

# Hills House LLC

*Historic preservation and development in Amherst, Massachusetts*



## **Chapin-Ward House - 32 Gray Street**

**Listing Price – \$650,000**

The Chapin-Ward House was moved in November 2007 to its present location on Gray Street from Kendrick Park. The last remaining house on the Kendrick Park site, it was moved to make room for a Town of Amherst park. Renovation was completed September 2008.

This 1903 Gothic Revival home was carefully remodeled to preserve most of its original woodwork, stained glass, hand and chair rails, radiators, wainscoting and other moldings, while renovating to contemporary standards.

The Chapin-Ward house has two full bathrooms and one ½ bath, a full basement, an ultra-efficient hot water radiant-heat floors and radiator system, and a finished attic. The kitchen opens to a spacious family room with fireplace on the North ell of the house, a walk-out deck and patio.

The first floor maintains much of the character of this turn-of-the-century house, as well as the modernized family wing. The second floor has three bedrooms and a study, and two full bathrooms. The new attic makes the perfect office or play room retreat, with extra natural light. The step-out basement is plumbed for a full bath and laundry.

The Chapin-Ward House sits on a 0.42-acre lot and includes a two-story carriage house.

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