PROPERTY DETAILS ADDENDUM
ECHO LEDGE FARM
WOODSTOCK, VERMONT

ORIGIN OF NAME

Jumbo Robinson's daughters would yell from the corner of the house up the hill and an echo would come back.

PROPERTY SUMMARY

- 91.87 acres
- C.1850 Gothic Revival house
- 3 Bedrooms, 3 Bathrooms
- Open floor plan
- 3 stall bank barn and office/work-out room (heated)
- Extensive carriage-width trails
- 2 Swimming ponds
- Orchard – apple, pear, plum
- Mature perennial beds
- Fenced-in vegetable garden
- Sugarhouse run-in shed and paddocks
- Post and rail fencing
- Stone walls
- Meadows
- Indoor ring
- Riding ring

MAIN HOUSE

- Antique wide board pine floors throughout house
- Waterworks toilets and bathroom fixtures
- Vermont marble for bathroom counters
- Authentic Designs handmade sconces and chandeliers
- Double plaster walls
- Radiant heat
- Loewen doors and windows -Douglas Fir
- White wood clapboard siding
- Standing-seam roof on house
- Metal roof on attached garage

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MAIN HOUSE DETAILS
FIRST LEVEL

Hallway
- Access to front covered porch, 2 bay garage and kitchen
- Mudroom 8'1" x 14'1"
- Powder room

Front Porch 20' x 7'
- Narrow bead board ceiling
- Stained fir floors

Kitchen 17'4" x 30'11"
- 8'3" ceiling height
- Access to back covered porch
- Access to hallway, mudroom and powder room
- Access to the dining room
- Radiant heat with backup hydronic heaters - hot air auxiliary
- Granite counter tops from Quebec
- Repurposed kitchen lights from a Michigan auto factory
- Rohl kitchen faucets/fixtures
- Franke deep double stainless steel farm sink
- Duel fuel Thermador range
  Julia Childs' stove!
  - 6 burner gas stove with griddle
  - Double electric ovens
- Thermador hood
- Bosch dishwasher
- Built-in microwave
- Sub-Zero refrigerator
- Cupboard wired for TV

Island 5'11" x 7'8"
- Bar stool seating
- Drawers and cupboards
- Franke stainless steel sink

Pantry
- U-Line beverage refrigerator
- Cherry counters
- Bead board paneling
- Shelves and cupboards

Covered Back Porch 10 x 29"
- Access to kitchen and living room
- Bluestone floor
- Narrow bead board ceiling

Dining Room 12' x 19'8"
- 8'6" ceiling height
- Access to kitchen and living room
- Wood burning fireplace
  - 3 flues
  - Damper uses little knob inspired from the 1800s
  - Antique brick – mortar replicates color used in 1800s
  - Pennsylvania bluestone mantel and hearth

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Living Room 12' x 23.3"

- Access to front door
- Access to back covered porch
- Access to staircase
- Access to cellar
- Built-in media center – hidden on long articulated arm in cupboard
- Wood burning fireplace
    - 3 flues
    - Damper uses little knob inspired from the 1800s
    - Antique brick – mortar replicates color used in 1800s
    - Pennsylvania bluestone mantel and hearth

Attached 2 bay garage 23'3" x 32'10"

- Crushed stone flooring
- Assess to hallway and mudroom

SECOND LEVEL

Master bedroom 16'9"

- Ceiling height 9'9"
- Cherry floors with boards milled from the property
- Built-in cherry drawers and cupboards
- Stain-glass window made by the previous owner
- Sliding glass doors to Rapunzel balcony
- 3 closets

Master Bathroom

- Walk-in glass and tile shower
- Narrow bead board wainscot
- Stone tile floor
- Vermont marble vanity
- Built in cupboards

Hallway

- Laundry closet
    - Miele washer and dryer
- Linen closet
- Walk-in storage closet

Bathroom

- Marble Vermont vanity
- Walk-in glass and tile shower
- Tile floor

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South-East Guest Room 11'2" x 14'

- Ceiling height 7'4"
- Large closet

North Bedroom 11'8" x 19'5"

- Closet

Basement

- Crushed stone and poured concrete flooring
- Stone and brick foundation
- Blown-in foam insulation
- Passive 750 bottle wine cellar with poured concrete floor
- Bulkhead

NOTES

- Potential Expansion: Ability to expand living quarters and build over the garage. Either enter from North bedroom or add stairs from the garage.
- Overflow guests - Farmhouse Inn

Drains Around the House

- Previous owners put in a series of culverts up on the hill to divert any run-off into streams that go east and west of the property. In 2004 renovation French drains were added around the house - probably unnecessary, because no water entered the basement, even before the renovation.

Utilities and Mechanicals

- BC propane-fired boiler
  - New 10/2020
  - 7 zones
- 80 gallon hot-water tank off furnace
- 50 amp generator – behind corn crib
- 1,000 gallon propane tank
  - Buried behind corn crib shed
- Sump pump in basement
  - Never used
- Septic outlet under stairs
  - Pump tank near corn crib
  - 4 panels up on fence
- Water sediment filter
  - changed every 3 months
- Irrigation system for flower (front and back) and vegetable gardens
- High Speed Internet
- Cat 5 to whole house and barn
  - Office in barn is hardwired, the rest wireless
- 400 MPS through Comcast
- Gigafiber is available from VTel
- Drilled well
  - Well head located next to equipment barn/shed

Electric

- 200 amp electrical panel in house
- 200 amp electrical panel in barn
- 200 amp electrical panel in indoor

Generator – Behind Corn Crib. 50 AMP c2004. Serviced every 6 mo. Last done 11/4/21. Covers heating systems, well and selected appliances, light and outlets.

Security System – First line Security. Covers smoke and home security.

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Swimming Pond (1 of 2)
- Fire pit
- Stone table and benches

Corn Crib 11'8 x 13'9"
- Original cider press (not working)
- Original milk cans

3 Bay Equipment Barn 20' x 30'
- Storage loft
- Standing seam roof
    - New in 2018

Orchard
- 3 Pears
- 2 Plums
- 9 Apples

Fenced garden 19' x 22'
- Irrigation

Mature perennial beds
- Irrigation

Bank Barn and Office 50' x 29'
- ½" Rubber mats in aisleway, stalls, tackroom and office/workout area
- Pressed tin roof
- Stone ramp
- Electricity
- Water
- Heated
    - Horse area at 40˚ and tack room at 55˚ during winter - $400 heating bill
    - Level I - 2 zones
    - Level II – 2 zones (office/utility room)

<u>Level I – Bank Barn and Office</u>
- Paneled wood walls with original ceiling
- 3 horse stalls - 12' x 14'
    - Dutch doors to outside
    - Drain – floors slope slightly to the middle
- Aisleway
    - 3 drains
    - Barn sink

- Heated tack room 12' x 14"
    - Bosch washer and dryer
    - Hot water on demand
    - Granite counter and original cast iron farm sink from house
    - Steam radiator
    - Refrigerator
    - *Excluded from sale - bridle hook over sink*

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Level II – Bank Barn and Office

- Office/Work-out room
  - Wood paneled walls and ceiling
  - Insulated heated office
  - Cast iron baseboard
  - Track lighting
- Hay loft
  - Stone ramp to sliding barn doors
- Utility/Storage Room
  - Weil McLain propane fired boiler
  - Heated

Level III – Bank Barn and Office

- Half loft storage

Storage shed next to manure pit 10' x 12'

Outdoor Ring -88' x 133'

- Board fencing
- Footing – 25% natural sand/75% manufactured sand

Sugarhouse double run-in shed 12' x 33'

- 2 dry paddocks each with half of run-in shed
- Standing seam roof
- Automatic waters in each section
- Sugarhouse moved from another point on property
- Indoor ring area
- Separate driveway

Morton Indoor Ring – 72' x 150'

- Footing – 25% natural sand/75% manufactured sand
- LED lights
- Mirrors
- 18 Pella operable window with screens
- 14 speaker – can connect to iPhone for music or can be used by instructors for clinics

Bea's Barn 24' x 42'

Bea Robinson owned the farmhouse down on the road - the original Robinson farmhouse - she sold the property in the 1990s. She kept 20 acres and built a little house where the indoor is - she sold the property to us and we donated the house to the State of VT for a halfway house in Springfield - we kept the barn and have referred to it as Bea's Barn ever since.

- Attached shed 10' x 20'
- Open on both ends for easy drive in/out for gator or small tractor
- Cement floor
- ½" rubber matting
- Large overhead doors – can fit trailers or RVs

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Other

- 2 fenced fields with water
- Swimming Pond for horses and other furry friends

Water

- 3 fields with frost-free hydrants near house
- 2 fenced dry paddocks with Nelson automatic waterers
- 2 fields with 2 frost-free hydrants near indoor
- 5 small paddocks with water near indoor

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