



## VERGELEGEN

EH# 4860

New  
Marlborough,  
Massachusetts

MLS # 237057

Berkshire County

\$15,500,000

3 Bed

3 Bath

4,273 Sq Ft

298 Acres

Set on a rise of nearly 300 acres of rolling meadows, ponds, forests, and river frontage, Vergelegen is a Berkshire estate without parallel. Developed by two art historians in collaboration with an award-winning creative team composed of world-class American architect Tom Kundig, acclaimed British landscape architect Tom Stuart-Smith, and a Berkshires-based master builder. This is an iconic modern house that affords vast vistas of the Berkshire Hills and Taconic Mountains. With cantilevered decks and entire walls of glass that open mechanically, the house offers matchless indoor/outdoor living. Built around a central fireplace, the living area is open plan with an adjacent dropped-ceiling music room and an innovative public/private kitchen with a hidden galley butler's pantry. A long straight hallway runs the length of the upper floor, leading from the living room at one end, past the dining room, kitchen, a sound-proof office, two bedrooms (bathrooms en-suite), finally to the primary suite at the far end. The ground floor consists of a double-height entryway, heated garage, mudroom/tv room, wine storage, and laundry. The property also includes a newly renovated 1840's farmhouse and bank barn, two charming full-season guest cabins, an art storage building, state-of-the-art equestrian facilities (including indoor and outdoor arenas, a 6-stall barn. 11 paddocks, and miles of trails), a lined spring-fed swimming pond and docks, a heated two-car garage, river frontage, and a covered bridge. Over five miles of estate roads, bridle paths, marked and groomed footpaths and destination sites for picnicking and cookouts make the entire estate and a lifetime of outdoor activity accessible.

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**Elyse Harney Morris**

cell : 860-318-5126  
office : 860-435-2200  
[elyse@harneyre.com](mailto:elyse@harneyre.com)



**Kenzie Fields**

cell : 413-854-4404  
office : 860-435-2200  
[kenzie@harneyre.com](mailto:kenzie@harneyre.com)

# Residential Info

## RESIDENCE

Winding driveway approach and surrounding landscape design, including planting around houses, large pond (lined, pump-controlled level) and Paradise Garden, by Tom Stuart-Smith Landscape Architects, London.

House designed by Tom Kundig of Olson Kundig Architects of Seattle, WA

### Exterior:

A long, rectangular, cantilevered upper floor, with its façade of steel and glass alternating with core-ten steel facing, is supported by giant steel beams resting on three concrete bases (mechanical rooms and ground floor entry); connecting garage behind. Some window walls, when opened, hang in the open air on giant steel beams

Goshen-stone terracing, exposed rock, and planting designed by Tom Stuart-Smith

### Interior:

Radiant heat throughout, supplemented by forced air as needed. Central air conditioning

Entire building and all appliances new in 2014

**GROUND LEVEL:** Concrete floor

**Front entrance/Foyer:** oversized pivot steel door leading to a double-height staircase (steel structure with oak treads, steel guardrail), hand-cranked dumbwaiter

**Mudroom/TV room:** rolled steel and wood-paneled walls, honed black granite counter, built-in wood cabinetry, boot and coat storage cubbies, steel and glass wall with a view to mountains, Raiss wood stove, boot/pet washing area

**Powder room:** honed black granite counter, white porcelain sink

**Laundry room:** double washer / double dryer, white venatino marble counter folding area, white porcelain utility sink for handwash, built-in cabinetry for linen storage

**Wine Room:** temperature controlled, cedar walls and shelving

**GARAGE:** heated, two-car, high-voltage Tesla charger, storage shelving, utility room, bike storage

**MAIN FLOOR:** *11ft Cedar ceiling and Oak flooring with dark grey stain throughout* [Special pendant light fixtures excluded (Master Bathroom, Bedrooms 2 and 3, Office, Dining room)]

**Outdoor deck East facing:** Green roof with mahogany deck, steel guardrail, oversized door opens flat and secures to outside wall (may be used with electric screen and shade)

**Pantry:** full-size Sub-Zero refrigerator and freezer, Gaggenau wall oven with rotisserie, prep sink, built-in cabinetry, honed black granite counters, “barn doors” on both ends with rolled steel facing

**Outdoor deck West facing:** mahogany deck, built-in cabinetry and grill, sliding window wall (with electric screen and shade) opens from kitchen

**Kitchen/Dining Area:** mini kitchen office with built-in steel desk, honed black granite 14x4 island with prep sink and storage, rolled steel-faced cabinetry and walls, Wolf convection oven, Viking 6 burner with direct vent, two dishwashers, double-sided fireplace

**Living Room:** views to west and north, sliding window walls (with electric screens and shades) open the room completely on two sides, ceiling fan, double-sided concrete fireplace with tan herringbone brick interior, balcony facing north

**Music Room:** dropped ceiling, window wall with views to the east, floor to ceiling steel bookcase on north wall

**WC:** frescoed walls, L-shaped floor-to-ceiling door faced with rolled steel, made-to-order brass sink, back-lit floor to ceiling mirror

**Office:** built-in cabinetry, steel and leather counter/desk wraps around two walls, built-in cabinetry and shelving, large window wall with mountain view

**En-suite Bedroom:** built-in steel and leather desk, wood cabinetry

**Bath:** Tiled floor and shower/bathtub walls, heated towel rack, white Thassos marble counter, white porcelain sink, built-in cabinetry

**En-suite Bedroom:** built-in steel and leather desk, wood cabinetry

**Bath:** Tiled floor and shower, heated towel rack, white Thassos marble counter, white porcelain sink, built-in cabinetry

**Primary Bedroom:** hallway pocket door keeps Primary suite private; private balcony facing south, ceiling fan, moving window walls on two sides with electric screens and shades [bed with built-in side tables made for the room can be included]

**Bath:** double vanity Venetia white marble countertop, enclosed private water closet with Toto smart toilet and built-in storage, stone tile flooring, white Venetia marble steam shower, heated towel rack, two dressing rooms, private soaking tub room with pocket doors, cedar walls, and a window wall with views to mountains

**FARMHOUSE:** *Cedar shake roof, white clapboard siding, wraparound columned porch*

*Well; septic (off family room); propane and radiator heat; total square footage of interior: 2,503.5 sq ft*

## **FIRST FLOOR:**

**Living Room:** gas stove, original pine floors, 7'6" ceiling in this (original) part of house

**Half Bath:** wainscotting, chair rail molding, pine floors, closet, granite counter, white porcelain sink

**Kitchen/Dining Room:** GE oven & fridge, slate floor, glass-front cabinets, butcher-block counters, wainscotting & chair rail molding, under cabinet lighting

**Mudroom with Laundry:** Slate tile flooring, GE full-size washer, and dryer, built-in shelving

**Office:** stained oak wood floors, built-in cabinetry, and desk

**Bathroom:** tiled shower, granite counter with white porcelain sink, natural stone tiled floor

**Family Room:** Stained oak wood floors, vaulted 13'6" ceiling with eyebrow and skylight, floor to ceiling stone wood-burning fireplace

**Four season porch/sunroom:** heated, screened/glass windows

**SECOND FLOOR:** original pine wood floors throughout; 6'10" ceiling, access to the attic

**Bedroom** 15 x 17.5 ft; closet

**Bedroom** 14 x 14 ft; closet

**Bathroom:** tiled tub/shower, granite counter, and white porcelain sink, cabinets, and window seat

**BASEMENT:** old wine cellar and storage

## **TWO CABINS:**

**CABIN #1:** Metal roof, bluestone entrance, stone walls and buried utilities, clapboard and cedar shake siding, Anderson windows, three split units for a/c and heat - propane, push-button fixtures – reproduction light switches – most of them have dimmer options. 600-amp service comes into cabin 1 which breaks into 3 200 amp services for each building.

Radiant heat; vaulted ceilings 9'6", minimum 6'5"

**Entrance:** huge western views

**Bedroom #1:** cherry floor, vaulted wood ceiling with skylight, wood-paneled walls, glass-paneled doors with westerly views

**Dining room:** chestnut flooring, vaulted painted wood ceiling with skylight, glass-paneled doors with westerly views, French doors to mahogany deck with awning and views

**Kitchen:** chestnut flooring, wood glass-front cabinets, porcelain farm sink, Viking 4 burner gas stove with hood, sub-zero refrigerator (Feb 2011), vaulted painted wood ceiling with skylight, under cabinet lighting, dishwasher

**Living Room:** chestnut floors, vaulted painted wood ceiling with skylight, built-in bookcases, French doors to deck with western views overlooking the pond

**Bathroom:** renovated bathroom, tiled marble flooring, granite counter with porcelain sink, cabinetry, tiled shower with bench, Waterworks fixtures, vaulted ceiling with skylight, full-size washer and dryer

**Bedroom:** wood flooring, antique wood-paneled walls, floating wall separates dressing room, vaulted painted wood ceiling with skylight, French doors to deck

**CABIN #2:** *Metal roof, wood clapboard siding,*

*Front entrance with covered porch with views of pond and mountains beyond*

**Rear entrance:** stackable washer and dryer, built-in shelving

**Bathroom #1:** stone tile floor, granite countertop and wood vanity, storage, tiled shower

**Bedroom #1:** wood flooring, vaulted ceiling, ceiling fan, closet

**Kitchen:** chestnut cabinetry, stained concrete countertops, farm sink, dishwasher, gas stove, refrigerator

**Bedroom #2:** wood flooring, vaulted ceiling, ceiling fan, closet

**En-suite Bathroom:** stone tiled floor, tiled tub/shower, WaterWorks fixtures, granite counter and porcelain sink, built-in cabinets

**Heat:** 3 split plus radiators

**ART STORAGE:** Wood siding, metal roof, heated, two carriage barn doors, concrete floor

**Utility room:** 3-zone hot water heater, radiant and forced heat. The generator supplies both cabins and garage., Water, electricity, heat, humidity control, WC

**Office:** door to the exterior with split unit

## **EQUESTRIAN FACILITIES**

**HORSE BARN:** 36 x 60 ft., with 12 x 60 overhang over the side with Dutch door stalls, built-in 2016, 200 amp electric, Honeywell SFP-5UD fire alarm system.

### **First Floor:**

Wood-paneled ceiling and walls, cushion-tiled aisle (11'6" wide), three ceiling fans, giant rolling barn doors (8 x 9.5 ft.) on each end

**Utility room:** laundry room for the barn, electric hot water heater, utility sink, concrete floor, toilet, built-in shelving, and cabinets

**Heated wash stall:** Equine Solarium, concrete floor, drain and spray hose, plastic-coated walls

**Stalls:** six 11'6" x 11'6" stalls, five with Dutch doors to outside, padded flooring, automatic heated Ritchie waterers

**Tack room:** with built-in cabinets and tack storage, concrete floor

**Feed room** concrete floor; with stairs to...

**Second floor:** Hay Loft

### **INDOOR RIDING ARENA:**

155 x 68 ft., built-in 2019, FootingFirst Travel Right dust-free Equestrian Footing, large sliding doors above kickboard level provide fresh air and views of trees and paddocks in warm weather, mirrors on all sides, giant rolling barn doors on either end (13'10" x 16') for machinery access. Corrugated metal roof, clerestory windows for natural light in cold months. Manually operated heater installed on the wall in the spectator area

**Outdoor Arena** 170 x 90 ft., FootingFirst Travel Right dust-free Equestrian Footing, mirrors across one entire end, split rail fencing. Mountain and forest views.

**Horse Barn Paddocks:** eight paddocks of various sizes; Ritchie classic equine automated water units installed on concrete pads heated for year-round use in four paddocks closest to the barn; remaining paddocks with seasonal Ritchie units stored in winter

### **ADDITIONAL FEATURES:**

Naturalistic lined swimming pond and docks, well-fed with timer and float sensor shut off.

Native plantings, apple trees, large pines, oak, ash, white pine, maple and birch.

Three additional large fenced and gated pastures with run-in sheds for varied use: horses, sheep, donkeys, etc. (in addition to horse barn paddocks). All eleven paddocks total area 7.58 acres,

"Paradise Garden" for vegetables, fruit, and cut flowers; wooden palisade fencing encloses a circular area with plantings, gravel paths, benches, centered by an apple tree.

Stone walls and stone ruins

**BUILDABLE LOTS:** several sites reachable by car with stunning views, including the highest point on the property where a potential writers' retreat designed by Kundig to echo the main house was planned

## Property Details

**Location:** 2128 Canaan Southfield Road

**Land Size:** 297+/- **Map:** 415 P :8 **Lot:** 1-6 as desc. in survey

**Vol.:** 2036 **Page:** 338

**Survey:** # Q-157 **Zoning:** residential

**Easements:** check dead

**Year Built:** 2014

**Square Footage:** 4273 habitable, main house

**Total Rooms:** 9 **BRs:** 3 **BAs:** Full: 3 Half: 2

**Basement:** None- utility rooms contained in a concrete base to main structure (3)

**Foundation:** Concrete

**Laundry Location:** Lower Level

**Number of Fireplaces or Woodstoves:** 1 fireplace,

**Floors:** concrete, oak

**Windows:** glass and steel

**Exterior:** steel, concrete

**Driveway:** .85 miles from road to main house, .36 from barn to cabins

**Roof:** EPDM rubber membrane with centrally located drains

**Heat:** Radiant floor heat throughout the Main house, Geothermal system for heating/cooling

**3 Buried Propane:** 1000 gall for main house, 1000 gall for cabins, 500 gall for farm house

**Air-Conditioning:** Geothermal with auto shut off when big doors are open

**Hot water:** propane

**Geothermal:** There are 5 geo units and probably 10-15 wells, so it's one of the biggest systems around

**Sewer:** 3 septic systems, main, cabins, and farm house

**Water:** 3 wells – one for main house 2 to cabin and horse barn, and 3rd farm house

**Electric:** National Grid. Horse barn has 200 amp

There is a 600-amp service that comes into cabin 1 which breaks into 3, 200 amp services for each building

**Cable/Satellite Dish:** fiber optic high speed via Spectrum

**Generator:** Kohlers. Cabins share a 75 Amp 18Kw generator 2020. 58 hrs of run time. Main house is a 50 Amp 12Kw generator with 238 hours. The generators are linked using MPAC 500 automatic transfer switches which switch the buildings to generator backup power whenever main power is lost.

**Alarm System:** The alarm system is manufactured by Honeywell and installed and monitored by Lee audio and security.

**Appliances:** Wolf convection oven, Viking in Viking 6 burner with direct vent out, two Bosch dishwashers

**Exclusions:** Special pendant light fixtures excluded (Master Bathroom, Bedrooms 2 and 3, Office, Dining room)

**Mil rate:** \$ 9.30 **Date:** 2021

**Taxes:** \$ 30,781 + 871 + \_858\_ **Date:** 2017

*Taxes change; please verify current taxes.*

**Listing Agent:** Elyse Harney Morris/Kenzie Fields

**Listing Type:** Exclusive

# ELYSE HARNEY REAL ESTATE

Elyse Harney Real Estate LLC- Elyse Harney, Principal Broker, Licensed in CT NY MA Principle Office 11 East Main Street, Salisbury, CT 06068 Phone: 860-435-2200