



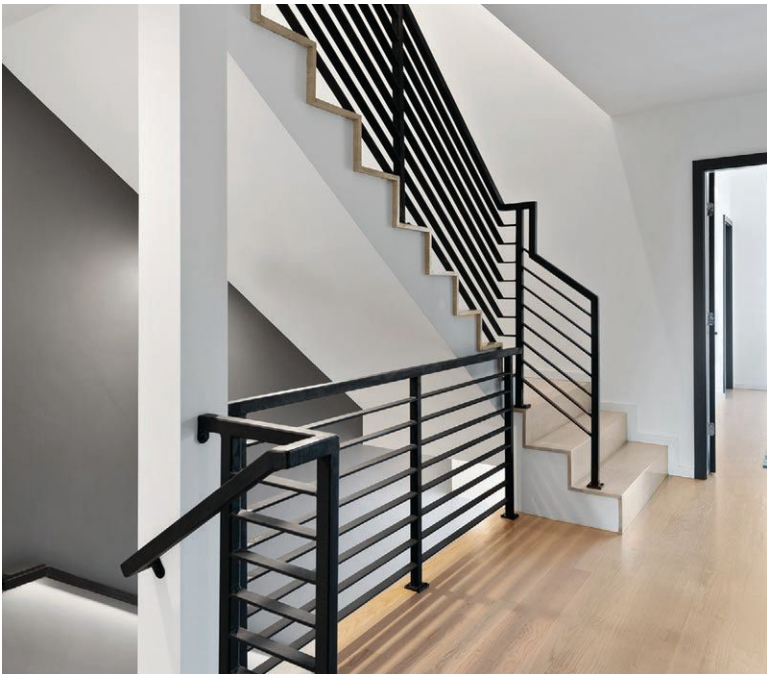
Clockwise from top right: A minimalist, Scandinavian design throughout the living spaces gives the home a serene ambiance; the staircase features contemporary, clean lines; the exterior merges with the surrounding natural environment by using the wood-alternative ACRE.

NORDIC IN NATURE

From energy-efficient features to a calming, contemporary design, 361 Linwood Ave. does not disappoint.

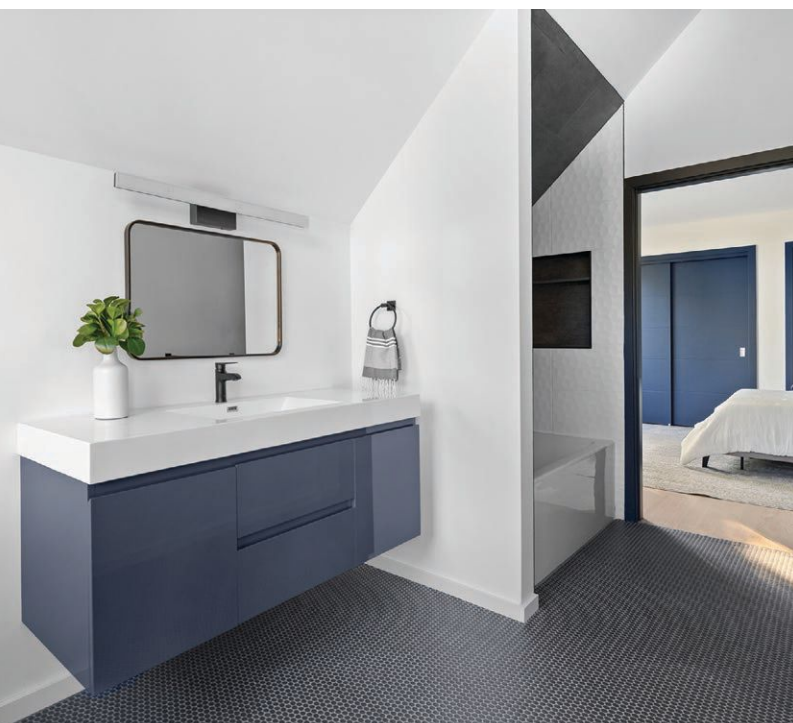
BY MADISON DUDDY

Minimalistic and natural designs are at the heart of Scandinavian architecture, where a property seamlessly integrates into its environment through natural materials, light, clean lines and neutral tones. Adopting these principles, Excelsior Development Partners created a Newtonville home that is a luxurious yet simplistic paradise. “From the Scandinavian-inspired exterior design to the state-of-the-art interiors and modern amenities, every detail at The Lexie has been meticulously curated,” shares listing agent Manuel Sarkis. On the exterior, the developer chose stucco and ACRE—a product that looks and feels like real wood but is made from upcycled rice hulls and is 100% tree-free. Not only is the material water



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From top: During the warmer months, open the kitchen's sliding glass doors to enjoy the benefits of indoor-outdoor living; touches of blue are used throughout this bedroom and bathroom, promoting a sleep-friendly, tranquil atmosphere.

and slip resistant, but it has high-level durability and insulation that is both thermal and acoustic. Step through a glass front door into Unit A, which houses four beds and 4 ½ baths. An open floor plan and floor-to-ceiling windows ensure all 3,803 square feet are bathed in natural light. On the main level, a stunning living room with white oak hardwood floors and recessed lighting features a gray gas fireplace. Steps away, the airy, modern kitchen and dining room provide a serene environment adorned with a white marble waterfall island and sleek cabinetry. Year-round indoor-outdoor living is perfectly executed with a covered back deck off the kitchen that boasts a gas fireplace and ample space for an al-fresco dining and living area. Up the contemporary white oak staircase, two bedrooms are connected by a Jack and Jill bathroom, while the primary suite wows with high ceilings and a gray-tiled ensuite. Explore the fourth level's additional bedroom for a dream work-from-home office, housing an ensuite and spacious closet. And don't worry about commuting to the city for in-office work days. Boston is only a short nine-minute drive away. \$2,595,000, Manuel Sarkis, 781.801.0610, elliman.com ○