

MLS # 73478835 - Active

Single Family - Detached



**16 Meriam St**  
**Lexington, MA 02420**  
**Middlesex County**  
Style: **Victorian**  
Color: **Lavender**  
Grade School: **School Board**  
Middle School: **Diamond MS**  
High School: **Lexington HS**  
Approx. Acres: **0.34 (14,750 SqFt)**  
Handicap Access/Features:  
Neighborhood/Sub-Division: **Merriam Hill**  
Directions: **Mass Ave to Meriam Street**

List Price: **\$5,500,000**

Total Rooms: **18**  
Bedrooms: **6**  
Bathrooms: **7f 0h**  
Main Bath: **Yes**  
Fireplaces: **4**  
Approx. Street Frontage:  
Accessory Dwelling Unit: **No**

Step inside this one-of-a-kind, recently built Victorian style home, seamlessly blending modern convenience with timeless elegance, and offering a prime location on one of the most historic sites in Lexington only steps to the town center. Whether hosting parties, guests or large family gatherings, this home will elevate your entertaining. The stunning chef's kitchen is equipped with granite counters, 2 center islands, a breakfast bar topped with custom glass, informal dining and professional grade SS appliances including the True refrigerator and Wolf 60" gas range. Venture through the custom gazebo to the backyard, a private resort with an expansive blue stone patio, pergola, outdoor kitchen, and heated saltwater pool. The expansive primary suite has a huge walk-in closet, private balcony, fireplace and spa bathroom with glass-topped dual sink vanity, fireplace, tiled shower, and spa tub. Resort living with a pool, a movie theater, gym, and wine cellar without having to leave home!

#### Property Information

Approx. Living Area Total: **8,394 SqFt**

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

Living Area Source: **Measured**

Approx. Above Grade: **7,106 SqFt**

Approx. Below Grade: **1,288 SqFt**

Living Area Disclosures: **Includes finished 3rd floor, finished lower level and gazebo**

Heat Zones: **22 Central Heat, Forced Air, Radiant, Humidifier, Gas, Hydronic Floor Heat(Radiant)**

Cool Zones: **6 Central Air**

Parking Spaces: **6 Off-Street, Improved Driveway**

Garage Spaces: **3 Attached, Under, Garage Door Opener, Heated, Storage, Work Area, Side Entry, Oversized Parking**

Disclosures: **More rooms than can be entered in MLS. Construction finished, and CofO issued in 2008. See attachment for Additional Features. Smart home (Control4,Lutron). Primary heat is radiant flooring fueled by 3 fault tolerant Viessmann boilers, 3\*Hydro Air is backup heat. Listing agent has ownership interest**

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	23X15	Fireplace, Flooring - Hardwood, French Doors, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Recessed Lighting, Lighting - Sconce, Lighting - Pendant, Archway, Crown Molding, Decorative Molding, Tray Ceiling
Dining Room:	1	20X14	Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Recessed Lighting, Lighting - Sconce, Lighting - Pendant, Crown Molding, Decorative Molding, Tray Ceiling
Family Room:	1	31X18	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Lighting - Sconce, Lighting - Pendant, Archway, Crown Molding
Kitchen:	1	46X30	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, French Doors, Kitchen Island, Wet bar, Breakfast Bar / Nook, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Wine Chiller, Gas Stove, Lighting - Pendant, Lighting - Overhead, Archway, Crown Molding
Main Bedroom:	2	25X15	Bathroom - Full, Bathroom - Double Vanity/Sink, Fireplace, Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony - Exterior, French Doors, Exterior Access, High Speed Internet Hookup, Recessed Lighting, Lighting - Sconce, Crown Molding
Bedroom 2:	2	23X19	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Crown Molding
Bedroom 3:	2	20X14	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Crown Molding, Tray Ceiling
Bedroom 4:	2	16X16	Ceiling Fan(s), Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Lighting - Sconce, Crown Molding, Closet - Double
Bedroom 5:	2	18X15	Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, High Speed Internet Hookup, Recessed Lighting, Lighting - Sconce, Crown Molding, Closet - Double, Window Seat
Bath 1:	2	16X14	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Fireplace, Closet/Cabinets - Custom Built, Flooring - Marble, Countertops - Stone/Granite/Solid, Countertops - Upgraded, French Doors, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting, Lighting - Sconce, Lighting - Pendant, Crown Molding
Bath 2:	2	10X10	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Lighting - Sconce, Lighting - Overhead
Bath 3:	2	10X9	Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting, Lighting - Sconce
Laundry:	2	10X8	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Recessed Lighting, Laundry Sink
Home Office:	1	15X15	Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, French Doors, High Speed Internet Hookup, Recessed Lighting, Lighting - Pendant, Crown Molding
Game Room:	B	20X18	Flooring - Stone/Ceramic Tile, High Speed Internet Hookup, Recessed Lighting, Lighting - Overhead, Crown Molding
Media Room:	B	28X17	Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Countertops - Stone/Granite/Solid, Wet bar, High Speed Internet Hookup, Recessed Lighting, Wine Chiller, Lighting - Sconce, Crown Molding
Exercise Room:	B	17X9	Flooring - Stone/Ceramic Tile, French Doors, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Crown Molding, Closet - Double
Bedroom:	3	16X10	Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture, High Speed Internet Hookup, Recessed Lighting, Crown Molding, Closet - Double
Bathroom:	1	10X7	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile

#### Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Indoor Grill, Washer, Dryer, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Vent Hood, Water Instant Hot**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, House of Worship, Public School**

Basement: **Yes Full, Finished, Walk Out, Interior Access, Garage Access, Radon Remediation System, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 400 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Clapboard, Wood**

Exterior Features: **Porch, Porch - Enclosed, Patio, Balcony, Pool - Inground Heated, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard, Gazebo, Fruit Trees, Stone Wall, ET Irrigation Controller**

Flooring: **Tile, Wall to Wall Carpet, Marble, Hardwood, Stone / Slate**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Insulation: **Full, Fiberglass, Polyicynene Foam**

Interior Features: **Central Vacuum, Security System, Cable Available, Wetbar, French Doors, Wired for Surround Sound, Internet Available - Broadband**

Lot Description: **Fenced/Enclosed, Level**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

#### Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **Warranty Features:**

Year Built: **2008** Source:

**Owner**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

#### Tax Information

Pin #: **M:0056 L:000084**

Assessed: **\$3,164,000**

Tax: **\$38,696** Tax Year: **2025**

Book: **1335** Page: **139**

Cert: **000001440176**

Zoning Code: **RS**

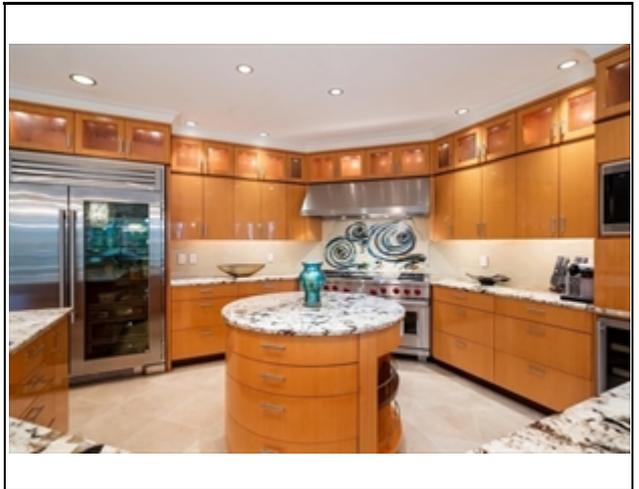
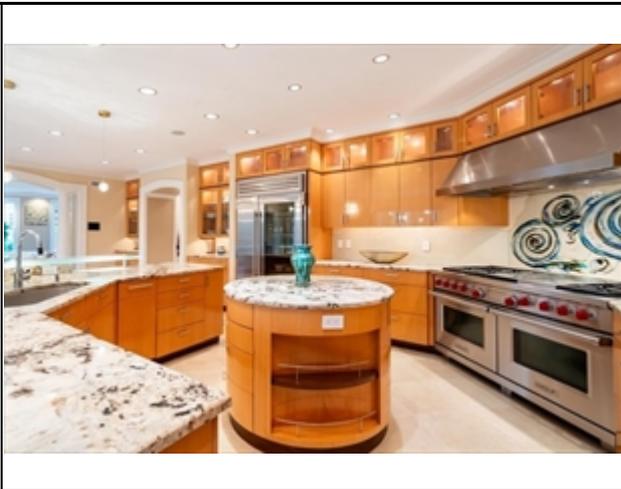
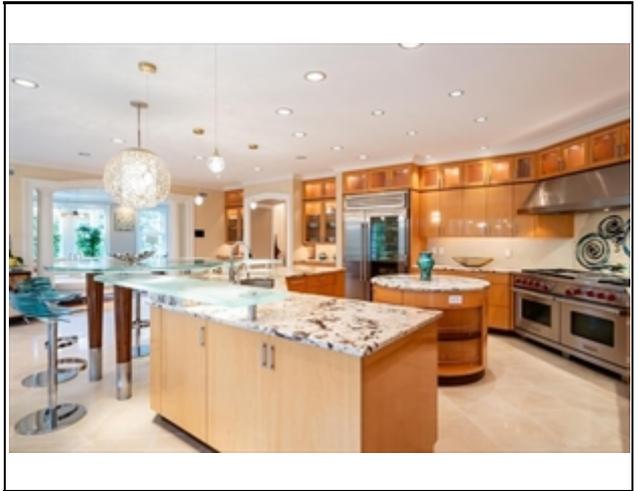
Map: **Block: Lot:**

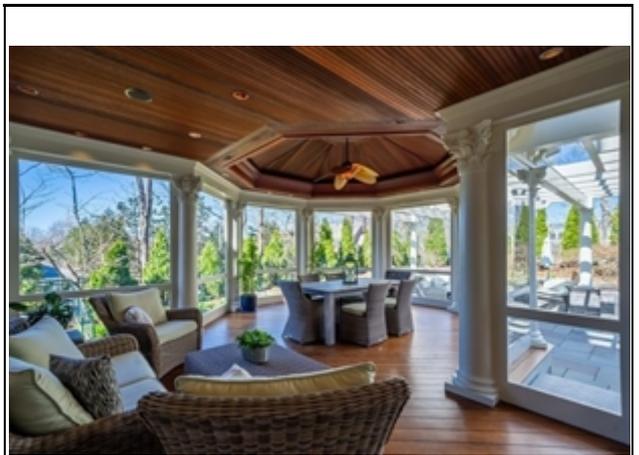
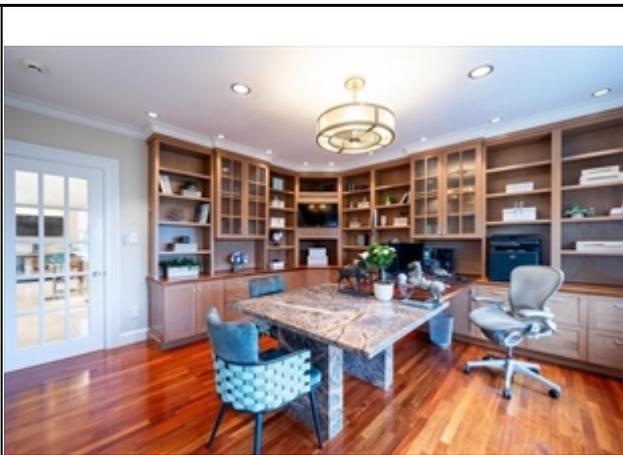
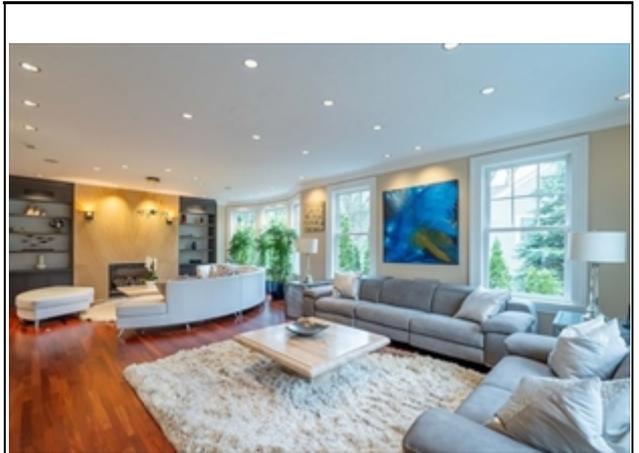
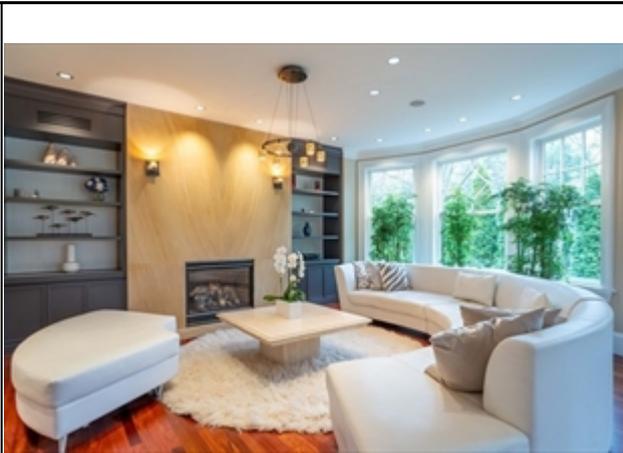
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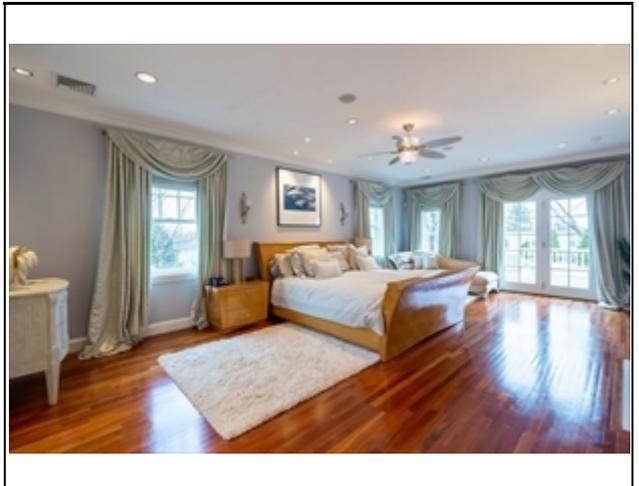
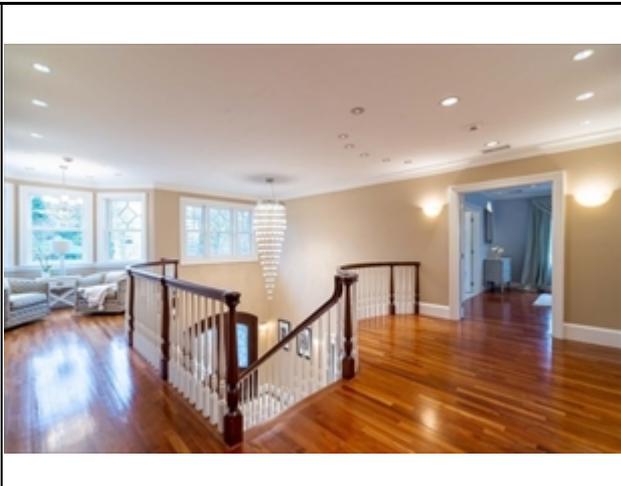
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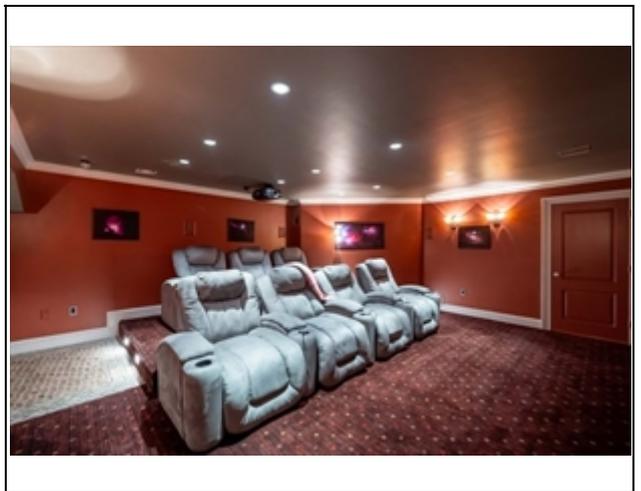
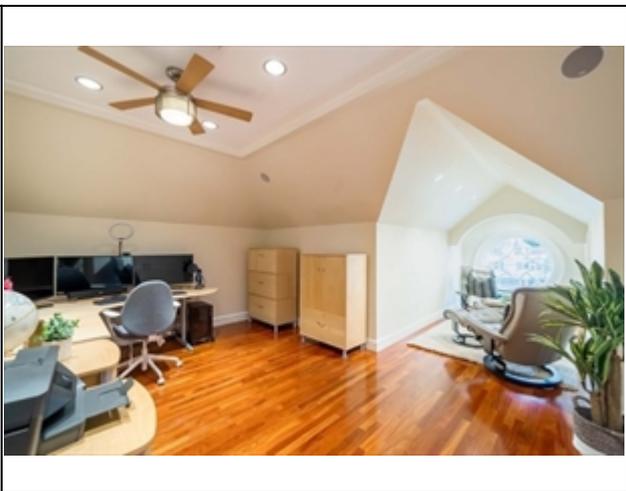
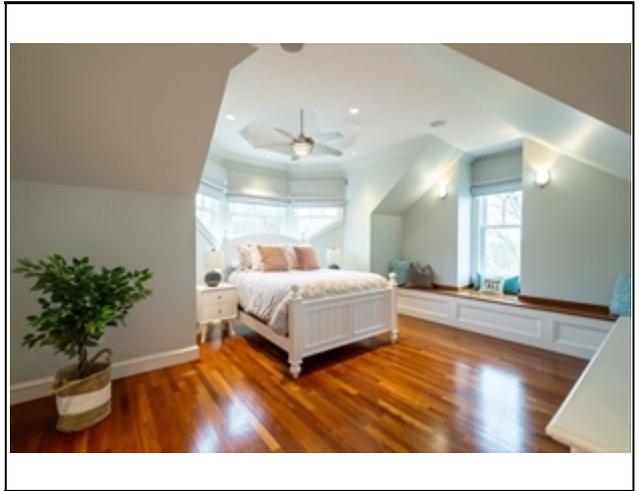
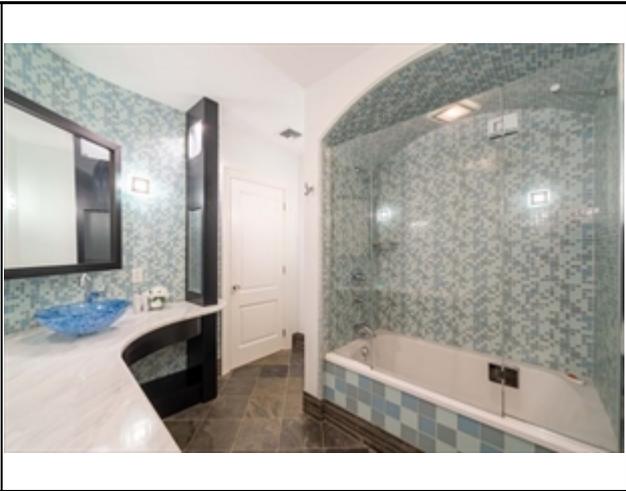
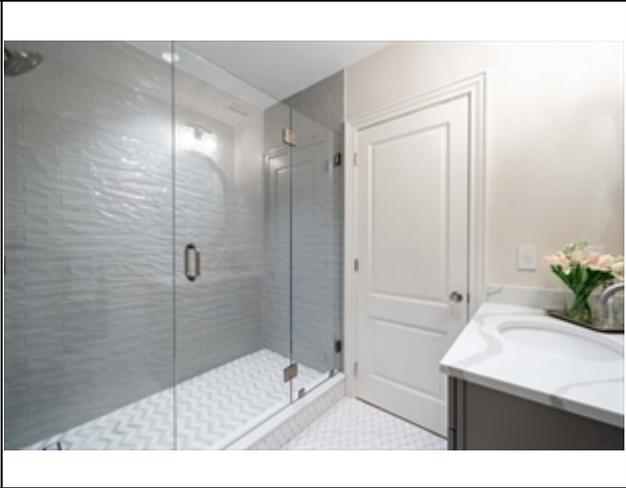
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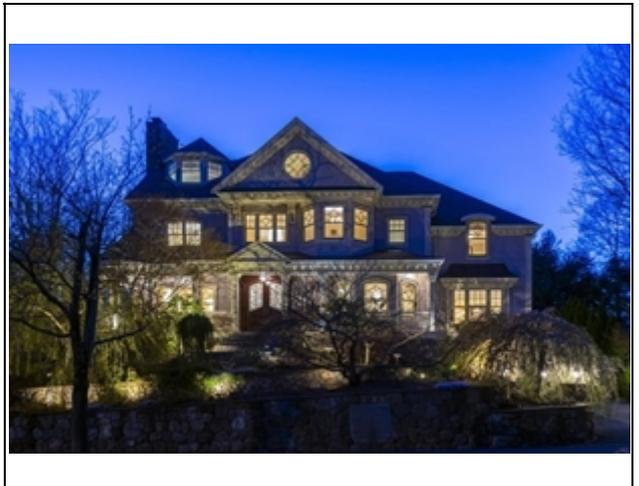
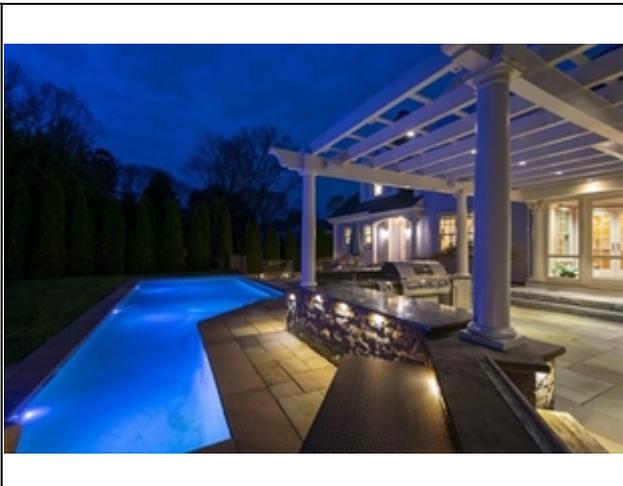
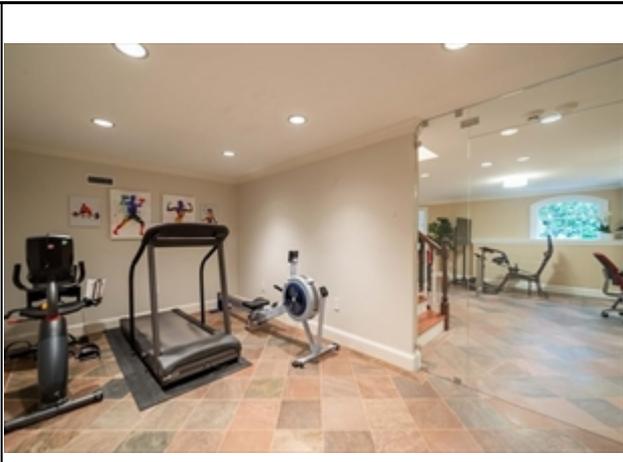
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