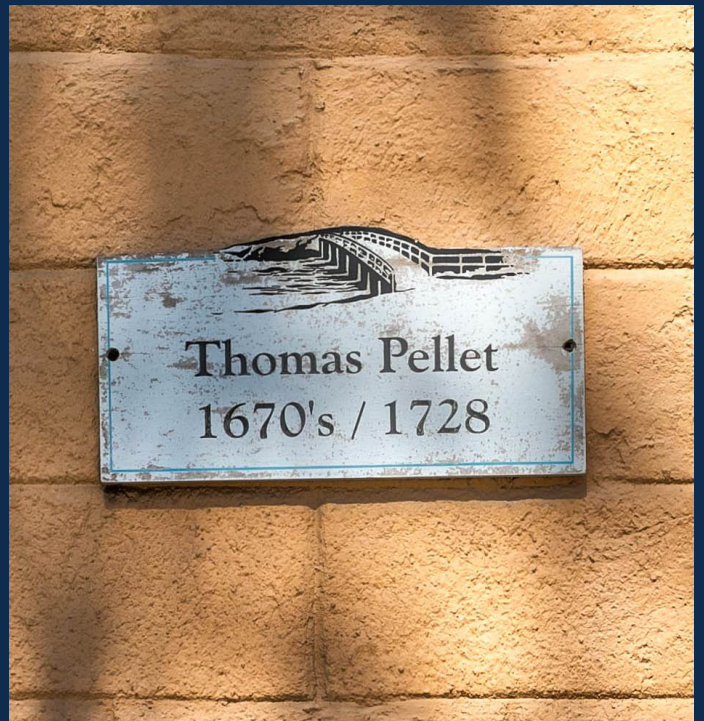
5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742

AN EXQUISITE HISTORIC TREASURE, THE THOMAS PELLET HOUSE 5-7-13-15 LEXINGTON ROAD, CA. 1673, LOCATED IN THE HEART OF CONCORD OVERLOOKING MONUMENT SQUARE.

THE PROPERTY OFFERS 9 BEDROOMS, 4.5 BATHS, 6 FIREPLACES WITHIN ITS FOUR INDEPENDENT UNITS, EACH WITH PRIVATE ENTRANCES. IN-UNIT LAUNDRY IN UNIT 5, 7 AND 13. IN ADDITION, 3 COURTYARDS AND OFF-STREET TANDEM PARKING FOR 2 VEHICLES.

THE IMPECCABLY-MAINTAINED MAIN HOME IS A 3-STORY, 4-BEDROOM FEATURING MODERN CHERRY CABINETS, SOAPSTONE COUNTERTOPS, BEAMED SOFFITS. FORMAL LIVING AND DINING ROOMS WITH WELL-PRESERVED PERIOD DETAIL INCLUDING A BUILT-IN CHINA CABINET, BOOKCASES, DECORATIVE TRIMMED PANELING. WIDE-PLANK PINE FLOORS THROUGHOUT.

THE NORTHEAST ADDITION ORIGINALLY BUILT IN THE EARLY 1900'S, SERVED AS A MEETING HALL FOR THE DAUGHTERS OF THE AMERICAN REVOLUTION. IT NOW OFFERS TWO ADDITIONAL UNITS: A LARGE 2-BEDROOM DWELLING (CURRENTLY VACANT AS THE MAIN HOME) AND A STUDIO - (TENANT-OCCUPIED). THE NORTHWEST 2-STORY, 2-BEDROOM "DOLLHOUSE" OFFERS ADDITIONAL RENTAL INCOME - (ALSO TENANT-OCCUPIED).



5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



THIS FINE HISTORIC ESTATE IS A RARELY AVAILABLE, TRULY REMARKABLE ASSET WITH VALUE-ADD POTENTIAL FOR A SOPHISTICATED INVESTOR'S PORTFOLIO OR THE PASSIVE INCOME-ORIENTED OWNER-OCCUPANT. ONE OF THE OLDEST RESIDENCES IN MASSACHUSETTS, IT HAS SERVED AS A HOME FOR MANY FAMILIES, BUSINESSES, AND ORGANIZATIONS FOR ALMOST 350 YEARS.



JOHN DE ANGELIS - REALTOR® | (617) 780-8941 | JOHN@BOSTONENVIRONMENTS.COM

5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



UNIT 5 - "DOLLHOUSE":

2-STORY, 2-BEDROOM, 1-BATHROOM
648 SQ. FT. APPROX.
CURRENTLY RENTED: TAW
WASHER & ELECTRIC DRYER STACK
HEAT: GAS - STEAM RADIATORS
HOT WATER: GAS HOT WATER HEATER
AIR CONDITIONING: NONE
LESSEE PAYS: GAS & ELECTRIC
RENT: ASK LISTING BROKER

UNIT 7 - "MAIN HOME":

3-STORY, 4-BEDROOM, 1.5-BATHROOM
2360 SQ. FT. APPROX.
CURRENTLY VACANT
WASHER & ELECTRIC DRYER STACK
HEAT: CENTRAL AIR
HOT WATER: HIGH-EFFICIENCY GAS BOILER
AIR CONDITIONING: CENTRAL AIR

UNIT 13:

1-STORY, 2-BEDROOM, 1-BATHROOM
889 SQ. FT. APPROX.
CURRENTLY VACANT
WASHER & ELECTRIC DRYER STACK
HEAT: OIL - FORCED HOT AIR
HOT WATER: ELECTRIC HOT WATER HEATER
AIR CONDITIONING: CENTRAL AIR

UNIT 15:

1-STORY, STUDIO, 1-BATHROOM
APPROX. 369 SQ. FT.
CURRENTLY RENTED: TAW
NO LAUNDRY
HEAT: ELECTRIC BASEBOARD
HOT WATER: ELECTRIC HOT WATER HEATER
AIR CONDITIONING: NONE
RENT: ASK LISTING BROKER

5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



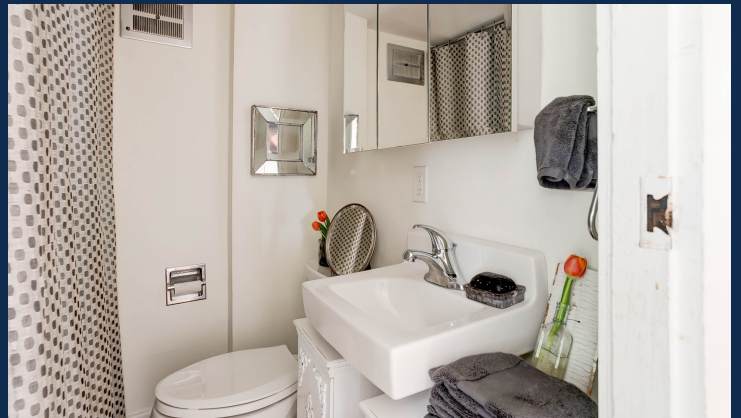
JOHN DE ANGELIS - REALTOR® | (617) 780-8941 | JOHN@BOSTONENVIRONMENTS.COM

5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



JOHN DE ANGELIS - REALTOR® | (617) 780-8941 | JOHN@BOSTONENVIRONMENTS.COM

5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



JOHN DE ANGELIS - REALTOR® | (617) 780-8941 | JOHN@BOSTONENVIRONMENTS.COM

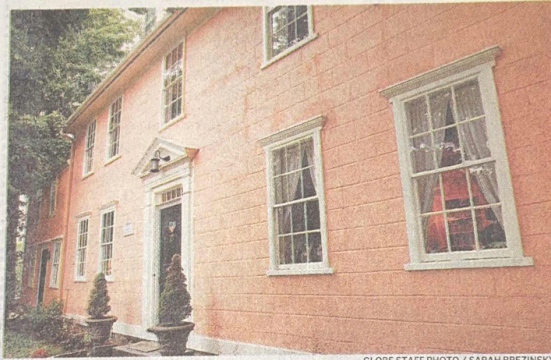
5-7-13-15 LEXINGTON ROAD, CONCORD, MA 01742



BOSTON SUNDAY GLOBE OCTOBER 6, 2002

Home of the Week

Washington didn't sleep here, but it caught his eye



GLOBE STAFF PHOTO / SARAH BREZINSKY

By Alice Giordano
GLOBE CORRESPONDENT

CONCORD — If you've been to George Washington's Mount Vernon mansion, the peach Georgian Colonial that over-

looks this town's common may look oddly familiar.

When the Revolutionary War general went to check out the house, which was be-

used a tea room in the house to help raise money for the organization. Today, the 4,342-square-foot house, portions of which date to 1673, is for sale for \$1,299,000. It consists of a main house

5, 7, 13, and 15
Lexington Road,
Concord

and three apartments in wings that were added in 1728 and 1929. There are six working fireplaces and nine bedrooms. The house was



BOSTON environments™
INSPIRED URBAN REAL ESTATE

JOHN DE ANGELIS - REALTOR®
75 ARLINGTON ST, 5TH FL, BOSTON, MA 02116
O. (617) 299-8000 | M. (617) 780-8941
JOHN@BOSTONENVIRONMENTS.COM
WWW.BOSTONENVIRONMENTS.COM

