



Proudly Presents:
"GOD'S COUNTRY" RETREAT
 18 Miles West of Boston
 \$1.8 Million



Sudbury's most spectacular 60 year old Grande dame!

- Gracious private hilltop estate with views to downtown Boston.
- 13 Room manor home, lovingly updated with much attention to original architectural details.
- Exquisite original gumwood moldings and custom inlaid parquet floors throughout house.
- 5 Bedrooms, 6 1/2 baths, several marbled with jacuzzi.
- Sauna room, solarium, underground wine cellar.
- Over 8 lush and beautifully maintained acres include private golf course, inground cement pool with pavilion, barn and paddock area. Unique clubhouse for entertaining guests.
- Separate caretakers home (can be used as rental income.)

EXCLUSIVE AGENTS

Kathleen Smith Tibbert (508) 879-5529
 Edie Grande-Shaer (508) 358-5526

NATURE LOVER'S PARADISE
 \$595,000



- 5.39 Acres of seclusion.
- Surrounded by 99 acres of USA land with wetland restrictions, and 85 acres of Wayland conservation land.
- Small 3 bedroom home with magnificent views of Hears Pond.
- Possibility of subdivision.

EXCLUSIVE AGENT

Carmel H. McDermott (508) 358-4532

70 Boston Post Road
 Wayland, MA 01778
 (508) 358 2303

Each Office Is Independently Owned And Operated.

Perfect Places

Why I Live in Newton BY JOHN SEDGWICK

GOD, THE SUBURBS. THE IDEA OF THEM IS CERTAINLY horrendous—the vapidness, the minivans. But here I am in Newton, with my wife, two children, dog, and increasing thirst for bourbon. I feel like the guy in the Talking Heads song nattering on about “This is not my beautiful house.” How could the suburbs have happened to me? Well, just as democracy is the worst form of government except for all others, so the suburbs are the worst form of life except for all others.

I grew up in Dedham, and I certainly didn't want to move back there, 45 minutes away from everywhere. For a while, my wife and I held out in the South End, and I thrilled to city life. Like the night we were awakened to some clanking noises and peered out the window to find a couple of thieves, real professionals, methodically boosting all the cars across the street, one after another. Now, that's entertainment. But after our first child came along, I got tired of slaloming past the dog poop on the sidewalk and worrying about the weirdos in the park, and decided we should head for greener pastures.

We chose Newton because it was safely outside the city but not too far outside. The houses were cheaper than in Cambridge and roomier than in Brookline. Plus, when I looked in the window of the eclectic Victorian house where we now live, I felt my heart speed up. Golly—to have so much space, and our very own backyard. The house was unoccupied at the time, and in the weeks before the closing, we made regular field trips to that backyard, just to sit there on the unmowed lawn and imagine ourselves one day lords of the manor.

So how has it turned out six years later? Pretty conventionally. With the dog yanking me along, I walk my two children to school and day care in the morning, greeting my neighbors along the way. I cheer lustily at my daughter's soccer games. I coach her softball team, actually wearing a uniform and matching cap. I try to avoid neighborhood politics, but I do fret about the increasing traffic whizzing by our door. I spend more time in my car than I would have imagined possible, much of it hurrying to Boston and Cambridge to restore my sanity. I had never thought of it before, but hey—this is the good life.

How We Calculated the Quality of Life Index

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PROTECTED OPEN SPACE. We believe that open space is pleasant space, because it of-

fers access to nature and relief from the urban vista. In the early eighties, more than 100,000 acres of open land in Massachusetts were lost to development. In 1987 the Audubon Society predicted that if such development were to continue, even at a lower rate of growth, the state would lose 2 million acres by 2030. In conjunction with conservation groups, Massachusetts began a program called SCORP (Statewide Comprehensive Open space and Recreation Plan) to catalog and acquire open land for protection. We calculated the percentage of a town's total acreage that these SCORP acres constitute and assigned points based on it. Towns with SCORP acreage under 5 percent got no points; 5 to 9.9 percent, +1; 10 to 14.9 percent, +2; 15 to 24.9 percent, +3; and more than 25 percent, +4.

RECREATION. We think recreational opportunities are important for adults as well as children. We assigned each town a +2 (excellent), a +1 (good), or no points (fair) based on the facilities and programs it provides. The towns we judged excellent have playgrounds, swimming, ice skating, tennis, and some kind of league or team for baseball, softball, basketball, hockey, or soccer. Towns without one or two of those, or more if they have something special like a ski area or many ocean beaches, we judged good. Towns with no swimming, skating, or playgrounds, and nothing else special to offer, we judged fair.

RECYCLING. We think that recycling is good and that the best recycling accepts the most recyclable materials. We assigned a +3 to communities with curbside recycling (c) of newspaper (n), glass (g), plastic (p), aluminum (a), and steel and tin (s). (Many towns also recycle white paper, cardboard, and magazines, but the state doesn't include those categories on its master list.) We assigned a +2 for curbside pickup of some of those materials, a +1 for drop-off recycling (d), and a -1 for no recycling.

SHOPPING. We don't like to drive very far from home to buy things. We really don't want to have to leave town for essentials such as a bottle of aspirin or a pint of Heath Bar Crunch or an emergency pair of panty hose. We assigned each town a +2 (excellent), a +1 (good), or a -1 (fair). A town with fair shopping has no centrally located shopping and offers only the basics, such as food, newspapers, windshield scrapers in the winter, and sunscreen in the summer with little variety. Good shopping indicates the availability of coffee beans, fresh pasta, needle-nose pliers, sta-