

MLS # 73471157 - Active
Single Family - Detached



23 Bedford Rd
Lincoln, MA 01773
Middlesex County
Style: **Contemporary, Mid-Century Modern**
Color: **White**
Grade School: **Lincoln**
Middle School: **Lincoln**
High School: **LSRHS**
Approx. Acres: **6.25 (272,162 SqFt)**
Handicap Access/Features:
Directions: **Rte 2 or Trapelo Road to Bedford Road**

List Price: **\$8,300,000**

Total Rooms: **14**
Bedrooms: **5**
Bathrooms: **6f 4h**
Main Bath: **Yes**
Fireplaces: **3**
Approx. Street Frontage:
Accessory Dwelling Unit: **Yes**

Sited privately in Lincoln Center on 6.25A park like grounds, this rare architectural estate seamlessly blends history, modernism and sustainability. Originally built in the 1860 as a Victorian manor, the home was reimagined in 1950 introducing the Bauhaus principles of clean lines, functional design and indoor-outdoor harmony. Today, after a meticulous LEED-certified restoration, the residence stands as both a preserved landmark and a showcase of modern luxury. Expansive glass walls, dramatic overhangs, and a sculptural spiral staircase define interiors that flow with light and openness. A kitchen with recycled glass and quartz countertops, professional-grade appliances and radiant-heated stone floors anchors the home. Five spacious bedrooms, spa-inspired baths and flexible living spaces include a library, office, music room, recreation room and wine cellar, offering comfort and versatility.

Property Information

Approx. Living Area Total: **11,354 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **8,354 SqFt** Approx. Below Grade: **3,000 SqFt**
Living Area Disclosures: **LGLA includes Main house, Lower Level Finished Area, and Barn**

Heat Zones: **6 Central Heat, Radiant, Gas, Passive Solar, Wood Stove** Cool Zones: **5 Central Air, Overhangs Abv South Facing Windows**
Parking Spaces: **7 Off-Street, Paved Driveway** Garage Spaces: **3 Attached, Garage Door Opener**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Family Room:	1	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bedroom 4:	2	-	-
Bedroom 5:	2	-	-
Bath 1:	2	-	-
Bath 2:	2	-	-
Bath 3:	2	-	-
Laundry:	B	-	-
Home Office:	2	-	-
Game Room:	B	-	-
Home Office-Separate Entry:	-	-	-
Mud Room:	1	-	-
Library:	1	-	-
Wine Cellar:	B	-	-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Finished, Interior Access**
Beach: **No**
Construction: **Frame**
Energy Features: **Insulated Windows, Solar Features**
Exterior: **Stucco**
Exterior Features: **Patio, Balcony, Pool - Inground, Pool - Inground Heated, Hot Tub/Spa, Barn/Stable, Professional Landscaping, Fruit Trees, Garden Area, Guest House, Stone Wall**
Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **Irregular**
Foundation Description: **Irregular**
Hot Water: **Natural Gas, Solar**
Interior Features: **Security System, Cable Available, Wired for Surround Sound**
Lot Description: **Wooded, Paved Drive, Cleared, Gentle Slope, Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water, Greywater Reuse System**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Green Certified: **Yes LEED Certified**
HERS Score: **69 - 9/19/2009**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1860** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:134 L:28 S:0**
Assessed: **\$3,365,600**
Tax: **\$43,113** Tax Year: **2025**
Book: **49057** Page: **34**
Cert: **000000037513**
Zoning Code: **LC**
Map: Block: Lot:

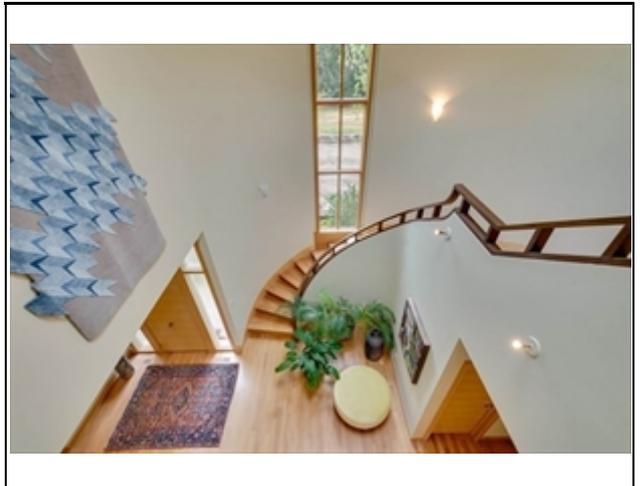
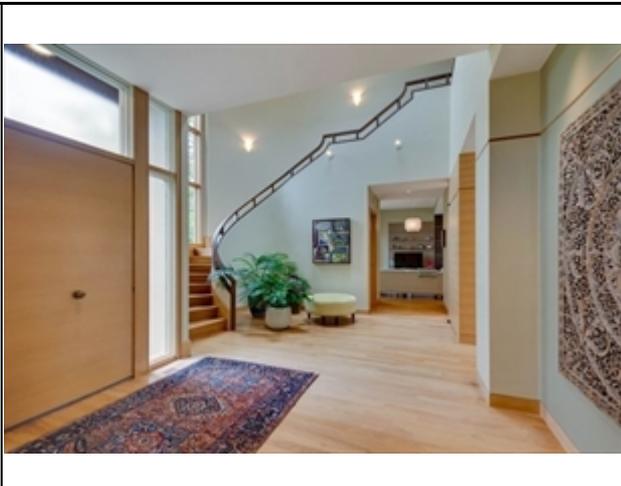
Market History for 23 Bedford Rd, Lincoln, MA 01773

MLS #	Date		DOM	DTO	Price
73471157	1/22/2026	Listed for \$8,300,000	24		\$8,300,000
Market History for Office Id: AN6724			24		
Market History for this property			24		

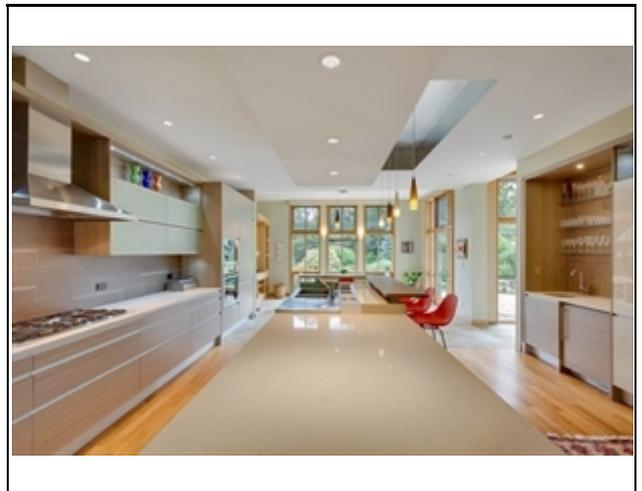
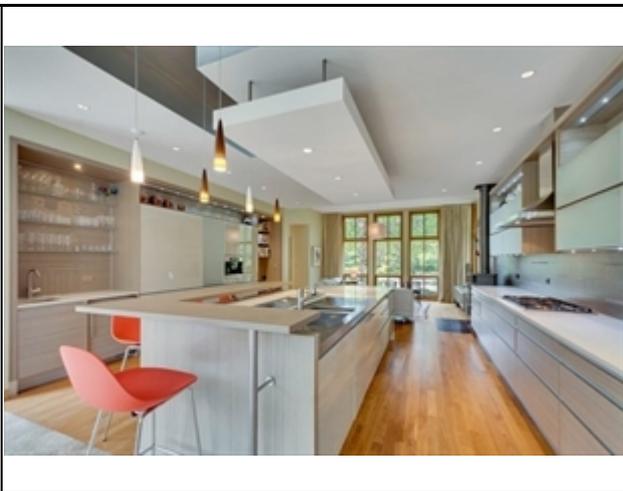
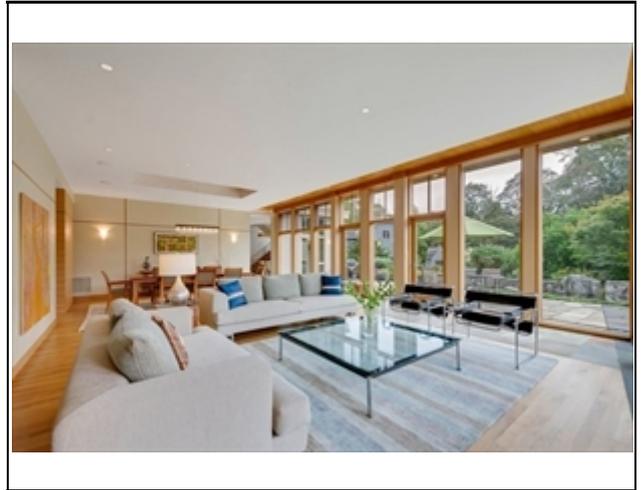
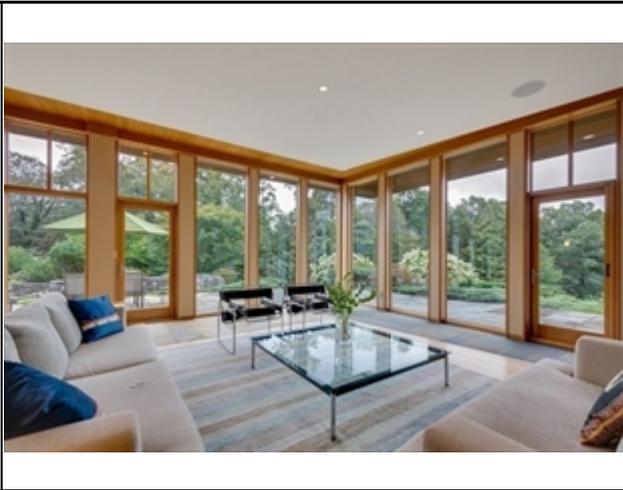
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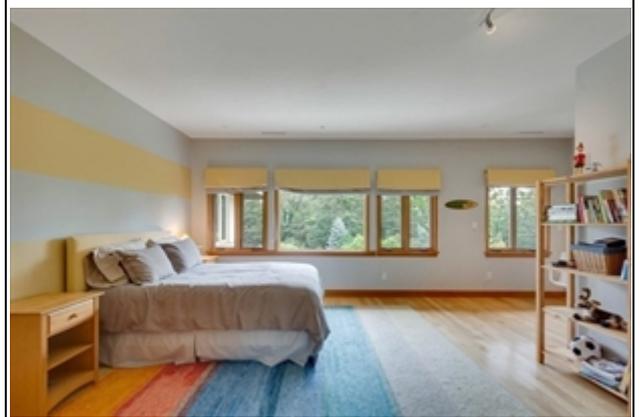
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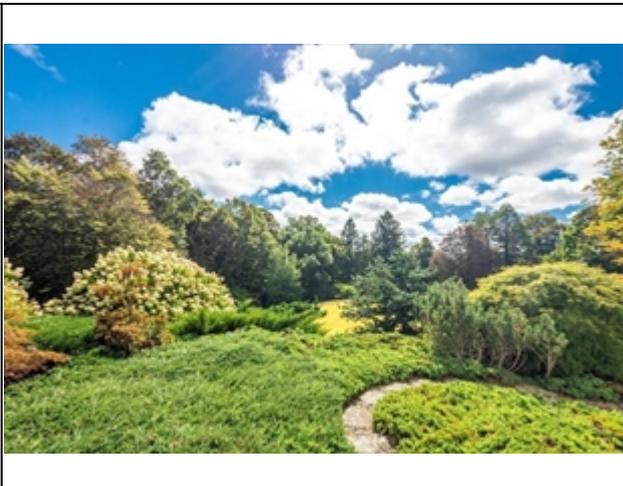






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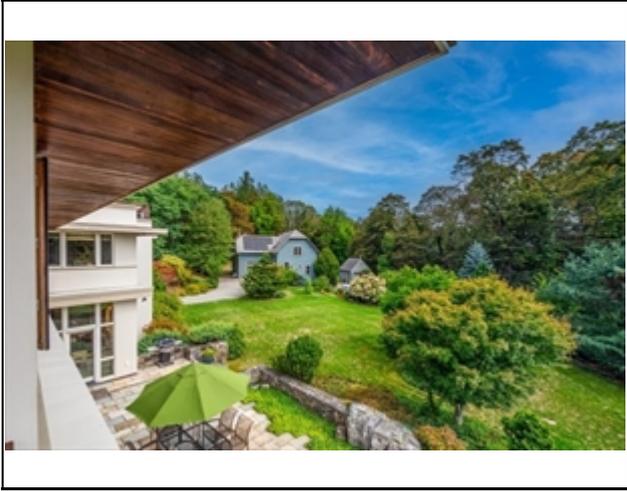
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