

SIXTYTHREE

W E S T

BEVERLY FARMS

Secluded Coastal Luxury with a Private Sandy Beach

Nestled along Massachusetts' exclusive North Shore, 63 West offers 1.83 acres of secluded coastal luxury on one of Beverly Farms' most coveted waterfronts.

With unobstructed Atlantic views, this rare new construction balances beachfront tranquility with resort-like amenities, executed with an elegant aesthetic that honors the property's exceptional oceanfront setting.

Enjoy abundant living, wellness and entertainment spaces, complete with 224 ft. of private beach and deep-sea mooring capabilities—all within an hour of Boston.

From morning walks along your own shoreline to evenings watching the tide roll in from the rooftop terrace, this is coastal living at its finest.





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A Coastal Masterpiece on Massachusetts' Coveted North Shore

Unlike the historic homes typical of the North Shore, 63 West offers new construction and sophisticated elegance without compromise.

The property sits surrounded by lush landscaping that frames spectacular ocean vistas, all just moments from the charming Beverly Farms downtown.

Inside, 63 West seamlessly integrates spaces for daily living, sophisticated entertaining, personal wellness, and private work. Each area transitions naturally to the next.

From your doorstep, step directly onto your own private, immaculate white sand—an extraordinarily uncommon privilege in Massachusetts that presents limitless possibilities for recreation and contemplation as the seasons change.

Your Private Coastal Resort

From morning walks along your own shoreline to evenings watching the tide roll in from the rooftop terrace, this is coastal living at its finest.

Private Sandy Beach

63 West comes with ownership of 224 ft. of West Beach—a rare privilege on the North Shore. Perfect for summer swimming, boating, cookouts and family activities.



Beachfront Seating Area

A private seating area sits just steps from the shoreline—a quiet spot to take in the view, with built-in storage to keep beach essentials close at hand.

Deep Sea Mooring Capabilities

With deep sea mooring capabilities, 63 West is ideal for those who live life on the water. Keep your yacht close and set out whenever the conditions call for it.





Elevated Ocean Terrace

Step onto your private rooftop and enjoy sunset drinks overlooking the Atlantic, host intimate dinners, or simply relax in this elevated setting after a day on the water.

Inground Pool and Hot Tub

Relax in the inground gunite pool and hot tub, both with ocean views. Begin your day with invigorating laps or relax during sun-filled afternoons in this private retreat.

Outdoor Kitchen

With an outdoor kitchen and patio, enjoy long lunches and easy summer entertaining with the water always in view. It's a natural extension of the home—built for the unhurried pace of coastal life.



A Hidden Gem on the North Shore

Enjoy the perfect balance of seclusion and connection at
63 West.

Quintessential Village Charm

Discover the charm of Beverly Farms Village, with its welcoming cafés, shops, and authentic New England character. Perfect for morning coffees or evening walks through this close-knit coastal community.

Connected Yet Secluded

Retreat from the world without disconnecting from it. With the nearby MBTA commuter rail, and the I-95 that puts you less than an hour's drive from Boston and Logan Airport, 63 West is the ideal base for regional travel, city evenings, or hosting guests from afar.





Educational Excellence

Nurture academic excellence with convenient access to prestigious educational institutions, including Brookwood School and Waring School, the renowned Phillips Academy Andover, St. John's Prep, Glen Urquhart School, Pingree School, Brooks School, Landmark School, Endicott College, and Montserrat College of Art.

The North Shore's Natural Beauty

Explore the North Shore's remarkable terrain—from the dramatic rocky coastline of Halibut Point State Park to the tranquil forests of Coolidge Reservation. Walk the famous sands of Singing Beach or hike through Beverly Commons Conservation Area's 13 miles of woodland trails spanning 400 pristine acres.

Sport, Culture, Community

Access institutions like Myopia Hunt Club—one of America's oldest golf establishments—and Bass Rocks Golf Club, both offering exceptional sporting facilities in elegant settings. Complement your leisure time with performances at The Cabot Theatre and other distinguished venues that showcase the region's vibrant arts scene.



A Coastal Masterpiece in the Making

Located minutes from Beverly Farms Village, 63 West blends privacy with easy access to cafés, boutiques, and everyday essentials.

Enjoy direct access to the beautiful West Beach and explore nearby Singing Beach, Halibut Point, and Coolidge Reservation. Join prestigious sporting clubs like the Myopia Hunt Club or the Bass Rocks Golf Club and enjoy year-round events at cultural venues like The Cabot Theatre, North Shore Music Theater and beyond.

With the nearby MBTA commuter line, and just two miles from I-95 for access to Boston and Logan Airport, 63 West is the ideal base for regional travel, city evenings or hosting guests from afar.

RESTAURANTS, CAFÉS & DINING

- 01. MISSION BOATHOUSE
- 02. ANCHOR PUB & GRILLE
- 03. KITCHEN TABLE RESTAURANT
- 04. ROSSETTI
- 05. SALA RESTOBAR
- 06. THE BEVERLY DEPOT
- 07. HALE STREET TAVERN
- 08. ANDALIN THAI KITCHEN & BAR
- 09. LITTLE HARBOR BOATHOUSE
- 10. LONGBOARDS RESTAURANT & BAR

SHOPPING & RETAIL

- 11. THE BOOK SHOP OF BEVERLY FARMS
- 12. VIDALIAS MARKET
- 13. CUMMINGS CENTER
- 14. DOWNTOWN BEVERLY

SCHOOLS & EDUCATIONAL INSTITUTIONS

- 15. GLEN URQUHART SCHOOL
- 16. NORTH SHORE NURSERY SCHOOL
- 17. SHORE COUNTRY DAY SCHOOL
- 18. COVE ELEMENTARY SCHOOL
- 19. NORTH BEVERLY ELEMENTARY SCHOOL
- 20. CENTERVILLE ELEMENTARY SCHOOL
- 21. BEVERLY MIDDLE SCHOOL
- 22. BEVERLY HIGH SCHOOL
- 23. NORTHSORE ACADEMY

TRANSPORTATION & COMMUTER RAIL / TRANSIT

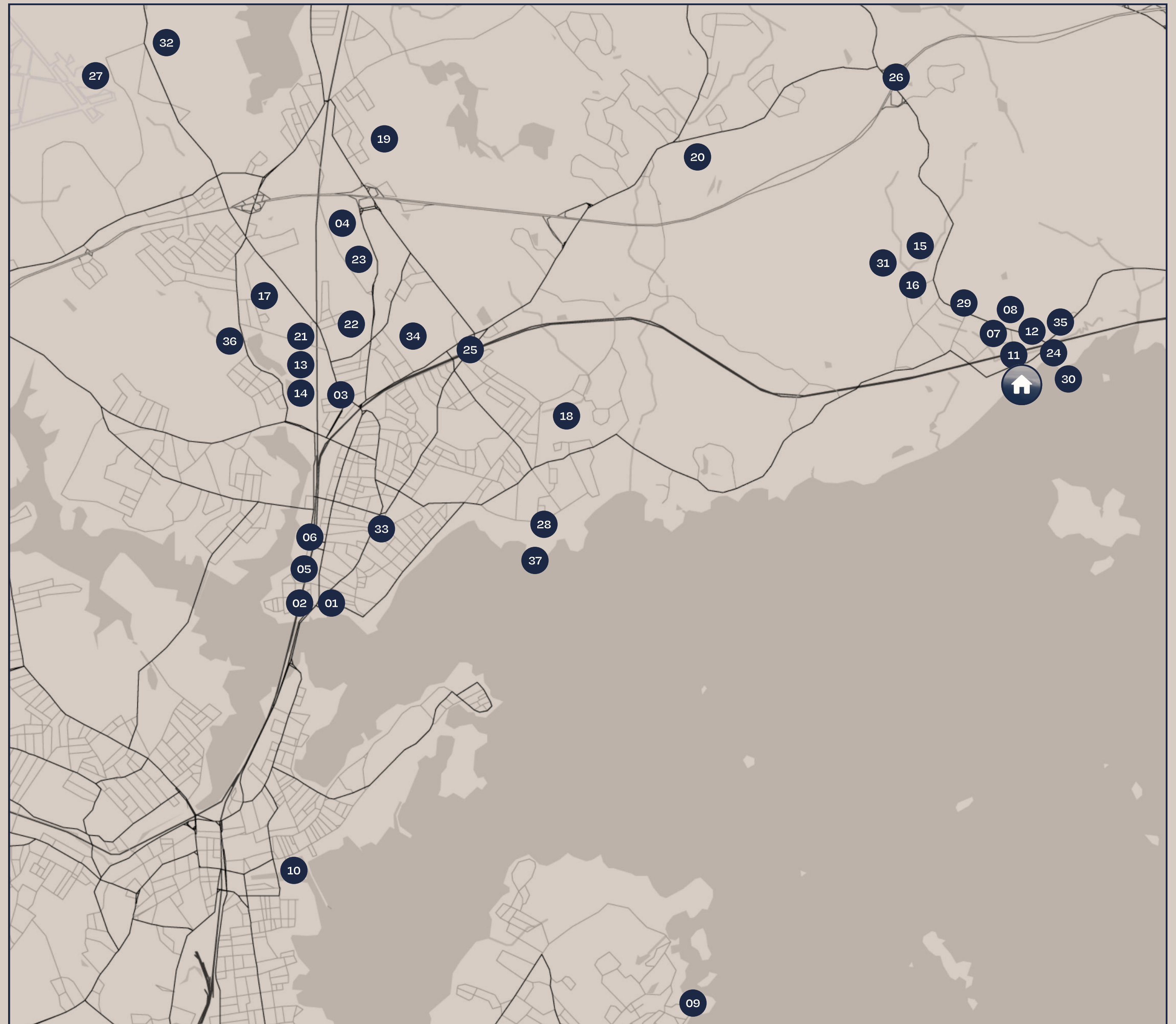
- 24. BEVERLY FARMS STATION
- 25. MONTSERRAT STATION
- 26. ROUTE 128
- 27. BEVERLY AIRPORT

PARKS, BEACHES, TRAILS & OPEN SPACES

- 28. LYNCH PARK
- 29. DIX PARK
- 30. WEST BEACH
- 31. BEVERLY COMMONS CONSERVATION AREA
- 32. MORAIN FARM

CULTURAL, COMMUNITY & UNIQUE FEATURES

- 33. BEVERLY CENTER BUSINESS DISTRICT
- 34. BEVERLY HOSPITAL
- 35. HASTINGS HOUSE
- 36. BEVERLY GOLF & TENNIS CLUB
- 37. BEVERLY RECREATION DEPARTMENT



Effortless Daily Living

Beyond spectacular views and amenities, 63 West has been meticulously crafted to balance functionality with beauty. Here, daily life unfolds effortlessly.



Entertaining and Lounge Spaces

Experience grandeur and comfort in 63 West's thoughtfully designed living areas.

The double-height entry creates a striking first impression, with a second-floor sitting area that overlooks this grand foyer below. A stunning double-sided fireplace connects the living room and lounge to provide a visual centerpiece.

Enjoy quiet evenings in the family room and lounge areas, each with its own fireplace, where floor-to-ceiling windows frame the ever-changing seascape.

Culinary-Grade Kitchen

Entertain with ease in 63 West's culinary-grade kitchen, framed by sweeping ocean views and featuring premier Wolf and Sub-Zero appliances and a statement 48" induction range. Two distinct islands support both daily routines and entertaining—one for prep and casual seating, the other for gathering.

Private Dining

A formal dining room sits just beyond the kitchen for intimate dinners or lively celebrations, while a sun-filled breakfast nook offers a relaxed spot to start the day with the ocean and pool in view.



Primary Suites

Choose between two exceptional primary suites.

The first-floor suite offers convenient single-level living with two reach-in closets and a spa-inspired bathroom with a curbless shower. A private door leads directly to the adjacent patio—perfect for morning sunrises and the ocean air.

Upstairs, discover a retreat with a private ocean-view balcony, and a bathroom complete with steam shower and soaking tub. Dual walk-in closets, one with an innovative steam tower, extend the luxury experience to garment care.

Guest Accommodations

Welcome family and friends with accommodations that rival fine hotels. Each guest room features its own en-suite bathroom, while second-floor accommodations include walk-in closets with custom organisation systems.

The thoughtful layout provides separation between owner and guest spaces, allowing everyone to enjoy the property fully without compromise.

Home Office

A dedicated office with private powder bath, beverage center, and direct elevator access adds flexibility and convenience.

Work without distraction while remaining connected to the home's energy—whether it's quick emails or projects requiring dedicated space.

Elevator Access

An elevator provides access to all three levels, alongside a side staircase, while storage and mechanical spaces are integrated discreetly to keep the home calm and uncluttered.





An Entertainer's Dream

From intimate family celebrations to grand social occasions, 63 West makes entertainment an art form.



Exceptional Entertainment Spaces

Mix cocktails with ocean views or serve nightcaps by the fireplace. Thoughtfully placed throughout the home, each bar and beverage center creates a natural gathering point — from the full-length bar spanning the lounge to a second on the floor above.

Private Home Cinema

Host film nights with friends, enjoy family movie marathons, or immerse yourself in the latest releases—all with professional-grade audiovisual equipment that makes any evening an event worth staying in for.



Fitness Studio

Keep your fitness routine on track with a dedicated studio on the lower level. Purpose-built and private, it's designed to work as hard as you do.

With the sauna and cold plunge just steps away, you can move seamlessly from training to recovery without leaving the house.

Golf Simulator

Work on your swing or challenge friends to a round—regardless of the weather—with the in-home golf simulator.

The lower floor awaits your personal touch, with an adjacent flexible space that can be customized to support your specific entertainment preferences.



Thermal Wellness Suite

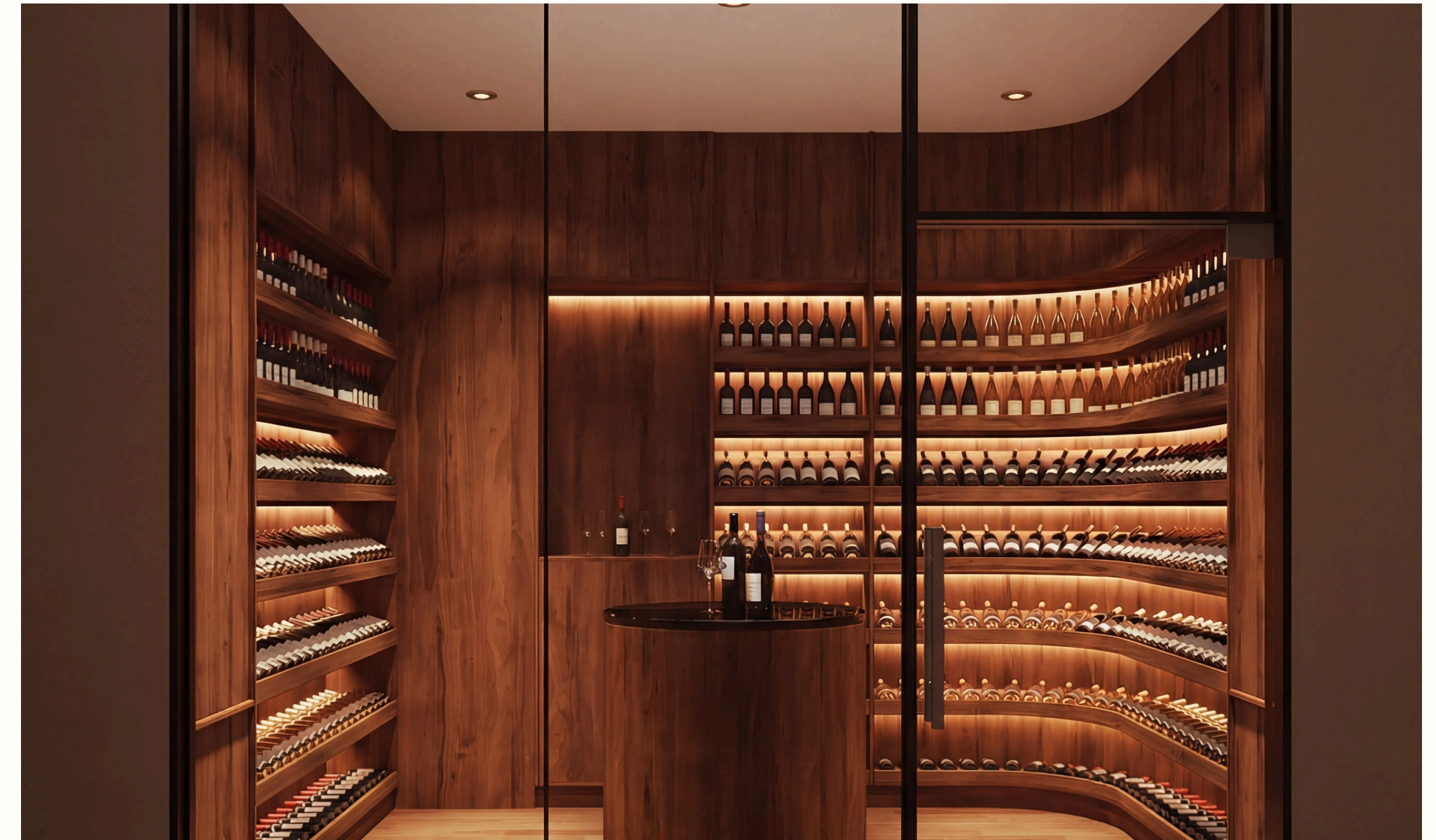
Experience spa-quality recovery in the lower-level's thermal wellness suite.

The sauna promotes relaxation and improved circulation, while the adjacent cold plunge delivers the benefits of contrast therapy—a regime favored by athletes and wellness enthusiasts alike.



Wine Cellar

A custom wine cellar stores collections in optimal condition, with space for thoughtful organization. Positioned near the cinema and leisure rooms, it keeps bottles close at hand for evenings with friends or relaxed nights at home.





Designed for Life

63 West reflects a deep consideration of how spaces function. The result is a home that does the thinking for you, anticipating needs before they arise.

Accessible Spaces

A residential elevator provides convenient access to all three levels of the home—basement, first floor, and second floor—offering a discreet solution for both everyday use and long-term flexibility.

On the main level, the first-floor primary suite features a curbless shower and a spacious en-suite bathroom designed to accommodate a full wheelchair turn radius, allowing for comfort and independence now and in the future.

Double Garage Parking

Two EV-ready, heated double car garages offer weather-protected parking with direct interior access, making arrivals easy after a drive up the coast.

Seamless Transitions

Multiple entry points—including direct access from both garages—make daily movement through the home effortless, whether you're returning from the beach or welcoming guests.

Tucked beside the mudroom, the outdoor shower offers a simple, elegant solution for rinsing off after time on the sand—keeping interiors clean and comfortable.

Dual Laundry

Laundry rooms on both floors support easy routines. The first floor laundry is ideal for coming in from the beach, while the second floor laundry is central to the bedrooms.





Visionaries in Luxury Development



BROKER

The Marrocco Group brings unmatched expertise in Massachusetts' luxury market. Led by Monte Marrocco Sr. and joined by Monte Marrocco Jr., Gina Marrocco, Veronique Groff, and Steven Chen, the team is known for their market knowledge and dedication to connecting discerning buyers with distinctive homes.



DEVELOPER

Melanson Development has been building and developing some of the highest quality homes in the North Shore Boston area for over 40 years. From custom single family homes to large subdivisions, Melanson Development provides clients the highest level of general contracting and construction management services in the industry.



INTERIOR DESIGNER

Ellen Fador, president and owner of Spectacular-Spaces LLC has spent over two decades sharing her interior design and staging expertise with clients in the Greater Boston Area. Ellen is known for her refined sensibility and hands-on approach—from new construction and renovations to full-scale furnishing plans.



ARCHITECT

Harrison Mulhern Architects brings over four decades of experience in thoughtful, detail-driven design. The practice is known for its ability to translate ideas into enduring architecture that feels both purposeful and refined. Each project is approached with care and curiosity, shaped by its setting and the people who will call it home.



LANDSCAPE ARCHITECT

Highpoint Engineering provides land planning, civil engineering, and landscape architecture services across New England. For 63 West, their design responds to the site's oceanfront setting with a dramatic entry sequence and a luxurious backyard landscape that connects directly to the beach.

BlueprintStudio

MARKETING

Blueprint Studio, the property marketing arm of O'Kane Marketing, brings residential developments to life through clear storytelling and cohesive design. With expertise spanning branding, renderings, websites, and print, their work ensures every touchpoint reflects the quality and vision of the project.



LENDER

Northern Bank & Trust is a full-service bank dedicated to providing practical, common sense financial solutions to help our customers live their lives and grow their businesses. From deposit products to loans to payment and collections services, we work hands-on with our entrepreneurial customers, both locally and across the country, to provide the financial support they need to realize their personal and business goals. Founded in 1960, Northern Bank has assets of \$3.22 billion with 12 locations serving communities throughout Middlesex County. Northern Bank is a Member of the FDIC, and an Equal Housing Lender.

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TO LEARN MORE:

INFO@THEMARROCCOGROUP.COM • 339-227-0539

WWW.63WESTSTREET.COM



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