ADDENDUM

BLACK HOUSE FARM

TINMOUTH, VERMONT

PROPERTY

331.17 +/- Acres
c1860 residence with 4 bedrooms
Guesthouse with 2 bedrooms
Stone barn
Post & Beam Barn
Potting shed
Mountain cabin & barn
2 ponds
Hay meadows & fenced pastures
Sugarbush
Trails
Dead-end road

RESIDENCE

C1860 farmhouse with 90's additions
6,047 s.f., 4 bedrooms and 5 bathrooms
Antique pine floors & paneled doors
5 fireplaces
Imported English Greenhouse
Wood clapboard siding
Slate roof w/standing seam on covered porch
Stone and cement foundation

1st Level

Mudroom (11' x 14')
Wide pine floors
9 foot ceilings
Radiant heat
Cabinet with sink
Pickled pine ceiling w/ recessed lights

1/2 Bathroom
Narrow bead board wainscot
Sink on a bureau
Wide pine floors
Radiant heat

Imported English Green House (7' x 20')
Glass louvered windows with shades
Cement aisle with gravel on each side
Radiant fin heating under benches
Redwood benches with screen base

Utility Room
Oil-fired hot water boiler - 2022
35-gallon hot water tank off boiler
100 amp service panel

Attached 2-car garage
Cement floor
Dog enclosure
Automatic doors
Metal double sink
Radiant heat
Storage bins
Drip Irrigation system w/ 12 zones
275 gallon oil tank

Studio (22' x 26')
Wide Pine and ceramic tile floors
Exposed hand hewn post & beam frame
9 foot ceilings
Pickled pine ceiling with recessed lights
Full length windows on 3 sides
Cabinet, counter and shelves
Sink
Pellet Stove
Radiant heat
A/C

Sun Room (11' x 17.5')
Ceramic tile floor
Full length windows on 3 sides
10 foot ceilings
Cabinet and shelves
Baseboard heat
A/C

Hallway (12' x 24')
Antique wide pine floors
2 double door closets
2 linen closets
Utility closet
Recessed lights

Little Shop (7' x 7')
Antique wide pine floors
Wall of small drawers
Table and shelves

Dining Room (14' x 14')
Marble fireplace & threshold & mantle
Narrow oak painted?
Baseboard heat

ADDENDUM

BLACK HOUSE FARM
TINMOUTH, VERMONT

Keeping Room-Kitchen (19' x 37')
Wide Pine Floors
Brick fireplace with threshold
Built in cabinets
Full length windows facing east
French doors
Baseboard heat
Recessed lights

Kitchen (10' x 14')
Opens to Keeping Room
Soapstone counters
Walnut cabinets
Frigidaire electric wall oven & microwave
Frigidaire electric convection oven – under counter
DCS gas counter top range - 5 burners
Trash compactor
Frigidaire Dishwasher
Uline refrigerator - under counter
Electrolux double door freezer/refrigerator
Walk-in pantry with Frigidaire freezer

1/2 bathroom
Cabinet with sink & marble top
Antique pine floors

Laundry Room
Antique pine floors
Washer/Dryer
Pine cabinets

Office (13' x 15')
Marble fireplace & threshold
Mantle with raised panel walls
Wall-to-wall carpet
Built-in cabinets and shelves
Shutter doors at entrance
Closet

Front Hallway
Antique paneled front door with side lights
Shelves running the length
Stairs to 2nd floor

Primary Suite
Primary bedroom (13' x 18')
Brick fireplace & threshold with mantle
Wall-to-wall carpet
Built-in cabinets

Primary bathroom
Wide pine floors
Clawfoot tub
Tiled shower
Walnut Cabinet marble counter & 2 sinks

Walk-in dressing room
Wall-to-wall carpet
Drawers and hangers
Closet

Screened Porch (11' x 21')
Painted pine floors
recessed lighting
Facing east, off kitchen

Stone patio (25' x 29')
Off kitchen and studio
Stone walls and garden

Covered porch (8' x 13.5')
Wood floor
Porch swing

Kitchen garden (36' x 39')
Stone walkways
Picket fence

2nd Level

Front Hallway
Curved painted floor
Windows with sidelights

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2014. 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 #VT0699.

EXCLUSIVELY LISTED WITH LANDVEST

Story Jenks
LandVest
802-238-1332
Four the Green, Woodstock, VT 05091
www.landvest.com

ADDENDUM

BLACK HOUSE FARM
TINMOUTH, VERMONT

Bedroom (15' x 17')
Wall-to-wall carpet
Marble fireplace & threshold with mantle
Closets
Full Bathroom
Wide pine floors
Cabinet with marble counter & sink
Clawfoot tub
Tiled shower

Bedroom (14' x 15.5')
Painted pine floors
Crown molding
Double door closet

Full Bathroom
Painted pine floors
Corner cabinet sink with marble counter
Tub with shower

Bedroom (13' x 15')
Painted pine floors
Double door closet

Game Room (22.5' x 27')
Wall-to-wall carpet
Pool table
Access to kitchen
Closet
Built in cabinet
Track and recessed lighting

Lower Level
Cement floor
Stone foundation
200 amp panel
2-275 gallon oil tanks
Pressure tank
Security alarm panel
Sump pump
Wine cellar
Central vacuum
Pressure tank
Oil fired hot water boiler - 2021
GE 50 gal hot water heater with heat pump
Bilco door
Screen/storm window storage

GUEST HOUSE
Wood clapboard siding
Slate roof
Baseboard heat

1st Level

Great Room (14' x 25')
Wide pine floors
Brick fireplace & threshold
Exposed hand hewn beams
Full length windows & French door
Kitchen
Painted cabinets with antique wood counters
Marble counter
Electric oven range
Dishwasher
Stainless steel sink
Refrigerator & microwave
Opens to bedroom

Bedroom (11' x 13')
Wide pine floors
Double door closet
Opens to Great Room

Full bathroom
Wide pine floors
Tub/shower

2nd Level
Open floor plan
Wall-to-wall carpet
Exposed hand hewn beams & frame

1/2 bathroom

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2014. 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 #VT0699.

EXCLUSIVELY LISTED WITH LANDVEST

Story Jenks
LandVest
802-238-1332
Four the Green, Woodstock, VT 05091
www.landvest.com

ADDENDUM

BLACK HOUSE FARM
TINMOUTH, VERMONT

Lower Level
Oil fired hot water boiler
275 gallon oil tank
2 pressure tanks
Central vacuum
Water softener
Oil fired hot water heater

POTTING SHED BARN (24' X 24')
Potting shed
Wood clapboard siding
Slate roof
Cement floor
2 barn door entrances
Used as potting shed
Shed roof over stone walkway

WORK SHOP/GARAGE (31 X 52)
Wood clapboard siding
Slate roof
Workshop
- Cement floor
- Heat
- Vacuum system

2 Bay Garage
- Cement floor
- Automatic doors
- 250 gallon fuel tank
- Water hydrant & sink
- 2nd floor storage

Generator shed
- Propane generator
- Electric meter

LARGE BARN (26' X 37')
Slate roof
Hand hewn post & beam
Attached shed (21' x 30')

STONE BARN (22' X 34')
Slate roof
Stone foundation
Cement floor
Upper level - hay loft
Lower level - cement floor
- Chicken coop
- Barn doors to pasture
- Water hydrant

WOOD SHED (21' X 22')
Attached to Stone barn
Wood clapboard siding
Slate roof
Cement floor
2nd floor storage
Attached screened garden

SUMMER CHICKEN COOP
Portable

PONDS
Lower Pond
- Swimming Pond
- Floating swimming dock
- 18 feet deep

Upper Pond
- Next to residence
- 15 feet deep
- Fire hydrant below pond

2 FENCED PASTURES
For small animals

MOUNTAIN CABIN & BARN
Pappy's Shack
Old Barn frame (15' x 16')
- 1st floor - sitting room, wood stove,

Cabin (6' x 26')
- Wash sink and gas cook top

Deck (8' x 36')

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2014. 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 #VT0699.

EXCLUSIVELY LISTED WITH LANDVEST

Story Jenks
LandVest
802-238-1332
Four the Green, Woodstock, VT 05091
www.landvest.com

ADDENDUM

BLACK HOUSE FARM
TINMOUTH, VERMONT

UTILITIES
2 wells: each 22 gal/min, on both sides of guest house
Septic tank - SE of guest house, N of main house
Leach field - below shop & driveway
VTel - fiber optic DSL
50 KW Cutler-Hammer
Security system – heat, smoke and security
2-350 gallon buried propane tanks – shop heat & generator
Propane tank for cooking range
Drip irrigation system in flower gardens
Invisible dog fence
Fire hydrant at upper pond

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2014. 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 #VT0699.

EXCLUSIVELY LISTED WITH LANDVEST

Story Jenks
LandVest
802-238-1332
Four the Green, Woodstock, VT 05091
www.landvest.com