PROPERTY DETAILS ADDENDUM
BYBROOK FARM
327 FLETCHER SCHOOLHOUSE ROAD
SOUTH WOODSTOCK, VERMONT
05071

PROPERTY SUMMARY

- 25.8 +/- Acres
- Brook and pond features
- Established perennial gardens
- Apple orchard and blueberries
- EC Fiber
- Trails
- Solar and Geo Thermal
- ¼ mile to Kendron Valley Inn and community pond, South Woodstock General Store & Post Office

MAIN RESIDENCE

- Year built 1797
- 5,321 finished square feet
- 2 Bedroom, 2 ½ Bathrooms
- Gambrel style with clapboard siding and shake wood shingle roof
- Plastered walls and hand hewed beams throughout
- Hand-planed wainscotting throughout
- Radiant heat and whole house A/C with Nest thermostats
- Attached two car, post and beam garage with automatic doors and EV charging station
- Connected barn with standing seam roof, finished lower level and storage above and RV charger

GUEST COTTAGE

- Year built 2003
- 1,273 finished square feet
- 2 Bedroom, 1 Bathroom with loft for extra sleeping quarters
- Cape style with clapboard siding and wood shingle roof
- Pine floors and wainscotting throughout
- Vaulted ceiling with open stone fireplace and pool table

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

PROPERTY DETAILS ADDENDUM
BYBROOK FARM
327 FLETCHER SCHOOLHOUSE ROAD
SOUTH WOODSTOCK, VERMONT
05071

MAIN RESIDENCE DETAILS
FIRST LEVEL

- Rolscreen Retractable Screens on Pella traditional double hung windows throughout and installed in 2021

Kitchen (17'7" x 24')

- Mid-Century Modern Belgian Bluestone flooring with radiant underfloor heat
- Recessed lighting and pendant lighting over the island
- 38-40" beaded Wainscotting
- Quartz leather black countertop on island with reclaimed wood cabinets
- Porcelain white countertop
- Officine Gullo burnished brass deck bridge faucet and pot filler from Italy
- Undermount wide granite sink
- Hand-hewed, reclaimed (over 100 years old) pine beams and shelves
- Best Celato exhaust fan above cook surface
- Reclaimed Belgian brick backsplash in a herringbone pattern
- AGA Appliances
    - 48" Elise Electric Induction Range with 5 elements, dual oven, storage drawer, European convection, multi-function oven and glide out broiler
    - 36" Elise Counter Depth French Door Refrigerator
    - 24" Elise Built-in Dishwasher
    - 24" 1,000W Microwave Drawer Oven

Pantry (11'3" x 9')

- Painted wood floor
- Subzero Refrigerator with two drawers
- Subzero Freezer with two drawers
- Bosch Dishwasher
- Soapstone countertops
- Farmhouse porcelain sink with bridge faucet
- Pre-rinse faucet for cleaning dishes

Dining Room (14'8" x 14'9")

- Pine wood flooring
- Wainscotting
- Hand hewed beams
- Painted wall mural

Family Room/Living Room (21'5" x 24')

- Pine wood flooring
- Wainscotting
- Hand hewed beams ceiling
- Wood shutters
- Built-in TV cabinet
- Wired connectors for picture lights
- Nova wood burning stove with brick surround

Half Bathroom

- Pine wood flooring
- Wood walls
- Pedestal sink

Hallway – access to stone patio

Stone Patio with Connected Gas Grill

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

PROPERTY DETAILS ADDENDUM
BYBROOK FARM
327 FLETCHER SCHOOLHOUSE ROAD
SOUTH WOODSTOCK, VERMONT
05071

Library/Sitting Room (14'7" x 14'4")

- Pine wood flooring
- Hand hewed beams on ceiling
- Wood shutters
- Built-in bookcases
- French doors to access stone patio

Mudroom (7'4" x 11'10")

- Pine wood flooring
- Hand hewed beams ceiling
- Walk in closet
- Hooks & shelves

SECOND LEVEL

Stairwell with painted walls

Primary Bedroom En Suite (13'4" X 21'9")

- Pine flooring
- Wood shutters on windows
- Walk in closet/dressing room
- Standard closet
- Linen closet
- Built in bookcases

Primary Bath En Suite (14'7" x 18')

- Pine flooring
- Recessed lighting
- Two pedestal sinks
- Two toiletries built in cabinets
- Linen closet
- Porcelain tub with pedestal faucet
- Electric heated towel rack
- Walk in shower with glass door and tile surround
- Water closet with wood window shutters and wainscotting
- Walk in closet/dressing room

Second Bedroom En Suite

- Pine flooring
- Recessed lighting/LED lighting
- Vaulted ceiling with reclaimed beams
- Wood shutters
- Built in cabinets and shelves
- Walk in closet/dressing room

Study Room (14'8" x 12'9")

- Pine flooring
- Recessed lighting
- Two closets

Second Bath En Suite (8'10" x 8'8")

- Recessed lighting
- Double vanity with wood countertop
- Kohler bowl sinks
- Porcelain tub with tile surround
- Heated towel rack – water based
- Linen closet

LOWER LEVEL

Laundry Room (12'6" x 20'3")

- Tile floor
- Vertical narrow bead board walls
- Maytag Washer/GE Gas Dryer
- Porcelain double pedestal farmhouse sink
- Chest Freezer (closet)

Storage Closet/Room (5'1" x 8'11")

Storage Room (19'7" x 21'11")

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

PROPERTY DETAILS ADDENDUM
BYBROOK FARM
327 FLETCHER SCHOOLHOUSE ROAD
SOUTH WOODSTOCK, VERMONT
05071

Hall (23'10" x 7'2")
- Tile floor
- Dehumidifier
- 2 coat closets

Cellar/Wine room (10'7" x 8'4")
- Stone, brick & concrete walls
- Tile floor

2-BAY ATTACHED GARAGE
- Automatic doors front and back
- Concrete floor
- EV Charging Station
- Post and beam construction

CONNECTED BANK BARN
- Storage above
- Finished gym lower level with Mitsubishi heat pump

MAIN RESIDENCE MECHANICALS
All systems below installed in 2021 unless noted otherwise.

Lower Level – Mechanical Room
- Geothermal heating system
  - Hydron
  - 50 gal hot water tank off geothermal
- Propane Hot water boiler backup
  - NTI
  - 50 gallon hot water tank off boiler
  - Heating Zones – 5
- NEST thermostats
- Rooms with Radiant Heating
  - Kitchen
  - Primary Bathroom
  - Library/Sitting Room
  - Mudroom
  - Second Bedroom
- Cast iron baseboard radiators – rest of house
- 80 Gallon Domestic Hot Water – Electric
- Whole House AC
- Air Handling Unit
- Electric Service
  - 400 AMP service to the property (panel in barn)
  - 200 AMP sub panel in main house basement
  - Surge protect on each
  - Low voltage lighting
  - Service Panel in wine room
- Kohler 38RCLC LP Generator installed (38 kW rated output) June 2023 (shed off barn)
- 48-panel ground mounted solar panel array - Capacity of 21.36 kW DC
- Water softener system – wine room
- EC Fiber Internet
- Security System (alarm and smoke)
- Radon Mitigation System 2022 – closet lower level main residence
- Gym under barn – Mitsubishi heat pump
- Well 400' – West of barn
- Two underground propane tanks
  - West side - 500 gallon tank feeds cottage, gas grill, guest barn, dryer, generator
  - East side - 500 gallon tank feeds main house, back up boiler, dryer
- Septic located on east side of house
- Sound system and TV not included

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

PROPERTY DETAILS ADDENDUM
BYBROOK FARM
327 FLETCHER SCHOOLHOUSE ROAD
SOUTH WOODSTOCK, VERMONT
05071

GUEST HOUSE

Kitchen (14'5" x 17'2")
- Pine flooring
- GE Dishwasher
- Jenn Air Oven
- Jenn Air Four Burner Gas Range
- Amana Microwave
- Whirlpool Refrigerator
- Zinc countertop
- Wood Countertop on Island
- Recessed lights

Family Room (15'10" x 21')
- Pine flooring
- Access to balcony
- Wood panel vaulted ceiling
- Wainscotting surround
- Built in tv cabinet
- Stone surround fireplace and mantel
- Open to loft
- Pool table conveys with sale

LOWER LEVEL

Entry (6'11" x 6'9")

Primary Bedroom (11'10" X 13'7")
- Pine flooring
- Wainscotting
- Walk in closet
- Access to entry

Bedroom (11'2" x 13')
- Pine flooring
- Wainscotting
- Access to entry

Closet Laundry
- GE Washer & Gas Dryer

Bathroom (8'6" x 8'3")
- Pine flooring
- Wainscotting
- Double vanity
  - Kohler bowl sinks
  - wall bridge faucet
- Porcelain tub and tile surround

GUEST HOUSE MECHANICALS

- Propane fired water cast iron baseboard radiators
- Domestic hot water off boiler – 40 gallons
- NEST thermostats – heat and low temperature
- Security system (alarm and smoke)
- Yamaha Sound system & TV
- Septic located below the house

ONE BAY GARAGE
- Concrete floor
- Workshop overhead
- Electric
- Woodstove – needs inspection prior to use

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com