ADDENDUM
MAPLE TREE FARM
904 REILLY ROAD
LONDONDERRY, VERMONT

PROPERTY
90.75± acres
C1996 6-bedroom farmhouse
Spring fed pond w/ dock
Heated Pool
Cabin – sleeps 3-4
Stable
Apartment – 3 bedrooms
Indoor Arena (62' x 100')
2 barns
Pond
Fenced pastures
Mature landscaped grounds with stone walls
In Current Use

RESIDENCE
Federal style reproduction built in 1996
7,158 s.f. living space
6 bedrooms, 8 bathrooms
4 fireplaces
Slate roof
Clapboard siding
Poured concrete foundation
Attached 2-bay garage

First Level

Covered Porch
L Shape access to mudroom

Mud Room (10' x 13')
Slate floor
Natural pine paneling and wainscot
Closets
Access to garage and great room

Great Room (26' x 30')
8'5" ceiling
Wide pine floors
Hand hewn beams
Book shelves
Hand planed wainscot
Large brick fireplace with paneled mantle
French doors access to stone patio

Kitchen (12' x 18')
8'5" ceiling
Maple Island (3.5' x 9') with sink and bar
Soapstone counters
Bead board back splash
Hand hewn painted pine cabinets
Wide pine floors
Hand hewn exposed beams
Recessed lighting
5-burner gas cook top with hand painted ceramic tile backsplash
Microwave
Asko dishwasher
Sub-Zero refrigerator/freezer wood paneling
Thermador double convection oven

Pantry/Laundry Room (10' x 10')
Refrigerator/Freezer
Washer/Dryer
Pantry cabinets
Sink

Dining Room (15' x 16')
8' ceiling
Wide pine floors
Raised paneled wainscot
Raised paneled wall with china cabinet
Crown molding
Opens to great room and kitchen

Den (16' x 16')
8' ceiling
Wide pine floors
Raised cherry paneling and wainscot
Cherry paneled beams
Brick fireplace with cherry mantle
Cherry bookshelves
Closet

Main Hall
8' ceiling
Spans the width of the house
2 entrances and sidelights
Wide pine floors
Main stairs with cherry handrail
Raised paneling
Chair rail and crown molding trim
Closet

Half Bathroom

Living Room (16' x 32')
8' ceiling
Brick fireplace with Federal style mantle
Chair rail and crown molding
Wide pine floors
Recessed books shelves and cabinets
Two sets of French doors access Sun Room

Four Season Sunroom (13' x 26')
8'5" ceiling
Flagstone floor
8-foot glass windows and doors on 3 sides
Bead board ceiling with recessed lights

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1st Floor Suite

Sitting Room (14' x 16')
Brick fireplace with mantle
Hand planed wainscot
Exposed hand-hewn beams
French doors to screen porch
Stairs to 2nd floor

Screen Porch (7'4"' x 27'7")
Composite floor
Access to stone patio

Bedroom (10' x 14')
Wide pine floors
Hand Hewn beams
3/4 bathroom - marble sink counter & tiled shower

Bedroom/Office (12' x 16')
Wide pine floors
Hand hewn beams
Full bath - marble sink counter and tiled bath/shower

Second Level

Primary Suite

Bedroom (15' x 20')
Wide pine floors
Chair rail
Crown molding
Dressing Room with closets

Full Bathroom
Double sink
Marble counter and mirrored vanity
Ceramic tile shower
Ceramic tile surrounds spa tub

Bedroom-1 (13' x 16')
Chair rail Crown molding
Closet
Full bath - white marble sink counter & ceramic tile tub-shower

Bedroom-2 (13' x 16')
Crown molding
Closet
Full bath - white marble sink counter & ceramic tile tub-shower

Bedroom-3 (12' x 16')
2 Closets
Full Bath - ceramic tile floor & tub/shower, and marble sink counter

Bedroom/Office (15' x17')
Dormer window seats
Small closet

Bedroom-4 (14' x 15')
Next to playroom
Closet
Access to office

3/4 Bathroom
White marble sink counter
Ceramic tile shower

Playroom
(16' x 25')
Cathedral ceiling
Hand hewn beams
Gable windows
Stairs to 1st floor suite

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EXCLUSIVELY LISTED WITH LANDVEST

T. Story Jenks: 802-238-1332 Dia Jenks: 802-238-1549
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ADDENDUM
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LONDONDERRY, VERMONT

Lower Level

Game Room (18' x 32')
Tile floor
Painted pine walls

Craft Room (11' x 16')
Tile Floor
Storage space

Utility Room
Unfinished
Work bench and shelves
Electric sub panel

ATTACHED 2-BAY GARAGE
Heated
Auto overhead doors
Access to basement, mudroom & 2nd floor
Storage loft with access from 2nd Floor

POOL
Gunite
Sand Filter
Heated
Stone Diving Pad

CABIN
Metal roof
Reclaimed wood siding
Porch
Composting toilet
Stone carved outdoor fireplace
Two loft bedrooms
First floor bed/sitting
Electric fireplace

WOODSHED (6'x12')

OUTDOOR HOT TUB

POND
Spring fed
Dry fire hydrant
Dock

CHICKEN COOP

GARDEN
Picket fence
Water

STABLE (36' X 102')
Gambrel metal roof
Clapboard siding
Standing seam roof
2nd level hay storage and Apartment

Stable
8 box stalls
Heated tack room
Utility room with sink and toilet
Heated feed room
Heated office
Bay doors at each end of a wide isle

3 Bedroom Apartment
1st & 2nd floor access
2,556 s.f.
A/C mini-split
2 - ¾ bathrooms
Pine floors
Fireplace
Three season enclosed porch

INDOOR ARENA (62' X 100')
Enclosed
Steel frame open span
Barn siding
Metal roof
Observation room

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BARN 1 (66'x26')
Post & Beam with L
Standing seam roof
Cement floor
2 bays with overhead doors
Drive-through
Heated Utility room
Loft

BARN 2
Standing seam roof
Cement floor
2 bays with overhead doors
Drive-through

FENCED PASTURES
Board fence

UTILITIES

Main Residence:
A/C in all the bedrooms
Buderus Logano G215 oil-fired hot water with a Hydronic (hot water) forced hot air system
80-gallon hot water tank off furnace
w/ water softener
2-275 gallon oil tanks (basement)
Pressure tank water filer system
All LED lights

Outside:
Kohler propane generator 48kw
Buried 500-gal propane tank – pool, generator, & Stove - below stone wall
400 Amp service
1,000-gallon septic tank at house and apartment
Fiber optic – internet, TV and phone
3 wells – house, barns and stable/apartment
Security system – smoke, heat, low temp, security cameras in all locations

Apartment and Horse Barn:
Propane fired hot water base board heat & hot water
Buried propane tank
Generac propane generator 22 KW
All LED lights

Barn 1 and 2:
Electricity – all LED lights
Water

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