

SPECTACULAR OCEANFRONT VILLA

321 OCEAN AVENUE, MARBLEHEAD, MA

Truly one-of-a-kind. This meticulously restored Mediterranean-styled residence exudes the quality and elegance of a bygone era. With over one acre of grounds, this home is perfectly secluded - nestled into a gentle slope of land that allows for maximum privacy from the street and panoramic vistas of the Atlantic Ocean.

The newly renovated 4 bedrooms, 4 full and 2 half bath home abounds with state of the art amenities and sophisticated details. Gracious gardens, brick terraces, a private beach and over 200 feet of ocean frontage contribute to this exceptional residence. A rare gem on a prestigious part of Marblehead Neck.

Offered at \$ 3,975,000

Exclusive Listing Agents

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Interiors

- The 3 arched windows at the entry are original
- All the interior doors are new and custom made
- All the French doors are new custom Marvin doors
- The new security system includes contacts, motion detectors, cameras and panic buttons. Monitors are located in kitchen and master bedroom
- All electrical wiring has been updated and replaced
- The steam boiler and hot water tank have been replaced
- Radiators have been replaced or updated. New, custom made radiator covers were added
- New HVAC duct/units first floor porches
- Imported hand forged French hardware throughout interiors
- Decorative antique stained glass windows have been added
- All existing interior wood paneling, beams, doors and moldings were stripped, then re-stained or faux painted
- 3 exterior porches were enclosed and added to interior space
- New dining alcove was added to kitchen
- The four fireplaces are original to the residence. The fireplace in the living room was completely stripped and restored to its original condition, the mosaic exposed and highlighted. The three other fireplaces were fitted with beautifully carved and finished custom mantles
- All existing hardwood floors were refinished



Exterior

- Extensively and professionally landscaped including a new underground irrigation system
- All new brick walkways leading to the residence
- Exterior front entry porch was paved with cut stone
- The side terrace has been enlarged, reshaped and stairs were added leading to the lower lawns. Both side and oceanfront terraces were laid in brick, brick posts have been added and capped with 4 inch antique cut bluestone. Non rust stainless steel railings were added and painted black.
- A new balcony was added off master bath
- The garage was structurally rebuilt with a new double door and electric opener
- New custom Marvin windows
- All new exterior lighting
- All new stucco, new insulation and new gutters.

SPECIAL FEATURES

A gracious exterior entryway passage with arched openings overlooks a charming perennial garden. To the right of the oversized arched doorway are three original arched windows which introduce a theme repeated throughout this wonderful home.

Entry Foyer

- A dramatic wide wood staircase with three vintage Italian style overhead light fixtures leads to a large, gracious living room overlooking the ocean..

Living Room w/ fireplace - 28' x 17'

New Sunroom 10' x 16'

- All original paneling and ceiling beams have been restored
- Decorative crown moldings added to beams. All wood was faux painted, creating a soft hue of color in the room.
- The original hand-cut and hand applied European mosaic was exposed when the face of the fireplace was stripped
- Storage cabinets on both sides of the fireplace
- Stucco walls have been finished in a soft, neutral custom glaze
- A new, large bay window was added to enhance ocean views
- A summer porch was enclosed and custom windows and Italian terra cotta tile were added to create a sun room.
- The doors from the living room to the sun room were removed and a new arched openings were created
- The doors leading to the oceanfront terrace were replaced with new Marvin French doors.

Powder Room

- Wainscoting and trim were added
- Antique decorative stained-glass was installed
- New pedestal sink and toilet

Dining Room w/ fireplace - 15' x 26'

- Ceiling beams were stripped, decorative molding was added, then a faux finish was applied.
- Ceiling was reglazed, then hand stenciled borders were applied
- Stucco walls were glazed with a soft, neutral finish
- An extension to the dining room was added by enclosing a summer porch then finished with custom arched windows, Italian ceramic tile floors, French doors lead directly to the oceanfront terrace.
- New custom carved, two ton concrete & stone fireplace mantle with limestone finish
- Large silver and china storage closet with new custom milled door
- Custom Doors, casings, decorative moldings added
- Antique French chandelier over dining table

Kitchen - 23' x 18'

- Dining alcove area with large oceanfront window added
- Oversized center island with hammered copper sink
- Professional Viking gas stove with 6 burners, griddle and 2 ovens
- Large stainless steel vent/hood over Viking stove
- Double SubZero refrigerator
- Bosch dishwasher
- Double-sized custom made granite sink
- Newport brass faucets
- Disposal
- Microwave
- All cabinetry, crown molding, door casings are custom made of pine with custom stain finish
- All cabinet & drawer pulls are hand-made Mexican wrought iron
- Granite counter tops with polished edges
- Tumbled marble backsplash
- Italian terra cotta floors with custom stain
- Custom double arched French doors
- Extra large walk-in storage and pantry closet
- Chandelier over breakfast table

Family/Exercise Room - 28' x 14'

- Custom double arched French doors leading to the side terrace
- Large windows plus one antique stained-glass window provide unobstructed views of the ocean.
- Storage closet
- Wall to wall carpeting
- Direct access to garage from this room

Second Powder Room

- New pedestal sink
- New toilet
- New hardwood floor

Laundry Room

- Oversized double stainless steel sinks
- Hardwood storage cabinets
- Marble floor
- Washer and dryer

Rear Halls and Staircase

- Custom milled and stained 5 inch wainscoting, window & door casings, crown moldings and doors
- Beautiful custom designed wrought iron balusters and new wood stair railings
- Antique hanging light fixture
- 2 generous linen and storage closets.

SECOND LEVEL

Master Bedroom w/ fireplace - 19' x 21'

- This room was enlarged by enclosing a summer porch. The result is a spacious, elegant room with abundant natural light and glorious views.
- New crown molding
- New custom mantle and slate facing on fireplace
- Custom built-in storage on either side of fireplace
- His and Her walk-in closet trimmed with cedar and outfitted by California Closets
- Walls custom glazed in a soft, neutral finish

Master Bathroom

- Custom built double vanity with limestone counters
- French wrought iron framed mirrors and French sconces over each sink
- Oversized custom glass enclosed steam shower with tumbled marble walls and floor
- Whirlpool bathtub with limestone surround
- Newport Brass fittings
- Custom glazed walls
- Separate room with toilet, custom glazed walls and ceiling
- Italian terra cotta tile floors
- New custom French door opens to a new exterior balcony
- 2 linen and storage closets.

Second Bedroom w/ Fireplace - 16' x 22'

- Enlarged by enclosing a summer porch
- New hardwood flooring added
- Custom built-ins, baseboards, crown moldings and decorative corbels have been added
- New custom carved mantle on fireplace
- 2 decorative antique windows added
- Large clothes closet

Second Bathroom

- New custom 5 inch wainscoting
- New custom corner built-ins
- Limestone flooring
- Shower & tub combination with limestone surround
- Original pedestal sink restored.

Third Bedroom - 12' x 13'

- Custom milled built-ins with window seat
- New baseboard, window & door casings, crown moldings and decorative rosettes
- Large clothes closet

Third Bathroom

- New wainscoting
- Custom built corner cabinet
- Tub/shower combination with ceramic tile surround
- Original pedestal sink has been restored

Fourth Bedroom - 20' x 13'

- All new windows
- Large double closet
- Wall to wall carpeting

Fourth Bathroom

- New window
- New ceramic tile with decorative inserts
- New wainscoting
- Original pedestal sink restored

Exclusions

Chandelier over kitchen island

Inclusions

Dining Room chandelier, chandelier over breakfast table, Sconces

Negotiable

All window treatments and window cushions
