



209 Blue Hill Road
Great Barrington
MA 01230



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HOME FEATURES & SPECIFICATIONS

Discover the exceptional lifestyle that awaits at 209 Blue Hill Road, where every corner of this magnificent estate has been thoughtfully crafted for comfort, beauty, and enduring enjoyment. Wander the expansive grounds, relax on sun-drenched terraces, take in the serene pond views, or entertain in settings both grand and intimate. Whether enjoying quiet reflection or hosting family and friends, the property offers a seamless balance of elegance and ease that is truly rare.

WHAT'S INCLUDED

This extraordinary Berkshire estate is offered as a complete package, including multiple residences, outbuildings, recreational amenities, and expansive acreage – all included in the \$7,250,000 list price. Buyers can enjoy the full scope of this unparalleled offering without any surprises, from the French Manor and Guest House to the additional Monument Valley land parcel.

GENERAL FEATURES

FRENCH MANOR 13, 075 SQ. FT.	GUEST HOUSE 2,744 SQ. FT.	MULTI-FAMILY HOUSE 2,250 SQ. FT.	POOL HOUSE 900 SQ. FT.
BEDROOMS 5	BEDS 1	BEDS 3	GREAT ROOM 1
BATHROOMS 7	BATHS 2	BATHS 3	BATHS 1
LAND 59.69 ACRES	DENS 2	UNITS 3	POOL INGROUND



DINING ROOM

The exquisite dining room is designed to elevate both everyday gatherings and formal entertaining, offering a setting that feels equally grand and welcoming. Generous proportions, refined architectural details, and abundant natural light create an atmosphere of timeless sophistication, while seamless flow to adjacent living spaces encourages effortless hosting.

GENERAL FEATURES

- HIGH CEILINGS
- NATURAL LIGHT
- REFINED ARCHITECTURAL DETAILS
- SEAMLESS FLOW
- TIMELESS SOPHISTICATION



LIVING ROOM

The living room is designed to elevate both everyday living and gracious entertaining, offering a setting that feels equally grand and inviting. Generous proportions, refined architectural details, and abundant natural light create an atmosphere of timeless elegance and comfort.





BATHROOMS

The bathrooms are designed to elevate daily routines into moments of calm and indulgence, offering spaces that feel both serene and refined. Thoughtful layouts, quality finishes, and carefully selected details create an atmosphere of quiet luxury and comfort.

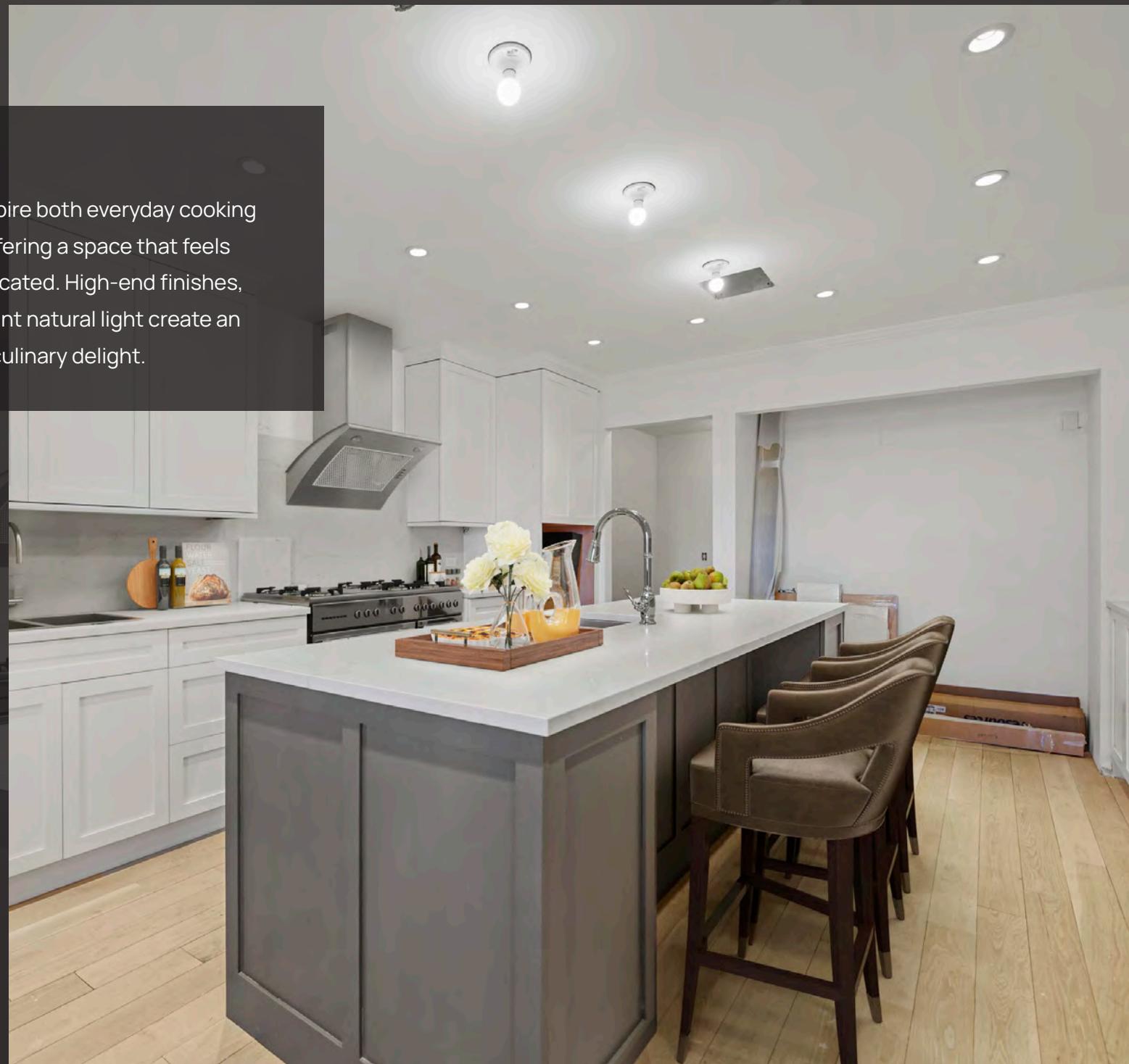
GENERAL FEATURES

- SERENE RETREAT
- LUXURIOUS FINISHES
- THOUGHTFUL LAYOUT
- SPA-INSPIRED ELEMENTS
- TIMELESS ELEGANCE
- DUAL VANITY

Each bathroom serves as a private retreat within the home, balancing elegance with functionality. Clean lines, generous proportions, and spa-inspired elements come together to create an environment that is soothing, timeless, and effortlessly inviting.

KITCHEN

The kitchen is designed to inspire both everyday cooking and entertaining with ease, offering a space that feels warm, functional, and sophisticated. High-end finishes, custom cabinetry, and abundant natural light create an atmosphere of elegance and culinary delight.



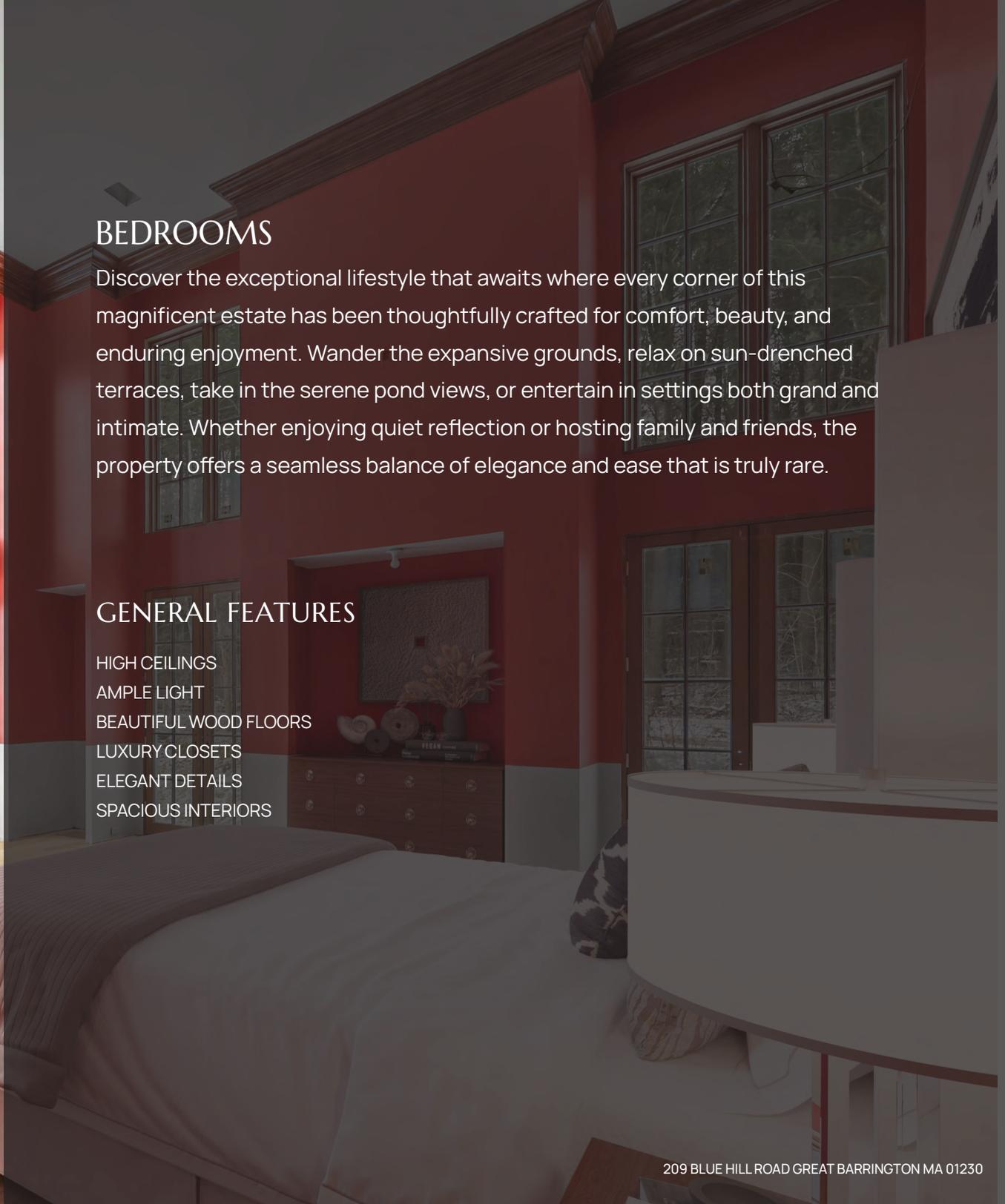


BEDROOMS

Discover the exceptional lifestyle that awaits where every corner of this magnificent estate has been thoughtfully crafted for comfort, beauty, and enduring enjoyment. Wander the expansive grounds, relax on sun-drenched terraces, take in the serene pond views, or entertain in settings both grand and intimate. Whether enjoying quiet reflection or hosting family and friends, the property offers a seamless balance of elegance and ease that is truly rare.

GENERAL FEATURES

- HIGH CEILINGS
- AMPLE LIGHT
- BEAUTIFUL WOOD FLOORS
- LUXURY CLOSETS
- ELEGANT DETAILS
- SPACIOUS INTERIORS



SPACIOUS ROOMS

The rooms throughout the home are designed to feel open, inviting, and exceptionally comfortable, offering spaces that accommodate both everyday living and memorable entertaining. Generous proportions, thoughtful layouts, and abundant natural light create an atmosphere of ease, elegance, and timeless style.





GUEST HOUSE

The 2,744-square-foot guest house offers a private and beautifully scaled retreat, thoughtfully positioned within the estate to provide both comfort and discretion. Designed to complement the architectural character of the main residence, it delivers a refined living experience that feels both welcoming and self-contained. Well-proportioned interiors include generous living spaces, inviting bedrooms, and abundant natural light throughout.

MULTI-FAMILY HOUSE

The multi-family residence offers approximately 2,250 square feet of comfortable and flexible living space, thoughtfully positioned within the estate to provide both privacy and connection to the surrounding landscape. Designed to complement the scale and character of the main manor, this additional home presents an ideal setting for extended family, long-term guests, or staff accommodations, while also offering potential as an income-producing residence.

AMENITIES

The property's grounds are thoughtfully designed to balance beauty, privacy, and recreation. Meandering walking paths invite exploration through gardens, landscaped areas, and natural wooded sections, while a charming guest house offers flexible accommodations for visitors or extended family. Wooden terraces provide inviting spaces for outdoor entertaining and quiet reflection, and carefully curated gardens and recreational areas create a seamless blend of elegance and functionality across the estate.

GENERAL FEATURES

SPRAWLING GROUNDS
MEANDERING WALKING PATHS
GUEST HOUSE
LANDSCAPED GARDENS
WOODEN TERRACES



shireMLS



POOL & POOL HOUSE

The stunning gunite pool serves as the centerpiece of the outdoor living experience, complemented by an elegant Pool House featuring a covered lounge, changing rooms, and ample space for entertaining. Wooden pergolas frame the pool area, providing shaded retreats, while surrounding lush landscaping and thoughtfully designed paths create an inviting outdoor oasis. This setting offers the perfect backdrop for leisurely afternoons, summer gatherings, or private entertaining, making it a true extension of the estate's living space.



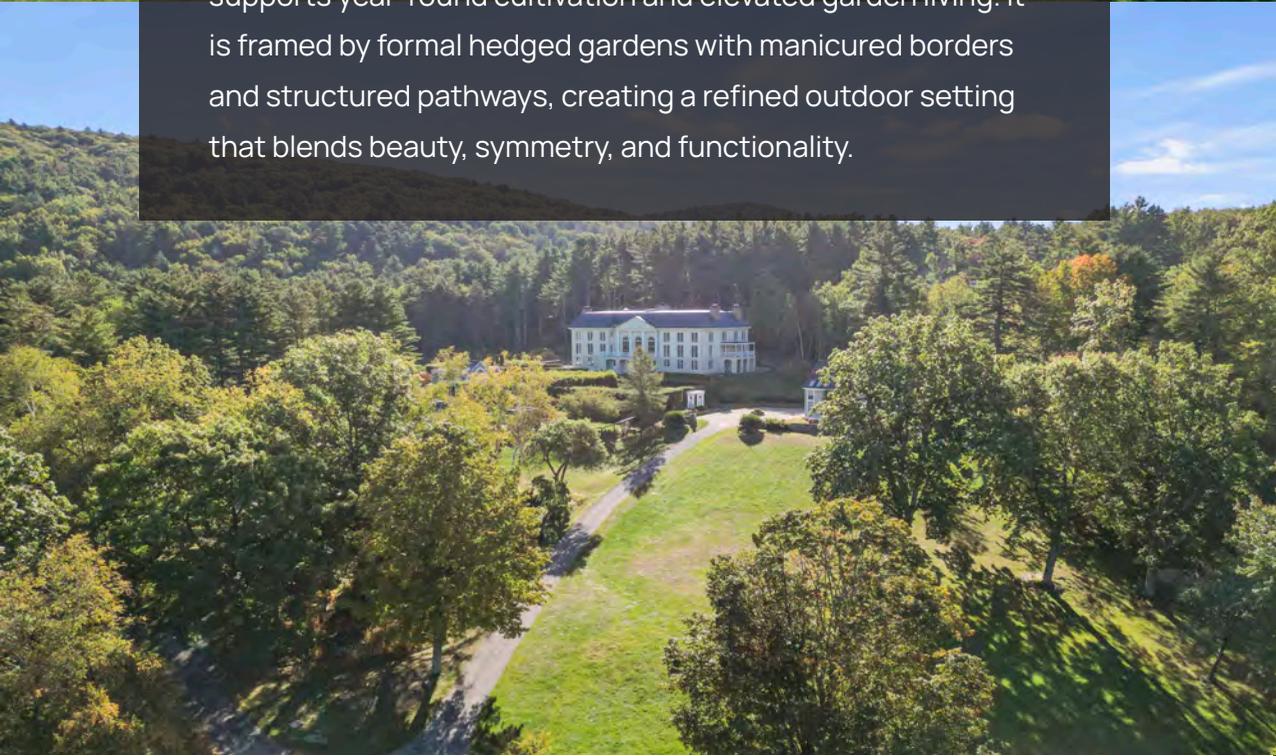
GREEN HOUSE

The 576-square-foot greenhouse, complete with a bathroom, supports year-round cultivation and elevated garden living. It is framed by formal hedged gardens with manicured borders and structured pathways, creating a refined outdoor setting that blends beauty, symmetry, and functionality.



POND

The serene pond on the property enhances the landscape with a natural sense of tranquility and beauty. Ideal for quiet reflection, leisurely walks along its edge, or observing abundant wildlife, the pond provides a peaceful backdrop to the estate. Its presence adds both visual charm and a soothing, restorative element to the outdoor experience.



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This is more than a home; it is a legacy, a place to create lasting memories for generations to come. From its inviting interiors to its pristine outdoor amenities, 209 Blue Hill Road exemplifies the pinnacle of refined Berkshire living. We invite you to experience this remarkable estate in person and imagine the possibilities that await.



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