

# Once in a Generation!



**Only Three Lifetime Owners  
2211 Grandin Road**

**Open House Dates:**

**Sunday Feb 19 3-5 pm, Sunday Feb 26 3-5 pm Wed. Feb 29 4-6 pm**

Venture behind the hedgerow at CCC to a limestone lined courtyard, lined with perfectly trimmed Boxwood, and Jasmine/Wisteria Vines. Solid Mahogany Entry Doors are the perfect prelude to this reported 7000 square foot, Richard C. Taylor designed Federal Classic. A solid masonry structure commissioned by the Espy family, the rare original blue prints are intact and will be transferred with the property. The generous main living room features specimen herringbone teak flooring, long manor windows, and 10 foot ceilings framed with classic multi-piece moldings & pediment archways; and, an original pastoral mural is a permanent fixture above the carved mantel. All first floor living spaces open to the fulcrum of the main level, the Atrium, a skylit 30 foot clear span family room with a reflection/lap pool. The exceptional Master Suite features dual baths and dressing rooms and log fireplace sitting room. From designer 2007 kitchen to elevator, theatre, wine room, and gardens to rival the Taft this property is a retreat from the days labor, an elixir for guests & family.

ADDRESS: 2211 Grandin  
SUBURB: Hyde Park  
LOT SIZE: .575 acres  
SEMI-ANNUAL TAX: \$13,148.72  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record

STYLE: Federal  
AGE: 1959, 2005/7  
CONSTRUCTION: Solid Masonry Brick  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Shingle

EVEN BILLING: See Schedule  
HEAT: Gas/FA/3 Zones  
COOLING: Central  
WATER: Public  
SEWER: Public

**AMAZING @ \$1,395,000**

**MLS# 1234916**



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