



Converted 'Cottage' charms

By Paul Restuccia
February 1, 2014



9 Meadows Lane, Building 103, Woodlands at Belmont Hill, Belmont

This unique, high-end brick home is carved out of a former psychiatric patient residence on former McLean Hospital property in Belmont.

Part of the 120-unit Woodlands at Belmont Hill, this home at 9 Meadows Lane is one of several historic hospital structures being converted to residential use, along with mostly new construction attached townhouses surrounded by 100 acres of conservation land.

This 1912 building, known as South Cottage, works well as a home renovation, with two good-size levels that hold formal living and dining rooms, a large family room and spacious kitchen as well as three bedrooms. The only new addition is an attached two-car garage.

And while this property is a 2,575-square-foot single family, it is considered a condominium along with 60 others in the nearly complete second phase of this project. South Cottage, which also has a large private deck and brick paver courtyards enclosed by brick walls, is on the market for \$1,545,000.

The building has been gut-rehabbed, with all new 9-over-9 windows, new systems and a restored Vermont slate hip roof. All brick, including quoins along the sides, has been repointed and brackets in the roof overhang have been restored.

The entryway to the home has a replica of the original vestibule, this one with radiant-heated slate floors and a beadboard ceiling. It leads into a foyer with dark-stained maple floors, which cover the entire first level.

Off to the left is a recessed-lit living room with two sets of three bay windows, 14-foot ceilings and a gas fireplace with a carved wooden mantel inserted into the house's original chimney. To the right, through a glass door is a library/study with custom crown molding.

Straight ahead is a recessed-lit dining room with a contemporary hanging fixture. This room has a butler's pantry/wet bar with a gray marble counter, frosted cabinets, a sink and Sub

Zero wine cooler. At the end of this room are tall windows and a glass door out onto a large wood deck on top of a two-car garage.

A large recessed-lit kitchen is connected to the dining room with tall white painted and frosted glass underlit cabinets, Absolute black granite counters and a tiled backsplash. There's a gray marble-topped island with pendant lights. High-end stainless-steel appliances include a Wolf professional gas stove with a Best range hood and a Wolf convection oven. There's also a Sub Zero refrigerator and Asko dishwasher. The far end of the kitchen has a breakfast nook that overlooks one of the paver patios enclosed by a brick wall.

A half bath behind the kitchen has a floating quartz vanity, a marble accent wall and brushed bronze fixtures. Adjacent is a laundry closet with a washer/dryer hookup.

The master bedroom suite off the dining room features a maple-floored bedroom with a tray ceiling and a walk-in closet with a built-in wardrobe system. The en-suite master bathroom has porcelain floors and tiled shower with a glass door. There's a double vanity with a stone countertop, Robern medicine cabinets, brushed bronze fixtures and a large linen closet.

The lower level, reached by stairs from the dining room, has a stone-floored mud room that leads out to an attached cedar-shingled two-car garage with a custom shelving system.

There's a large carpeted family room on this level as well as two carpeted guest bedrooms with closet built-ins. There's also a full bathroom here with a white marble floor, a stone-topped vanity and a one-piece Fiberglas tub and shower.

The home has two-zone gas-fired heating and central air-conditioning systems.

Broker: Melissa Flamburis of Woodlands sales office at 617-784-6072



MODERN LIVING: The living room features recessed lighting, 14-foot ceilings, bay windows and a gas fireplace with a carved wooden mantel.



NEW: The renovated home on former McLean Hospital property in Belmont includes a dining room with contemporary fixtures, above.

NEW: The renovated home on former McLean Hospital property in Belmont includes a large kitchen, above, with 35 cabinets and high-end appliances, including a Wolf stove and oven.

