

INSPECTION COMMITTEE REPORT

To: Mendon Board of Civil Authority
From: Lindsay MacCuaig, Betsy Reddy, Al Wakefield
Date: August 16, 2022
RE: Inspection of Property at 268 Stone Hollow, owned by Dmitri and Julia Volfson

The inspection was done on Tuesday, August 16, ²⁰²²~~2021~~ at 9:00 a.m. Mrs. Volfson was present and accompanied the inspection committee.

The house has nice "curb appeal" from the road, with stucco exterior, oversized windows and attractive window detail, covered front entry, a semi-circular dirt driveway, and the absence of power lines to the house as they are buried. The first floor features a foyer that faces a curved open stairway to the 2nd floor and a small half bath before you enter the kitchen. To the left is a living room with built-in cabinets. To the right is a formal dining room. Straight ahead is the eat-in kitchen with Verdi marble counters, wood cabinetry, propane stove and cooktop, wall oven, dishwasher, refrigerator, desk area with wine rack above, and walk-in pantry (around the corner in the hallway). Also in the hallway is a combination laundry room/three-quarter bath. The largest room on the first floor is an impressive family room with a large woodburning stove and Palladian windows facing the back yard and woods. The flooring throughout the house is hardwood (cherry), with the exception of tiled bathrooms and a carpeted basement room.

All four bedrooms are on the 2nd floor: A spacious primary suite with fireplace and adjacent office or reading room, bathroom with shower, jetted tub, toilet and double sink vanity. There is also a sizable walk-in closet. The other three bedrooms share a full bath with marble floor.

The basement has one finished room with wall-to-wall carpeting, built-in cabinets and a dropped ceiling. A dehumidifier was operating at the time. In the utility room is a Buderus heating unit, hot water tank and water filtering equipment. Another unfinished room in the basement has a work bench, good storage space and the electrical panel. The basement level also houses the two-car garage.

The committee observed the grounds and exterior of the house, which has stucco siding, asphalt shingle roof (original to the house and in need of replacement). Al noticed on the back of the house a raised horizontal "seam" across the stucco finish and wondered if it might indicate a past water issue. The 2.14 acre property is heavily wooded, somewhat neglected and overgrown, with a small lawn area in the back.

The house was clearly "state-of-the-art" with high-end features and finishes when originally constructed in 1989. Since then, there have been no interior updates and the property needs some TLC. The value under appeal is \$619,400. Spencer presented two comparables: 490 Esquiline Hill and 172 Beechwood Farm Road (refer to the hearing minutes). The Appellant purchased the property for \$500,000 in November 2021 and a professional appraisal done in October as part of the lending process established a fair market value of \$520,000.

Signed by:

Betsy Reddy 8/26/22
Al Wakefield 8/29/22
Lindsay O MacCuaig 8/30/2022