



**MLS # 73591555 - New
Single Family - Detached**

**6 Pheasant Hill St
Westwood, MA 02090-3036
Norfolk County**

List Price: **\$2,075,000**

Style: **Colonial**
Color: **White**
Grade School: **Sheehan**
Middle School: **Thurston**
High School: **Westwood**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **6f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Approx. Acres: **0.92 (40,165 SqFt)**
Handicap Access/Features:
Directions: **Rt 109 High St to Pheasant Hill Street**

This exceptional residence serves as a refined private sanctuary, meticulously curated to harmonize sophisticated architectural design with resort-style amenities. Ideal for both grand entertaining and serene daily living, the home opens with a dramatic two-story foyer that leads into a light-filled interior accented by white oak flooring throughout the primary levels. The formal living and dining spaces flow effortlessly into an expanded epicurean kitchen, which features quartz countertops, striking two-tone shaker cabinetry, a substantial central island graced by Hinkley pendant lighting, and professional-grade stainless-steel appliances by Thermador and IKTCH. An adjacent scullery kitchen offers additional operational convenience, equipped with a secondary dishwasher, sink, and wine refrigeration. The sunken family room is distinguished by a fluted-tile fireplace, with sliding glass doors opening directly to the rear grounds. The main level is completed by a well-appointed mudroom, dedicated laundry facilities, and a powder room. Upstairs, the primary suite offers a private retreat complete with a expansive walk-in closet, an executive office space, and a spa-inspired ensuite featuring a walk-in rainfall shower, marble vanity surfaces, and Kohler sinks. Three additional well-proportioned bedrooms include a secondary suite with a private bath, while a full hallway bath serves the remaining rooms. The finished lower level provides versatile accommodations for recreation or wellness, complete with resilient laminate flooring, an additional full bath, private exterior entry, and ample storage. Outside, the grounds offer a resort-like atmosphere centered around an inground gunite pool, a built in stone surround grilling station, and a sophisticated pool cabana featuring a kitchenette with sink and beverage center, a full bath and pool accessory storage. Potential sports court area adds another dimension of outdoor recreation, while ample parking accommodates guests with ease. Designed to offer an elevated living experience, this fully renovated Colonial presents a rare synthesis of luxury, utility, and refined comfort. An opportunity to make the extraordinary even more exceptional: the Lamborghini may be included in the sale with an acceptable offer. Ready to experience all this home has to offer? Explore with the virtual tour now!

Property Information

Approx. Living Area Total: **4,659 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **3,709 SqFt**

Approx. Below Grade: **950 SqFt**

Living Area Disclosures: **Measurements are deemed highly reliable, but not guaranteed.**

Heat Zones: **Forced Air, Propane**

Cool Zones: **Central Air**

Total Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **Grass is virtual, the lawn was recently hydroseeded.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	17.6X13.5	Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Remodeled
Dining Room:	1	11.8X9.10	Flooring - Hardwood, Main Level, Open Floor Plan, Remodeled, Lighting - Pendant
Family Room:	1	19.5X15.4	Fireplace, Flooring - Hardwood, Main Level, Recessed Lighting, Remodeled, Slider
Kitchen:	1	19.8X17.2	Closet/Cabinets - Custom Built, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Lighting - Pendant
Main Bedroom:	2	18X14.7	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting, Remodeled, Lighting - Sconce
Bedroom 2:	2	12.5X10.3	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Remodeled, Lighting - Overhead
Bedroom 3:	2	13.9X15	Closet, Flooring - Hardwood, Remodeled, Lighting - Overhead
Bedroom 4:	2	11.4X11.5	Closet, Flooring - Hardwood, Remodeled, Lighting - Overhead
Bath 1:	2	6.9X11.15	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled, Lighting - Sconce
Bath 2:	2	14.9X6.2	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled, Lighting - Sconce

Bath 3:	2	5.3X8.7	Bathroom - Full, Bathroom - Tiled With Shower Stall, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled, Lighting - Sconce
Laundry:	1	16.11X5.6	Bathroom - Half, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Dryer Hookup - Electric, Recessed Lighting, Remodeled, Washer Hookup, Laundry Sink
Other:	1	11.4X7	Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Recessed Lighting, Remodeled, Second Dishwasher, Stainless Steel Appliances, Wine Chiller, Crown Molding
Foyer:	1	9.6X8	Flooring - Hardwood, Main Level, Cabinets - Upgraded, Exterior Access, Remodeled, Lighting - Sconce, Lighting - Pendant
Bathroom:	1	6.1X5.6	Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Remodeled, Lighting - Sconce
Office:	2	12.2X13.7	Flooring - Hardwood, Recessed Lighting, Remodeled, Lighting - Overhead
Bonus Room:	B	30.7X30.9	Closet, Exterior Access, Recessed Lighting, Remodeled
Bathroom:	B	7.3X5.6	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator - Wine Storage, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

Basement: **Yes Full, Finished, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 400 Amps**

Exterior: **Brick**

Exterior Features: **Patio, Pool - Inground, Cabana, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Outdoor Shower, Stone Wall**

Flooring: **Tile, Laminate, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Lot Description: **Corner, Paved Drive, Cleared, Fenced/Enclosed, Level, Sloping**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **East**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1971** Source: **Public Record**

Year Built Description: **Actual, Renovated Since**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0034 B:0025 L:0000**

Assessed: **\$1,317,900**

Tax: **\$16,961** Tax Year: **2026**

Book: **43153** Page: **331**

Cert: **38098**

Zoning Code: **RC**

Map: Block: Lot:

Office/Agent Information

Listing Office: **RE/MAX Distinct Advantage**  (781) 326-9200

Listing Agent: **The Jowdy Group** (781) 881-4141

Team Member(s): **Alex Jowdy**  (781) 706-1394; **Josepha Jowdy**  (781) 706-1393; **Katherine Bingham**  (617) 312-9371; **Meaghan Cloutman** (617) 872-0666

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Call/Text Alex 781-706-1394 | Josepha 781-706-1393 OH Friday 10/15 4-6 pm & Saturday 10/17 12-1:30pm**

Firm Remarks

Pursuant to 760 CMR 74.00, Seller represents that this agreement is not contingent upon the waiver, limitation, or restriction of the Buyer's right to obtain a home inspection, unless an applicable exception applies. Buyer may have the property inspected by a licensed inspector of their choice and shall be given a reasonable period after contract execution to determine whether to proceed based on the inspection results.

Market Information

Listing Date: **10/15/2026**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **4/15/2027**

Original Price: **\$2,075,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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