PROPERTY DETAILS ADDENDUM
DOUBLE DOG FARM
3 GREENGATE ROAD
BARNARD, VERMONT 05091

PROPERTY SUMMARY

- 60.13 +/- Acres
- Cape c1757 with addition 4-Bedroom
- Cabin 2-bedroom
- Look-out lean-to
- Early 1800s English barn
- 5-bay heated garage
- Mountain Views
- Pond & Atwood Brook
- Meadows and Gardens
- Apple & Pear Orchard
- Kiwi Trees and Grapevines
- Trails and access to Appalachian Trail

MAIN RESIDENCE

- Year Built c1757; Renovation and Addition 2010
- Finished 3,965 S/F and 1,385 Unfinished S/F
- New England Cape with addition
- 1st floor – Two Bedrooms, 2 bathrooms
- 2nd floor – Two Bedrooms, 2 bathrooms
- Wrap around porch
- Clapboard siding
- Standing Seam Roof
- Maple Flooring
- Basement – 3/4 Unfinished
    - Concrete
    - interior access

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
DOUBLE DOG FARM
3 GREENGATE ROAD
BARNARD, VERMONT 05091

MAIN HOUSE ADDITION – DETAILS

FIRST LEVEL

Porch - 7'9" wrap around porch

Kitchen - 10'10" x 21'7"
- Maple flooring
- Granite countertop
- Frigidaire oven
- Wolf 8 burner gas stove w/ double oven
- Built in vent hood
- Bosch dishwasher
- GE side by side refrigerator
- Porcelain farm sink
- Island with bar seating
- Pantry
- Pine ceiling w/ Douglas Fir exposed beams

Family Room - 14'9" x 20'8"
- Maple flooring
- 13'7" vaulted ceiling
- Pine ceiling w/ Douglas Fir exposed beams
- Propane stove
- Bar w/ sink and wine cooler
- Built-in bookshelf
- Skylights

Dining Room - 16'7" x 12'7"
- Maple Flooring
- 9'6" ceilings
- Pine ceiling w/ Douglas Fir exposed beams

Mudroom - 7'4" x 14'11"
- Maple Flooring
- Beadboard wainscotting – Douglas Fir
- Utility sink
- Washer/Dryer

Half Bathroom
- Maple Flooring
- Pedestal sink
- Beadboard wainscotting

Sitting Area (Off Dining Room) - 13'7" x 12'7"
- Maple flooring
- Wood burning fireplace – Hearthstone rotating wood stove
- Firewood locker under stairs

SECOND LEVEL

Primary Bedroom (12'8" x 12")
- Maple flooring
- 8'6" Ceiling
- Walk in Closet
- Built in bookcase

Primary Bathroom (3/4 Bath)
- Maple flooring
- Two pedestal sinks
- Beadboard wainscotting
- Tile Shower

Office - 15'2" x 23'
- Maple Flooring
- 14' Vaulted ceiling

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
DOUBLE DOG FARM
3 GREENGATE ROAD
BARNARD, VERMONT 05091

THIRD LEVEL

Loft - 15'x 8' (above Primary suite & office)
- Pine flooring
- 6' ceiling

MAIN HOUSE CAPE – DETAILS

Living Room - 11'6" x 18'7"
- Maple flooring
- 8'3" Pine ceiling w/ exposed hand hewed beams

Playroom - 12'2" x 10'3"
- Maple flooring
- 11'3" vaulted ceiling
- Sliding barn door

Bedroom West - 13'9" x 11'
- Maple flooring
- 7'8" pine ceiling w/ exposed beams
- Closet

Bedroom East (15'4 x 10'11")
- Maple flooring
- 7'8" pine ceiling w/ exposed beams
- Closet

Full Bathroom
- Maple Flooring
- Tile shower/tub
- Pedestal sink

SECOND LEVEL

Bedroom - 14'7" x 14'
- Maple Flooring
- 8'4" Ceiling
- Closet
- Built in bookcase

Bathroom (3/4 bathroom)
- Maple Flooring
- Pedestal sink
- Tile Shower

UTITLITIES
- Wifi – EC Fiber
- Weil-McLain – propane fired baseboard heat
- Domestic hot water heater – 60 gallon off the furnace/boiler
- 5 zones of heat
- First floor – radiant heat
- Modine heater for basement
- Kohler generator (west side)
- Underground utilities
- Pressure tank
- Sump pump
- Two dehumidifiers
- Extra refrigerator
- Home Security – Simple Safe
- Russound whole house audio system
- Well – west side of residence
- Septic – east side of residence
- Underground electric
- WW permit EC-3-1583-R1 (4 bedroom)

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
DOUBLE DOG FARM
3 GREENGATE ROAD
BARNARD, VERMONT 05091

CABIN
- 2-bedroom
- 684 S/F
- Wood siding
- Standing seam roof
- Pour concrete foundation
- Covered porch

FIRST LEVEL

Main Floor (18'11" x 17'5")
- Covered porch
- Engineered Oak flooring
- 9'2" Pine ceiling w/ exposed beams
- Dauntless Vermont Castings wood burning stove
- Kitchenette w/ Smeg fridge
- Vermont Verde countertops
- Beadboard wainscotting

Bathroom – ¾ Bathroom
- Stone Floor
- Marble Vanity
- Tile Shower

SECOND LEVEL

Bedroom Southwest - 19' x 9'3"
- 9'2" Ceiling
- Engineered Oak flooring
- Closet

Bedroom Northeast - 19' x 9'8"
- 9'2" Ceiling
- Closet

LOWER LEVEL

Family Room - 18'7" x 18'9"
- 7'6" Ceiling
- Engineered Oak flooring
- Pine paneled walls
- Two Closets

UTILITIES
- Maytag Washer/Dryer (basement)
- Electric hot water heater (basement)
- 2 Mitsubishi electric mini-split for heat

GARAGE AND WORK SHOP
- Wood stove & oil furnace
- Wifi – EC Fiber
- Electric
- Two 8'9" automatic garage doors
- One 8'9" garage door
- One 10' garage door
- Concrete flooring
- Attached to antique barn

ANTIQUE BARN
- Early 1800s English barn
- Restored
- Cement floor

GREENHOUSE – 8 x 10
- Water
- Electric

SUGAR HOUSE - 15 x 10
- No electric or plumbing
- Overlooking Atwood Brook

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
DOUBLE DOG FARM
3 GREENGATE ROAD
BARNARD, VERMONT 05091

POTTING SHED – 10 x 15

LEAN-TO LOOKOUT

POND

- Windmill for aeration
- Brown and Rainbow Trout
- Float and dock

ORCHARD & VINEYARD

- Apple Trees
- Pear Trees
- Kiwi Trees
- Grapevines

HOT TUB – NOT OPERATIONAL

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