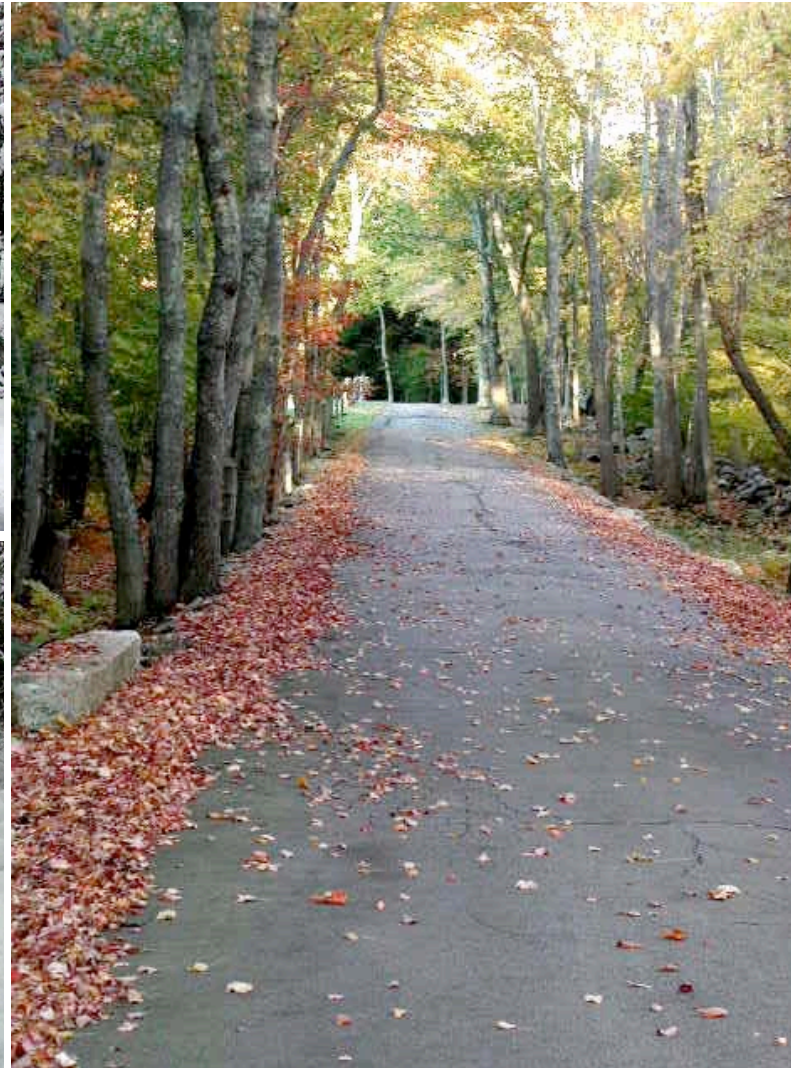




Treetops

## Gated Entrance

A half mile private  
driveway leads  
you under a  
canopy of trees...





### **Approach...**

A large field, surrounded by old stone walls appears on your left.

The barn served as an ice house in the old days, deriving it's ice from the upcoming pond on your left.

The field has trails and hosts diverse wildlife, deer, fox, owls, hawks, etc.

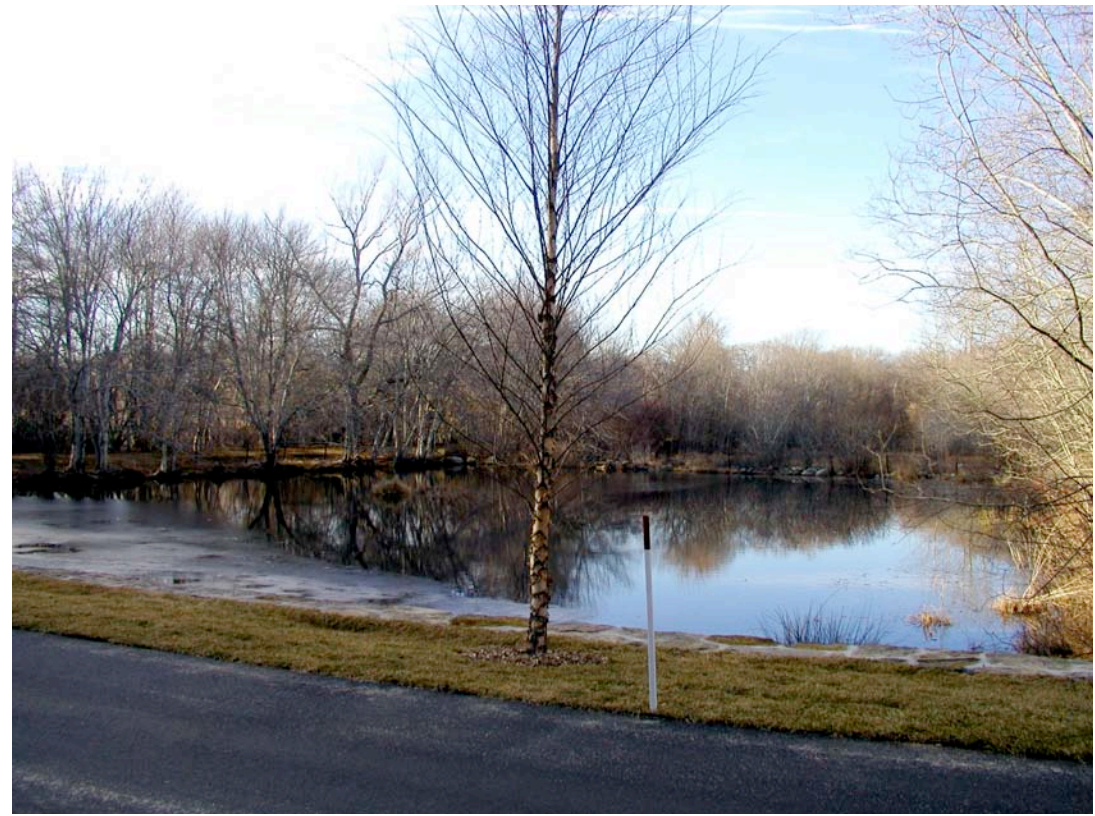




## Treetops pond

The approach leads over a pond to your left.

The pond also hosts diverse wildlife, ducks, fish, frogs, etc., and serves as a lovely skating pond in the winter.





## Main House

Summer

..the oceanfront  
lawn sweeps  
down to open  
views of the  
Elizabeth Islands,  
Falmouth and  
Woods Hole...





## Main House

Winter

The 100 year old  
Copper Beech  
tree lies to the  
southwest of the  
main house



### **North entry**

Bluestone steps  
lead to the  
garage/loft...

### **North Foyer**

A Mosaic  
compass rose  
greet's your entry  
through Treetops  
columns...





## Kitchen

A gourmet kitchen with panoramic views east and west, with covered porch to the west, and bluestone patio facing the ocean- built of solid materials; Limestone floor, Granite counters, stainless, Teak, French LaCanche stove, SubZeros appliances.





## Kitchen

Limestone  
Seastones  
Granite  
Maple  
Fir  
Stainless

Teak  
Glass  
Oceanfacing seats  
Heart of the house



### Upstairs hallway

A domed cloud and sky ceiling frames the upstairs hallway.

Leading from the northend study, past spiral stairs, three large bedrooms, 2 baths, laundry room, into the kid's den.

Herringbone quartersawn fir floors...bookcases ...





## Winter Glow

Clear winter nites  
are the perfect  
backdrop for the  
ocean-facing hot  
tub on the  
bluestone patio.



## Hot tub Spa

An inground hot tub, with seating for 8, surrounded by granite, is encased in the bluestone patio overlooking the ocean...

...heat recovery is designed to be extremely fast, driven by the property's Viessmann-powered heating plant...





## **Garage/Loft**

Winter view-

Current owner houses 4 collector cars in the heated garage, with heat provided by the main property heating plant in the main house.

Upstairs loft space can seat 100+ for concerts or events, and currently serves as a home theatre.



## Guest cottage

..lies to the west  
of the main house,  
connected by  
sweeping lawn  
and old growth  
trees..

...large deck/  
patio, stone foyer,  
kitchen, living  
room, bath,  
laundry, two cozy  
bedrooms...

...a "campus loop"  
connects all  
Treetops buildings  
with voice, data,  
CTV, served by a  
central PBX in the  
main house...





# Treetops

# Environment

# Nature

Treetops is all about connecting with the environment and nature.

With complete privacy.

The only contiguous property with untouched/undeveloped land- upland, field, pond, home, family compound, beach, ocean, preserved as a contiguous estate on the Southeastern Massachusetts oceanfront.

Being at Treetops connects our family with nature.

**Field**





## Barn

2 story

Large space  
below for property  
equipment  
storage..

Large loft space  
upstairs, for dry  
"archival" storage,  
or, play space.





## Greenhouse

A fully enclosed heated greenhouse with various gardens and beds...

Attached heated shop with full basement serves as the hub for property maintenance. Two nearby buildings (2 stall garage) and shed supplement the property support.





## Capacity

Treetops has supported gatherings and parties for hundreds of people. The close driveway alone can accommodate over 100 cars. Field parking can accommodate hundreds more.



## Utilities

All major utilities, electricity, phone, cable, enter the generator building and are delivered via an underground conduit "campus" network...





## Nature walks

There are numerous trails at Treetops offering togetherness or solitude...





**Winter approach**



## **Ocean terrace**

Grass terrace, just off the large covered porch overlooks the pier, beaches and ocean.

Padanaram Harbor lies to the northeast...



## **Harbor view**

The sloping lawn frames the view for Padanaram Harbor...





### **Treetops beach**

Treetops has two beaches, one to the north of the pier, and one to the south of the pier.

This view, of the southside, shows access to the waterfront and the ability to keep small boats and windsurfers on the beach...



## North beach

The north beach is approached by granite stairs from the lawn or via large stairs from the pier. One of the property moorings holds a swim platform which gets extensive use...





## North beach

Stairs lead to the water...

The pier is suitable for yachts up to 80 feet...



## Purity

You can see the bottom clearly in 8 feet of water at Treetops...





Pier





**Pier in winter**

North side...



**Pier in winter**

Southside...

South beach...



...looking across  
south side beach  
toward Nonquitt  
and the Elizabeth  
Islands...

in the fog...





## South Beach

...has a  
firepit  
for  
beachside  
bonfires...



## **Treetops pier**

Designed to serve multiple yachts.

The largest, most functional, strongest pier in the area...

5 moorings are reached from the pier...





## Launchpoint

Treetops  
pier  
is  
the  
launch  
point  
to experience  
the  
ocean

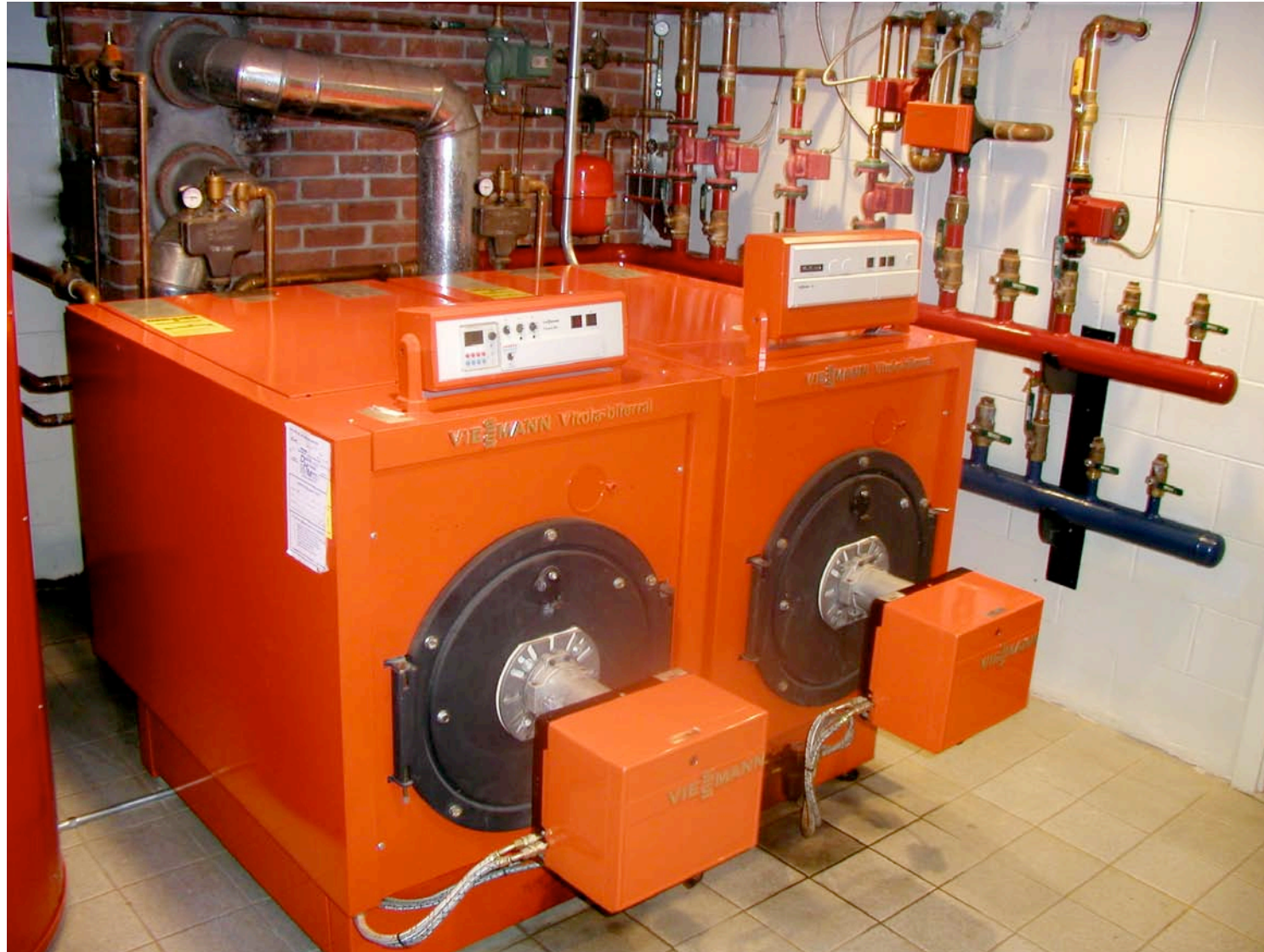




## Heat plant

Dual Viessmann boilers provide heat and hot water for the main house, garage, loft, and hot tub. Capacity is designed in to heat a future swimming pool.

State of the art.





## Heat Plant

Custom  
manifolds  
control  
and  
distribute  
heat and hot  
water  
to the property



# Treetops

37 acre ocean front estate in South Dartmouth, MA, overlooking Padanaram Harbor

half mile gated driveway leads through large, mature/tall trees, fields, and a bridge over the pond to main compound, all new driveway completed 12-2001

pond bridge/dam rebuilt (12-2001) with reinforced concrete footings (8 feet below pond bottom), and Pennsylvania stone wall pond landscaping with white birch trees completed 12-2001

separate right of way into property, gated. abundance of stone walls, at least one mile's worth

extensive landscaping, staff maintained , abundance of old-growth trees, shrubs, etc.

approx. 400 ft. frontage on Buzzards Bay, overlooking the Cape, Woods Hole, and the Elizabeth Islands

circled driveway to main residence, separate circled driveway to guest house and outbuildings



Property consists of: 13,350 Heated SF +/-, as discussed below-

Main residence, approx. 9,500 s.f.

7-8 BR, 9 1/2 baths, large new kitchen-maple, granite, limestone, kitchen/property office, pantry, DR, breakfast room, sun room, Main Hall entry, full basement, laundry up and down and in basement, living room, library, den, music room, upstairs tower office, full attic, new state-of-the-art Viessmann boilers in mechanical room, property-wide conduit phone and ethernet network, 200 foot pier, new Euro Yacht-style cherry library, den with tiger maple/walnut floors and walls, 2nd floor den upon entrance to main hallway with barrel-shaped ceiling, upstairs playroom, sunporch, large ocean-side materials available-granite, tile, teak, Grohe, four fully working restored fireplaces, etc., 150 ft. +/- of terrace and porch, inground hot tub, outside shower, bluestone patios and walkways, approx. 99 years old, new (12-2001) storm windows, insulation, shingles, etc.

Guest residence, approx. 1,400 s.f.

two BR, 1 BA, lofted ceilings with maple beams, custom maple kitchen, granite, subzero, Grohe, Asko, Thermador, new everything, large wooden deck overlooking main house and ocean.

Loft/Gathering Building

upstairs approx 900 radiant heated s.f.  
brand new, space designed for in-house concerts, parties, etc., lofted ceilings, pine walls and floor. Removable stage. Seats up to 120 people in theatre style semi-circular configuration  
3 stall heated garage down. Hot water, floor drains.

Generator/main electric/telco demarc building, approx. 350 s.f.

- 500 amp main property demarc point, central underground conduit distribution to all other buildings

- main demarc point for CTV which is also distributed to all other buildings in underground conduit

- main demarc point for telco services, including ISDN, which is distributed to all other buildings

- main interconnect point for property-wide ethernet category 5 level wiring

- 45 kW Kohler genset w/auto transfer switches install in-process (will run whole property)

2 stall garage, just restored

Fully heated production greenhouse  
approx. 450 s.f., just restored

Fully heated shop adjacent  
approx. 400 s.f., with full basement, just restored  
bathroom  
loft area

Tool/Garden building  
approx. 150 s.f., with full basement, just restored

Large barn  
two stories, currently utilized for tractor equip. down, and playroom up  
overlooks large field



#### Pier-

200 foot pier, granite and pressure treated timber "dolphins"  
L-shaped  
lee shore in prevailing southwest conditions  
8 feet at low, 11- 12 feet at high tide, suitable for up to 100 foot yacht, plus up to three other yachts up to 45 feet  
6 Ladders  
2 raisable stairs for swimming access  
Full davits on north and south side, suitable for hoisting two 20-22 foot powerboats  
Full permits for maintenance/shoreline maint. purposes  
Full fresh water supply with 4+ spigots  
Large stone/concrete steps to beach

#### Beach-

Approx. 400 feet of shoreline.  
Two distinct beaches straddling pier on north/south sides  
Stone breakwater on north side  
Large benches surrounding stone fire pit area  
Granite porch area

#### Moorings-

- (1) Swim platform
- (2) Large yacht (6,000 lbs.)
- (3) Small boat (500 lbs.)
- (4) Stand-off Mooring (1,000 lbs.)

All main infrastructure replaced/upgraded in 98-99, e.g., electrical, plumbing, heating, telco  
In-ground infrastructure replaced 12-2001, site drainage, catch basins, underground conduit

At least four wells located on property, for backup. Town water is main supply.

Many walking paths through various settings, woods, fields, beach, etc.

10-12 acre field +/-

Property Documentation

Whole property surveyed w/drawings and elevations, Sitec Engineers

Whole property drawings including all underground utility, drain, plumbing, septic locations

Full Architectural Drawing Packages, Newport Collaborative Architects

Taxes approx. 60K/yr.