

# OVERLEE OFFERING MEMORANDUM

## 349 Old Stockbridge Road & 40 Frothingham Crossing

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### EXECUTIVE SUMMARY

Overlee is a 16.76± acre, multi-parcel estate in Lenox, Massachusetts, centered on a historic Berkshire mansion and configured as a cohesive campus with a separately sited mid-century residence. The property combines immediate functionality with long-term flexibility, supported by existing infrastructure, residential zoning, and a clear internal organization of buildings and land.

Hillcrest Educational Center, Inc. continues to operate on the property under a month-to-month lease through June 2027, providing near-term occupancy and income while preserving flexibility for future repositioning. The estate is not listed on the historic registry and is not designated a “Great Estate,” allowing for greater flexibility in planning and redevelopment (subject to approvals).

Offered at **\$3,750,000**, following a combined acquisition of \$3,900,000 in June 2025, Overlee presents a rare Lenox opportunity at the intersection of estate, campus, and redevelopment potential.

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### OFFERING HIGHLIGHTS

- 16.76± acres across four parcels (per survey) in Lenox—the heart of the Berkshires’ cultural corridor— centered around a historic Berkshire mansion
  - Campus is composed of the manor house, gymnasium, two dormitory buildings (Dellea Hall and Miller Hall), office space (Tetro Academic Center and Gainor Hall), and a garage/maintenance shop.
  - Hillcrest School in place with month-to-month lease through June 2027; tenants expect to vacate February/March 2027
  - Separate mid-century single-family residence (40 Frothingham Crossing)
  - Existing infrastructure, including utilities, access, and campus layout
  - Zoned R1A (1-acre minimum lot size)
  - Not on historic registry; not designated a “Great Estate”
  - Title V passed (April 2025)
  - New 2,000-gallon oil tank installed (September 2025; post-installation environmental review completed)
  - Environmental assessment and inspection reports available
  - Potential for estate, institutional, or residential redevelopment uses
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### PROPERTY SNAPSHOT

**Addresses:**

349 Old Stockbridge Road, Lenox, MA

40 Frothingham Crossing, Lenox, MA

**Total Acreage:** 16.76± acres

**Offering Price:** \$3,750,000 (combined)

**Recent Acquisition:** \$3,900,000 (June 2025)

**Parcel Breakdown:**

- 349 Old Stockbridge Road (Map 1, Lot 3): 12.02 acres
- 40 Frothingham Crossing (Map 3, Lot 31): 2.598 acres
- Lot 31-1: 1.023 acres
- Lot 31-2: 1.122 acres

**Zoning:** R1A (Residential; 1-acre minimum)

**Current Ownership:** Overlee LLC (acquired June 2025)

**Primary Uses:** Former educational campus; single-family residence

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## SITE OVERVIEW

- Frontage along Old Stockbridge Road
- Internal access connecting campus to Frothingham Crossing
- Combination of open lawns and wooded perimeter
- Established campus layout with multiple structures
- Existing parking areas and circulation routes
- Topography supporting both privacy and usability

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## CAMPUS OVERVIEW

The Overlee campus is organized around a central historic mansion and includes a range of supporting buildings and infrastructure:

- Historic Berkshire mansion (primary structure)

- Two dormitory buildings (currently 24 total bedrooms)
- Gymnasium with full court and supporting spaces
- Tetro Academic Center (dining, classroom, administrative)
- Additional classroom, office, and support buildings
- Internal roadways, parking areas, and campus infrastructure

This configuration supports a wide range of uses, from continued institutional operation to residential or mixed-use reconfiguration.

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## PROPERTY HISTORY

Overlee—originally the country estate of Samuel Frothingham—emerged at the height of Lenox’s Gilded Age, part of the region’s celebrated “cottage” era when prominent Boston and New York families established grand summer residences in the Berkshires.

The property began as an earlier estate known as “The Poplars,” owned by Philip J. Sands. Around 1902–1903, Frothingham acquired the property and undertook a substantial transformation, both architecturally and in its landscape, creating what contemporary accounts described as a refined and “park-like” Lenox estate.

Completed in 1903–1904, the residence was designed by Adams & Warren in an Elizabethan / Jacobean Revival style, constructed of red brick with brownstone trim. Period commentary noted its picturesque massing, gables, and deliberate relationship to the surrounding landscape.

Conceived as a fully realized country compound, Overlee was used not only as a seasonal retreat but as a year-round residence. The grounds—then encompassing roughly 30 acres—were carefully arranged with terraced lawns descending toward Laurel Lake, winding drives, gardens, and extensive plantings, reflecting the era’s integration of architecture and landscape. The estate supported an active social and sporting life, including equestrian use, tennis, and gatherings tied to Lenox’s Gilded Age circle.

Over time, the property transitioned to institutional use as part of the Hillcrest Educational Center. Additional dormitory, academic, and support buildings were introduced, forming the campus configuration that exists today, organized around the original mansion.

In June 2025, the combined properties were acquired by Overlee LLC, creating a unified 16.76± acre holding across multiple parcels. Today, Overlee reflects both its residential origins and its institutional evolution—offering a layered foundation for future use.

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## PARCEL BREAKDOWN

| Parcel          | Address                 | Acreage  | Notes             |
|-----------------|-------------------------|----------|-------------------|
| Map 1, Lot 3    | 349 Old Stockbridge Rd  | 12.02 ac | Primary campus    |
| Map 3, Lot 31   | 40 Frothingham Crossing | 2.598 ac | Main residence    |
| Map 3, Lot 31-1 | —                       | 1.023 ac | Additional parcel |
| Map 3, Lot 31-2 | —                       | 1.122 ac | Additional parcel |

**Total: 16.76± acres**

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## BUILDINGS SUMMARY

### 349 Old Stockbridge Road (Campus)

- Historic Berkshire mansion (c. 1902; ~14,000+ SF) — primary structure
- Dormitory buildings (Miller Hall, Dellea Hall)
  - Miller Hall: approximately 16 bedrooms and 7 bathrooms across two floors, with common areas on each level
  - Dellea Hall: approximately 8 bedrooms and 5 bathrooms across two floors, including staff bath, with shared common spaces
  - Each building includes shared living/common areas, supporting potential use for staff or workforce housing
- Tero Academic Center
  - Multi-level academic and administrative building

- First floor includes dining, kitchen, library, conference room, and infirmary
- Upper floors include classrooms, offices, and support spaces
- Flexible layout for institutional, office, or amenity use
- Gymnasium
  - Large open gym court with adjacent classrooms and offices
  - Upper level includes staff lounges and offices
  - Potential for fitness center, indoor tennis, pickleball, or squash courts
- Classroom and academic structures
- Office / support buildings
- Additional outbuildings and utility structures

The campus is organized around the main mansion, with accessory buildings supporting its institutional use.

#### **40 Frothingham Crossing**

- 1,826 SF mid-century single-family residence
- Built 1962
- 2 bedrooms / 2 bathrooms
- Situated on its own parcel, with two additional adjoining tax parcels included in the offering
- Privately sited and separate from campus

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## **UTILITIES & INFRASTRUCTURE**

- Public water service across primary buildings
- Mixed heating systems (oil, gas, electric)
- Electrical capacity up to 400 amps in select areas
- Fire alarm systems and partial sprinkler coverage
- Security systems and campus infrastructure in place

Conditions typical of a property of this scale may be present; buyers are encouraged to conduct independent due diligence.

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## **RECENT IMPROVEMENTS & DUE DILIGENCE**

- New 2,000-gallon oil tank installed (September 2025)
- Prior 1,000-gallon tank removed
- Environmental assessment conducted (available upon request)
- Title V septic system passed (April 2025)

- Survey and parcel mapping completed
- Utility and infrastructure summary available

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## LOCATION, ZONING & REGULATORY OVERVIEW

Lenox is one of the Berkshires' most established towns, known for its cultural institutions and historic character. The property is minutes to downtown Lenox and Tanglewood, with access to regional recreational amenities, balancing privacy with proximity.

The property is located within the R1A zoning district, which permits residential uses with a minimum lot size of one acre, subject to applicable regulations and approvals.

The property is not listed on the historic registry and is not designated as a "Great Estate" under Lenox zoning bylaws, allowing for greater flexibility in future use and redevelopment.

Existing institutional use and prior approvals may inform future permitting pathways; buyers should consult with the Town of Lenox regarding specific uses and approvals.

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## POTENTIAL USES

- Private estate or multi-generational compound
- Institutional or nonprofit use
- Residential subdivision or redevelopment
- Retreat, wellness, or campus-oriented uses

Preliminary planning work has been completed to explore potential configurations; such concepts are illustrative only and have not been approved or permitted.

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## OPERATING OVERVIEW

The property is currently occupied in part by the Hillcrest School, which continues to operate on site under a lease extending through February 2027.

Historical operating expenses of approximately \$765,000 annually (FY2024) reflect the cost of the Hillcrest School's operations while in use of the campus, including utilities, insurance, maintenance, and staffing.

Under the terms of the lease, the tenant is responsible for substantially all operating expenses associated with its occupancy, including utilities, maintenance, and real estate taxes. Further detail regarding lease terms is available upon request.

The existing lease structure provides near-term continuity of use while allowing for future repositioning or redevelopment.

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## SUPPORTING MATERIALS

Available materials include: Survey and parcel maps; Deeds and title documentation; Assessment and sales reports; Utility and infrastructure summary; Historical operating data; Floor plans and building layouts (where available)

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*This offering memorandum is provided for informational purposes only. All information is believed to be accurate but is not guaranteed and should be independently verified by prospective purchasers. The property is offered subject to errors, omissions, changes in price, prior sale, or withdrawal without notice.*