

Single Page Brochure Samples

Note that all samples will be modified to fit your Brokerage colors and logos at no charge. Custom design can be done as well. Please view our pricing sheets for design costs. The samples shown are for layout purposes all colors can be modified to your choosing.

8
Alexandra
Road

Lynnfield



PENNY MCKENZIE CBR, REALTOR®

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Email: pgmckenzie@aol.com

Website: www.PennyMckenzie.com



RE/MAX
LEADING EDGE

590 Main Street
Lynnfield, MA 01940



OPPORTUNITY KNOCKS!! MOTIVATED SELLER, MAKE AN OFFER!! All I need is love and a lot of work to bring me back to life. Well built home on acre lot in very desirable neighborhood, great potential for in law on lower level. Spacious rooms and hardwood floors, master bath and walk out basement, very private lot. Walk to MARKET STREET and enjoy the fine dining and lovely shops. SELLER TO INSTALL NEW SEPTIC prior to closing.

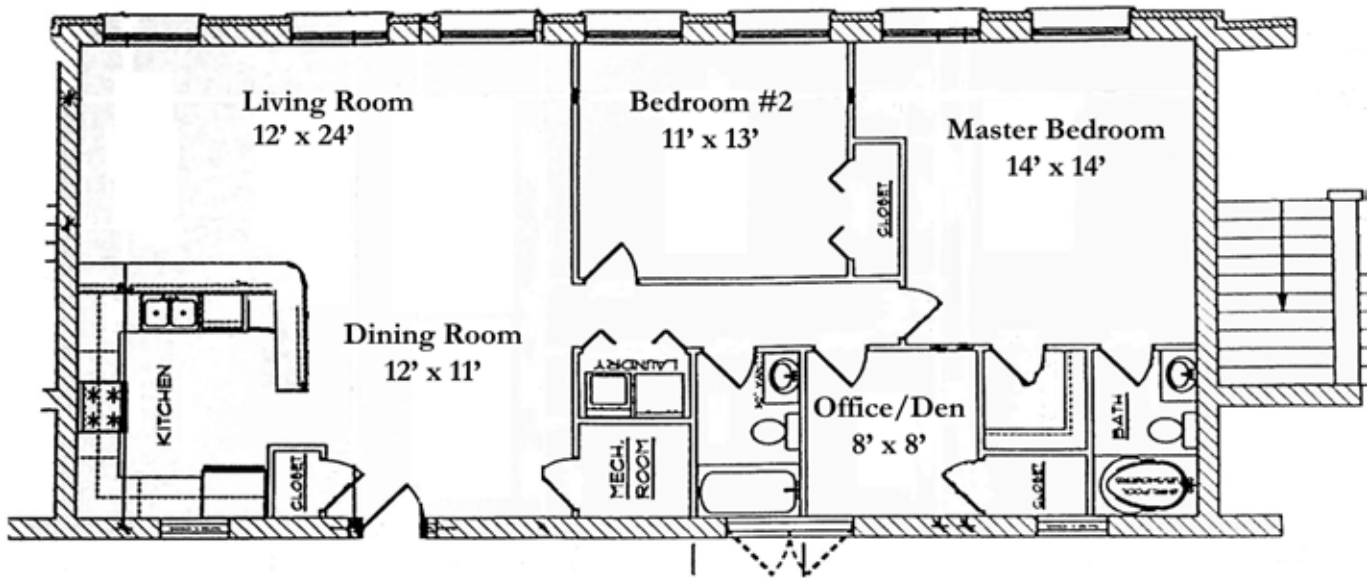
Two Page Brochure Samples



215 Harvard Street Unit #44 - *Medford, MA 02155*

ENTERTAINER'S DREAM

Highly sought after Lincoln Kennedy Condos. Located next to Tufts, a short walk to both Davis Square and proposed Green Line Extension and the Red Line T Station. This elevator serviced condo complex features a game room, basketball court, exercise facility, indoor kids playroom, and 2 car deeded off st. parking. The unit boasts an open and functional floorplan with 2 BR, 2BA plus a den making it perfect for formal entertaining as well as everyday family living. A Southern exposure fills the living space with natural sunlight. Accenting the sun-drenched rooms are 14 ft ceilings and 10 ft tall windows giving it all the character and elegance of a million dollar home. The open Kitchen features a large breakfast bar with a wrap-around granite counter-top, gas range, and Cherry cabinets. Beautiful crown molding and wainscoting give the adjoining LR and DR a sense of true elegance. The Master Bedroom features a Walk-in closet, and an en-suite BA with jetted tub and ceramic tile floor. 70sqft Seperate Storage located on the same floor as the unit.



Floor Plan



Parking Location



Rendering



Renderings, site plans, and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Information deemed reliable, but not guaranteed. This is not intended to solicit another broker's listing.

Lincoln Kennedy Condominium Unit #44



(781) 979-0100
536 Main Street
Melrose, MA 02176



Office: (781) 517-0262
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Email: anthony.p.rosso@gmail.com
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Penny McKenzie *presents*



15 GERRY ROAD - *LYNNFIELD, MA 01940*

Welcome to an exceptional home in the desirable Glen Meadow Community. This home has been impeccably maintained with a fully custom designed kitchen that features a 48" built in Sub-Zero refrigerator/freezer, Maple kitchen cabinets, exquisite granite counter-tops, exceptional designer lighting, fantastic breakfast bar, gorgeous tile floor spills into the eating area, with sliders to an entertaining size deck that overlooks a large level backyard. This beautiful home boast 5 Bedrooms with Two Full Baths and a two car garage. A septic tank was just installed and this magnificent home is a short walk to the park.

Bedrooms:	5	Parking:	2 Car Garage
Rooms:	9	Septic:	New System
Baths:	2 Full	Living Area:	1900 Square Feet
Year Built:	1955	Lot Size:	.35 Acres



RE/MAX
LEADING EDGE





Kitchen

18' x 12'



Family Room

21' x 16'



Dining Room

12' x 10'



Living Room

16' x 12'



Exterior Deck



Rear Exterior



MCKENZIE & MILLER

PENNY MCKENZIE CBR, REALTOR®

(781) 929-7237

www.pennymckenzie.com

RE/MAX®

LEADING EDGE



In the Heart of Lynnfield
590 Main Street
Lynnfield, MA 01940





*4706 Dover Road, Bethesda MD 20816
in delightful Brookdale!*

A Cooper Lightbown Gem in an English Village setting, six short blocks to the Friendship Heights Metro and centrally located in the metropolitan area. The neighborhood is enchanting in all seasons but particularly in Spring and this home's garden is one of the most beautiful in the neighborhood.

For Additional Information Call:

Kathleen McElroy & Dominique Rychlik

301-919-3605 cell • 301-580-0934 cell

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www.kathymcelroy.com • kathy.mcelroy@erols.com

www.dominiquerychlik.com • rychlik@aol.com



Living Room with Fireplace and Crown Molding



Beautifully Renovated Kitchen



Breakfast Room Leading to Patio



Superb Garden with Four Season Interest

Welcome to this charming brick colonial built by Cooper Lightbown in 1937 with lovely views from every window! The house has been meticulously maintained and improved by its current owner. Quality and attention to detail are evident throughout.

FIRST FLOOR

- Large hall with coat closet, ceramic tile floor.
- Gracious living room, flooded with light, with fireplace, crown molding, and triple window with custom shutters.
- Dining room with crown molding and chair rail and built-in cabinets with serving counter.
- Beautiful and bright renovated kitchen with excellent storage throughout.
- Charming breakfast room with additional bar counter, built-in cabinet and sliding doors to the rear patio and garden.
- Den or office with wood floors and triple leaded glass windows.
- Full bath with shower.
- An additional room off the entrance hall with cathedral ceiling. Currently used for storage, it could easily be converted to living space.

SECOND FLOOR

- Large and bright master bedroom with triple window with generous closet and extra storage.
- Second bedroom with two exposures.
- Bright full bath with Corian counter.
- Hall linen closet.

LOWER LEVEL

- Full basement with wood double-paned windows and field stone window wells.
- Recreation room with recessed lights and two good closets.
- Finished laundry room with cabinets, a folding counter and built in sink.
- Excellent storage room with built-in wood shelves.

SCHOOLS: Westbrook, Westland, BCC

VIRTUAL TOUR at Homevisit.com

SUPERB GARDEN! The exquisite plantings provide year-round interest and include mature cedars, hollies and yews for privacy in the rear. There are a host of fragrant lilacs, roses, azaleas, rhododendron, andromeda other blooming shrubs, spring bulbs and many perennials (creeping phlox, violets, irises, daylilies, coreopsis, peonies, campanulas...). There is a curved flagstone patio for *al fresco* dining, two stone retaining walls and a rock garden off the driveway with a Japanese maple and beautiful azaleas.

Penny McKenzie *presents*



2401 Lewis O Gray Drive - *Saugus, MA 01906*

SHEFFIELD HEIGHTS

This amazing town home located in the highly desired Sheffield Heights Community offers all the amenities you could desire. With a totally renovated Master Bath featuring heated slate tile floor, Carrera Marble simulated ceramic tile shower, Marble shower bench, and an amazing Martha Stewart designed vanity. This home features 4 floors of entertaining and family living with 3 Bedrooms, 3 Full Baths, and 1 Half Bath. A third floor offers a large versatile space that could be used as a Den, Office or Family Room this space is large, open and filled with light. This space has a stone fireplace with Birch hand honed hardwood floors. A dormer with triple set of double-pain casement windows delivers a view that extends all the way to the ocean.





Kitchen

14'x 16'



Living Room

14'x 22'



Living Room

14'x 22'



Family Room

17'x 27'



Family Room

17'x 27'



Exterior



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590 Main Street ~ Lynnfield, MA 01940



21
Hampshire Road #302
Methuen



LOCATION & SOPHISTICATION

BEDROOMS: 2 BEDROOMS
BATHROOMS: 2 FULL BATHS
HEATING: GAS FORCED AIR
A/C: CENTRAL AC
PARKING: 2 CAR DEEDED
WASHER & DRYER: FULL SIZE IN-UNIT
APPLIANCES: STAINLESS STEEL
FLOORING: HARDWOOD & CERAMIC TILE
CONDO FEE: \$304 MONTHLY
AMENITIES: IN-GROUND POOL
 EXERCISE FACILITY
 CLUB HOUSE
 ELEVATOR & MORE



Offered For
\$184,900



KRISTI CONNORS-TAYLOR ASP, SRES, REALTOR

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Website: www.BoardwalkRealEstate.com



348 Main Street
 Reading, MA 01867

44 Herrick Street ~ Beverly, MA 01915



Exclusively Marketed By:

Candice Pagliarulo





RENOVATED & READY & featuring a rare 2 level OVERSIZED GARAGE for all your hobbies & projects!!! Come check out this spacious & versatile cape with a bonus 1st floor bedroom and a full bathroom on the main level. When you lay eyes on the open concept kitchen with new grey cabinets, gorgeous granite, & new stainless steel appliances & entertaining peninsula, you are going to be in LOVE. The living room spans from the front to the back of the house & features polished hardwood floors & an attractive custom fireplace. The second floor has two more large bedrooms with hardwood floors and a full bathroom as well as extra closet storage. There are so many great updates like a new paver patio, all new landscaping, plus a new roof, updated electrical, & updated plumbing! Come join an AWESOME community that offers, the commuter rail into Boston, an award winning hospital, expansive beaches & parks, & a vibrant downtown with great restaurants & shops.

Unfinished Area: Bsmt & Garage
Year Renovated: 2017 Renovation
Price: \$409,995

Living Area: 1,694 sq.ft.
Flooring: Hardwood/Tile
Parking: 1 Car Garage

Bedrooms: 3 Bedrooms
Bathrooms: 2 Full Baths
HVAC: Forced Hot Air

Candice Pagliarulo
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Century 21
NORTH SHORE

494 Lowell Street ~ Peabody, MA 01960

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8
Alexandra
Road

Lynnfield



Spacious
Colonial
With A
Fantastic Lot



This amazing town home located in the highly desired Sheffield Heights Community offers all the amenities you could desire. With a totally renovated Master Bath featuring heated slate tile floor, Carrera Marble simulated ceramic tile shower, Marble shower bench, and an amazing Martha Stewart designed vanity. This home features 4 floors of entertaining and family living with 3 Bedrooms, 3 Full Baths, and 1 Half Bath. A third floor Den, Office or Family Room this space is large, open and filled with light. This space has a stone fireplace with Birch hand honed hardwood floors. A dormer with triple set of double-pane casement windows delivers a view that extends all the way to the ocean.



Lot Size: .76 Acres
Bedrooms: 4
Bathrooms: 2 Full, 1 Half
Heating: 3 Zones
A/C: 3 Zones
Garage: 2 Car
Fireplaces: 2 Wood Burning
Irrigation: Yes, Private Well
Counter-Tops: Granite
Flooring: Knotty Pine & Oak
 Hardwoods and Tile
Schools: HS: LHS
 MS: LMS
 GS: Summer
Gas: Available (see disclosures)

Offered For
\$499,900



590 Main Street
 Lynnfield, MA 01940



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8 Martin Circle
WEST PEABODY, MA 01960





LOCATION, LOCATION! GOODALE FARMS IN WEST PEABODY! OPEN CONCEPT FULL FINISHED BASEMENT RANCH WITH MAPLE KITCHEN, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES. LIVING ROOM WITH FIREPLACE AND RECESSED LIGHTING, MASTER BEDROOM WITH HALF BATH AND OVER-SIZE CLOSET, HARDWOOD FLOORS ON FIRST FLOOR AND SPACIOUS RENOVATED MAIN BATH. NEW "York" HEATING AND AIR CONDITONING SYSTEM WITH TWO ZONES. REPLACEMENT OF ALL WINDOWS, AND STYLISH NEW GARAGE DOOR. THE DECK OFF THE KITCHEN HAS A ROOF COVERING FOR HOT SUNNY DAYS WHICH IS GREAT FOR ENTERTAINING. THE LOWER LEVEL MAKES A GREAT FAMILY ROOM AND OFFICE OR WORKOUT ROOM. EASY ACCESS ALL THIS ANDA VERY PRIVATE BACK YARD. ONE CAR GARAGE COMPLETE THIS WELL PRICED HOME. HURRY THIS ONE WILL NOT LAST!



Lot Size:	15,002 sq. ft.	Living Area:	1,750 sq.ft.	Bedrooms:	3 Bedrooms
Year Built:	1961	Flooring:	Hardwood, Tile & Carpet	Bathrooms:	1 Full 1 Half Bath
Price:	\$469,900.00	Parking:	1 Car Attached Garage	HVAC:	Forced Air Gas & A/C

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Four Page Brochure Samples

27 Jacob Way ~ Reading, MA 01867



Lois McColgan

RE/MAX[®]

LEADING EDGE







Condo Fee: \$312.00 Monthly
Bedrooms: 3
Bathrooms: 2 Full, 2 Half Baths
HVAC: 2 Zone Gas Heat, Central AC
Living Area: 1,865 sq.ft.
Garage: 2 Car Attached
Fireplaces: 1 Gas Burning
Year Built: 2012
Counter-Tops: Granite
Flooring: Hardwood, Tile
Price: \$625,000.00

Lois McColgan
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LEADING EDGE

248 Main Street
Reading, MA 01867



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2401 Lewis O Gray Drive
Saugus, MA 01906





Centrally located on the premier, tree-lined O Street, restrictive to bus traffic, in the highly sought-after East Village; this circa 1905 home is a Georgetown classic. It is only steps away from Georgetown's fine restaurants, boutiques and art galleries. It also has easy access to Rock Creek Park and Parkway, the Potomac River Trails and the P Street Bridge to cosmopolitan Dupont Circle, Kalorama and the West End; and is in close proximity to The White House, The Capitol Building, Kennedy Center, Reagan National and Dulles International Airports; as well as the nation's foremost cultural and educational centers.

This spacious and handsome Victorian-Inspired house has been entirely renovated and reconstructed while preserving much of the original architectural details. The contractor who completed the reconstruction of this residence was recognized for his work on the 2008 DC Design House. The residence has also been updated with top-of-the-line amenities, custom built-ins, moldings, central air conditioning, lighting, speaker/media systems and custom-made drapes.



It is located on one of the most charming streets in the East Village of Georgetown with a south facing façade highlighted by a carefully manicured Garden with irrigation system. The home offers generous room sizes; high, ten foot ceilings in the Main Level; beautiful southern Pine wide board floors; handsome gas-log fireplaces; and bay windows. The Main Level is complete with a Living Room open to a Center Hall with Powder Room and gracious staircase. A wide entry from the Hall leads to the elegant Dining Room with custom moldings. A Butler Pantry connects the Dining Room to the Gourmet Chef's Kitchen with oversized French doors to the walk-out level deck overlooking the Rear Garden with irrigation system. A gracious staircase with beautiful oriental runner leads to the Upper Level landing. This landing has access to the Master Suite featuring a fireplace with a built-in hidden flat screen television and a custom designed marble Bath; a large Second Bedroom/Library with exceptional custom built-in cabinets, bookcases and office space flanking a fireplace with hidden flat screen television above; and a Hall custom designed marble Bath. The Lower Level has a Family Room with built-in flat screen television and Wet Bar; a custom designed marble Bath; and a Third Bedroom. This period residence epitomizes traditional Georgetown living in the Nation's Capital.



Anthony Rosso
MAKING MOVES HAPPEN

Office: (781) 517-0262 x2262

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RE/MAX
LEADING EDGE

536 Main Street
Melrose, MA 02176

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Eight Page Brochure Sample



2 WYMON WAY
LYNNFIELD, MA 01940





*T*his center entrance colonial has been completely renovated and updated to include all the amenities and features you desire from a new construction home. The Kitchen is open to the Great Room which offers a beautiful wood burning fireplace with brick surround and custom display cabinets. The room is extremely warm and inviting because of the abundance of light that pours in from four double-hung windows and a large picture window. The cozy warmth of this room is further enhanced by its random width hardwood knotty Pine Floors that have been meticulously redone to bring out its natural wood grain luster.



This Kitchen has a fabulous layout that is extremely family friendly. Not only open to the Great Room the Kitchen is open to the Dining Room. The Kitchen is accentuated with all new Stainless Steel Frigidaire Professional Series appliances as well as a Centrally located Peninsula with breakfast bar and Granite Counter-top. Over the spectacular peninsula hangs colorful designer pendant lights to help finish this room off in style. Leading from the Kitchen into the Dining Room the bright and open feeling continues as the open concept allows for practical entertaining so the Chef can interact with the guests in the Dining Room. The elegance of the Dining Room is still preserved with its crown moulding and Dado rail running throughout.





A front to back Living Room shown in the large photo above could be used as the Dining Room in those instances that your extended family are visiting. With a Dining Room this large your family could number well over Twenty. This enormous Living Room features hardwood floors, crown moulding, an oversized fireplace with brick surround and gorgeous federal style mantel. This room is busting at the seams with light from six double-hung windows and a large picture window overlooking the magnificent rear grounds.

*T*he Upper Level is laid out with Three nicely sized Bedrooms and a Master Suite. The Master Suite has a double sliding door closet and an ensuite Bath. Also featured in the Master bedroom are oak hardwood floors and three double-hung windows to give the room a great deal of natural light. The Master Bath is finished off in a soft-white color vanity with dark granite counter-top and an under-mount sink. The ceramic tile floor adds a slight bit of color to the room in the most stylish manner.





The Second Hall bath shown below is utilized by three other bedrooms and features tile flooring, granite counter-top as well as a beautiful Merlo-color stained wood vanity. Two of the three bedrooms are shown to the left. All three bedrooms feature beautiful oak hardwood flooring, double hung windows with views of the exceptional grounds, nice sized closets, and the entire upper level has it's own zone for heat and air conditioning.





To accent such a beautiful interior is the exterior of this home. With its remarkable landscaping this is as close to living at the Country Club as you can get. Situated on .78 acre lot this home is a virtual sanctuary with Pillings Pond as a backdrop. The gazebo is situated in the back corner of the lot to take full advantage of the changing seasons overlooking serene Pillings Pond with its Swans, Ducks, Turtles, and Geese....as well as viewing beautiful, morning sunrises! The gazebo offers all wood construction and a screened in seating area to avoid the bugs during the hot summer evenings allowing for enjoyment of your Country Club life all season. This well manicured lawn is easily maintained with a 15-zone irrigation system fed by a well that will keep your costs down to a minimum. The magnificent grounds contain too many plantings to mention but to name a few are gorgeous flowering Magnolia, Weeping Cherry & Plum trees, soaring Colorado Blue Spruces, colorful Rhododendrons, lush Azaleas, beautiful Daylillies and other amazing specimen plantings. The grounds are accented with decorative stone work and amazing design.



Lot Size: .76 Acres
Bedrooms: 4
Bathrooms: 2 Full, 1 Half
Heating: 3 Zones
A/C: 3 Zones
Garage: 2 Car
Fireplaces: 2 Wood Burning
Irrigation: Yes, Private Well
Counter-Tops: Granite
Flooring: Knotty Pine & Oak
Hardwoods and Tile
Schools: HS: LHS
MS: LMS
GS: Summer
Gas: Available (see disclosures)



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RE/MAX
LEADING EDGE

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Lynnfield, MA 01940



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BELLA CASA
MARKETING

Inserts Available
For Floor Plans & Specification Sheets

Specification and Renovation List

Kitchen

- Stainless Steel extra deep "D" style kitchen sink with removable spray-head faucet and subway tile backsplash.
- Large Peninsula with Granite countertop and Pendant lights.
- Frigidaire Professional Series Appliances.
- Granite Countertops and Hardwood Floor.

Hardware

- Replaced all Hardware on Windows and Doors.

Bathrooms

- New Vanity Sink with Granite.
- New Toilet (low flush), Shower, and Tub Surround.
- New Tile Floor, Fixtures and Lighting.

Lighting

- New Lighting including recessed and pendant.
- Outdoor Lanterns and new exterior rear Flood Light.

Flooring

- Hardwood Floors Including Wide Plank Pine in Family Room Refinished to date with 2 Coats Semi Gloss Oil Based

Polyurethane; 3rd coat will be a finish according to Buyer's taste: Satin, Semigloss, or Gloss

Insulation

- Attic insulated with R-11 Fiberglass; Walls, R 11.
- New Attic Pull Down Stairs with insulated Panel

HVAC

- High Efficiency "Biasi-Riello" Heating System with Lifetime Warranty on Boiler Leaks. Installed 2006
- New State of the art central air conditioning with mechanical heat pumps

Plumbing

- Super Stor Ultra Energy Efficient Stainless Steel Indirect-Fired Water Heater with Lifetime Protection against Leaks. Installed 2006
- Irrigation System water supplied by well.
- Replaced exterior faucets w/ frost valves.

Electrical

- UNew and Upgraded Electric Panel - 200 AMP (panel includes Arc Fault Interrupt Circuit Breakers)
- GFI Upgraded in Kitchen and Baths all done to current Building Code.
- Hardwired Smoke and CO Detectors
- All outlets replaced with Child Safety Receptacles.

Fireplace & Chimney

- Both fireplaces and their flues cleaned and inspected by Master Chimney Sweepers
- New Stainless Steel Chimney Liner for Oil Burner Flu
- Copper Chimney Caps on Both Chimneys

Exterior

- Architectural Roof with 50 Year Warranty (including ridge and soffit vents installed 2008)
- Granite Mail Post and Steel mailbox in Copper vein
- Replaced Both Garage Doors w/Carriage Style Doors (replaced tracks and openers w/child safe infrared door stop sensors) & Quite Belt drive Motors
- Installed New Rear Deck, Railings, and Stairs with Pressure treated wood.
- Drywell installed in garage to accomodate precipitation runoff from vehicles.

Landscape & Hardscape

- New Driveway.
- Underground Irrigation System with Hunter 15-Zone Capacity Programmable Controller. New controller installed June 2013 with 2-year warranty period.
- Professionally Maintained Mature Trees and Shrubs
Decorative Stone Walls



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Lynnfield, MA 01940

BELLA CASA
MARKETING