PROPERTY DETAILS ADDENDUM
3 CHURCH STREET
WOODSTOCK, VERMONT
05091

PROPERTY SUMMARY

- Historic village home built in 1831, additions circa 1865, 1935, 2018
- Greek Federal style home with brick and wood clapboards
- View of the Ottauquechee River and Mount Tom
- 2 acre park-like setting with perennial gardens
- Heated Pool with new tile and cover
- Trails within walking distance
- Fenced side yard for furry friends

RESIDENCE

- Built in 1831, additions circa 1865, 1935, 2018
- 10,206 Finished S/F
- 10 bedrooms and 12 bathrooms
- In-law apartment
- Guest suite
- Federal style
- Built by Joel Eaton
- Fully furnished – all artwork and attached detailed list of excluded items
- Roof material - rubber membrane (2018) and 30 Year IKO Architectural Shingles (June 2022)
- Foundation – Stone and concrete with a dry basement
- Three Bay heated garage (new heater 2018) with automatic doors and basement entry
- TV in every bedroom
- Basement
    - interior & exterior access
    - Partial walkout
- Exterior material – brick and wood clapboard
- Commercial grade fire alarm system and sprinklers throughout entire house. Halon fire suppression system in kitchen. Inspected annually.
- 70 Energy efficient Marvin Windows (2018)

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MAIN RESIDENCE DETAILS
FIRST LEVEL

Front door Entrance Foyer (14'3" x 16'7")
- Ceiling Height 9'
- Oak wood floors
- Walk-in coat closet
- Wainscoting
- Staircase

Living Room (14' x 29'10")
- Ceiling Height 8'11"
- Oak wood floors
- Fireplace – wood burning
- Wainscoting
- Doors
- 2 Window seats
- Built-in Clamshell cupboard
- Original windows with original glass

Library (10'10" x 15'10")
- Ceiling height 8'10"
- Fir wood floors
- Built in bookshelves and cupboards
- Fireplace - gas

Kitchen (14' x 16'7")
- Tile Floor
- Built-in shelves and cupboards (glass doors in stores in storage)
- Center island
  - Soapstone Countertop
  - Drawers and cupboards
  - Stainless steel sink
- Microwave
- Frigidaire refrigerator/freezer (2018)
- Southbend gas range - 10 burners + 2 gas ovens (2020)
- Haier refrigerator (2018)
- Pantry
- Dish washroom
  - Steel sink
  - Jackson Commercial dishwasher (2018)
  - 3 bay Commercial steel sink
  - Mop sink on the floor

Dining Room (17'9" x 22'4")
- Ceiling height 9'3"
- Maple wood floors
- Fireplace - gas

Music Room (16'3" x 22'4")
- Ceiling height 9'3"
- Oak Flooring
- Fireplace with marble threshold - gas

Porch (11' x 27'10")
- Painted wood flooring
- Shades

3 Half Bathrooms
- Flooring
- Countertop
- Pedestal porcelain sinks

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First Floor Primary Suite

Bedroom 10

- Sitting Room (15'3" x 20')
    - Ceiling height 8'4"
    - Oak wood flooring
    - Wainscoting
    - Mini fridge
    - TV
  - Bedroom (11'6" x 16'4")
    - Ceiling height 9'3")
    - Custom fire-resistant room darkening drapes
    - Oak wood floors
    - Built-in dresser
    - Closet
    - TV
  - Full Size Handicap Bath
  - Handicap access

Bedroom 9 (12'7" x 12'7")

- Ceiling height 9'2"
- Custom fire-resistant room darkening drapes
- Oak wood flooring
- TV
- ¾ bath

In-law Suite

- Oak wood floors
- Track lighting
- Closet, shelves and cubbies
- Kitchen
  - Fischer Paykel 4 gas burner range with warmer drawer with gas oven
  - Whirlpool Refrigerator
  - Microwave
  - Bosch dishwasher
  - Built in shelving/cupboards
  - Soapstone counter
- Living Room (21' x 22'8")
  - Ceiling height 9'1"
  - Sharp TV
  - Vermont Casting Gas stove
- Whirlpool stack washer/dryer
- ¾ bath
  - Carrera marble floor and shower
  - Albion rain shower and telephone hand shower
- Bedroom (17'6' x 13'2")
  - Ceiling height 8'
  - Wall to wall carpeting
  - Ceiling fan
  - Walk-in closet

SECOND LEVEL

Bedroom 1 Suite (11' x 15'9")

- Ceiling height 8'
- Pine flooring
- Sitting Room
  - TV
  - Mini fridge
- Bedroom (11'x16'2")
- Custom fire-resistant room darkening drapes
- Fireplace - electric
- Closet
- TV
- ¾ bath
  - Pedestal porcelain sink

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Bedroom 2 (13’ x 16’8”)
- Ceiling height 8’
- Custom fire-resistant room darkening drapes
- Pine flooring
- Bedroom (11’x16’2”)
- Closet
- TV
- ¾ bath
    - Pedestal porcelain sink

Bedroom 3 (10’ x 18’5”)
- Ceiling height 9’5’
- Custom fire-resistant room darkening drapes
- Wall to wall carpeting
- Closet
- TV
- Mini fridge
- ¾ bath
    - Pedestal porcelain sink

Bedroom 4 (11’7” x 13’4”)
- Ceiling height 9’5’
- Custom fire-resistant room darkening drapes
- Pine wood flooring
- Closet
- TV
- Mini fridge
- ¾ bath
    - Pedestal porcelain sink

Bedroom 5 (11’ x 21’6”)
- Ceiling height 9’5’
- Custom fire-resistant room darkening drapes
- Wall to wall carpeting
- Armoire
- TV
- Mini fridge
- ¾ bath
    - Pedestal porcelain sink

Bedroom 6 (11’11” x 15’9”)
- Ceiling height 7’11”
- Custom fire-resistant room darkening drapes
- Pine flooring
- Walk-in Closet
- TV
- ¾ bath

Bedroom 7 (17’2” x 20”)
- Ceiling height 8’2”
- Custom fire-resistant room darkening drapes
- Wall to wall carpeting
- Walk in closet with mini fridge
- Built-in storage unit
- Gas fireplace
- TV
- Full Bathroom
    - Soaking tub
    - Shower
    - Porcelain pedestal sink

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Bedroom 8 Suite

- Ceiling height 8'4"
- Pine Flooring
- Sitting Room (10'8" x 14'4")
  - Fireplace - electric
  - Mini Fridge
  - TV
- Bedroom (12'7" x 15'1")
  - TV
  - Fireplace – electric
  - Closet
  - ¾ Bathroom
    - Porcelain pedestal sink
    - Glass front sink

Hallway

- Access to front porch
- Wall to wall carpeting
- Broom closet

Front Porch

- Spiral staircase

THIRD LEVEL

Loft Apartment

- Living/Kitchen area (12'7" x19'5")
  - Ceiling height 9'10"
  - Track lighting
  - Oak floors
  - Soapstone counters
  - Under the counter
    - Fridge/Freezer
    - Bosch dishwasher
  - Full size Kitchenaide convection microwave
  - Fagor Cooktop with 2 induction burners
  - Tiled backsplash to kitchen
  - Built-in shelving
  - Built-in speakers
  - TV
- Office (11'4" x 13'6")
  - Class top desk with shelving
- Full bath
  - Large walk-in shower
  - Soaking tub
  - Built in shelving
- Bedroom (11'7" x 17'1")
  - Cathedral ceiling height 12'6"
  - Oak floors
  - 2 double door closets
  - 2 knee wall storage
  - Built-in speakers

LOWER LEVEL

Art Studio

- Built-in workbench with shelf
- Peg board above bench
- Exhaust fan
- Storage closet
- Extra electrical outlets

Laundry Room

- 2 washers (2018)
- 2 dryers – electric (2018)
- Laundry sink

2-Bay garage

- Heated – Modena hot air heater
- Auto garage doors
- Floor drains
- Workshop
- Storage space
- Paved parking lot

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Unfinished Basement Space

UTILITIES

- A/C - Mini splits in every bedroom – just serviced and serviced annually
- A/C – whole house except foyer, library and basement spaces
- Viessmann Commercial Hot Water Heater Boiler – ***New April 2022*** – heats entire building through baseboard heat
- 2 - Thermo 2000 pressurized hot water tanks for domestic hot water
- Saltwater softener ***(2018)***
- Electric – 400 Amps
- ***Town water/sewer***
- Propane Tank – to the right of the garage – 1,000 gallons
- Cummins Whole House Propane Automatic 240 volts A/C Generator serviced annually – 183.7 hours as of 11-4-21 service
- Radon mitigation system – art studio only
- Commercial refrigerator ***(2020)***
- 3 freezers ***(2018)***
- Comcast Provider & Netgear Wifi (***2020)***
- Entire house protected by commercial grade sprinkler system in every room, closet, basement, and garage with stand pipe for the fire department
- Fenced side yard for furry friends

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EXCLUDED ITEMS

LIVING ROOM
- Rugs
- 2 sofas
- Knickknacks in 2 curio cabinets
- Some office supplies
- Blue horse decorative ball
- Danforth golden retriever

LIBRARY
- Painting over fireplace
- Some personal knickknacks on bookshelves
- Round mirror
- Simon Pearce candle holder

RECEPTION/STAIRCASE
- Simon Pearce candle holder and wood form

RESTROOM HALLWAY
- Painting of field of grapevines

ROOM 9
- 2 watercolor paintings by Paula Cloudpainter

MUSIC ROOM
- Rug
- Blue plaid chair
- Abstract mixed media landscape
- Print over piano (to be returned to Neil Drevitson)
- Andrew Pearce wood serving board
- Some knickknacks on the mantle

DINING ROOM
- Print: The Cobalt Bottle
- 2 horse prints and print of the village of Woodstock (to be returned to Neil Drevitson)
- Some knickknacks on the mantle and in the corner hutch

KITCHEN
- Some personal kitchenware including some knives, pots, pans, etc.

IN-LAW APARTMENT
- British Castles dishes
- Pet supplies
- Everything in bedroom and closets (including furniture)
- All artwork
- Laptop

BASEMENT ART STUDIO:
- Everything in studio that is not built-in

BASEMENT STORAGE:
- Boxes of personal items

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EXCLUDED ITEMS (CONTINUED)

SECOND FLOOR HALLWAY:

- Watercolor Iris painting
- Abstract silk landscapes on tables
- Two framed pencil drawings
- Two barn photos
- Photo of covered bridge
- Some knickknacks on bookshelves
- Some books

ROOM 4:

- Mango wood dresser

GARAGE

- Snow Blower
- Garden Tools
- Power Washer
- Desk in Storage Area
- Tool Box in Work Room
- Power Tools
- Ladders

ROOM 6:

- Etching over bed

ROOM 7:

- Orchid drawing and orchid watercolor
- Etching in dressing room

GUEST APARTMENT ON THIRD FLOOR:

- All artwork
- Personal office files and equipment
- Computer
- Laptop

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