

9 February 2015

DESCRIPTION OF 2 OLD WAITE ROAD/ FROGWOOD FARM

LAND:

Six ½ acres gentleman's farm with landscaped yard, large lawn, 95' x 60' pond stocked with koi fish; remainder acreage mixed woods; two creeks crossing the property, stone bridge crossing one creek wide enough for light tractor/equipment and cart roads throughout the property; two gates & wooden fence across north property line which enclosed unused AT&T easement; additional vernal pond and creek. Various fruit trees, mature sugar maples (many more for potential future production), and groomed spruce Christmas Trees; numerous reclaimed wild blueberry bushes, and blackberry bushes; (future) grape arbor(s); very large 70' x 35' fenced-in vegetable garden with 10 raised beds; mature rhododendrons and azaleas, creeping phlox, iris and daylilies beautify the area around the home in addition to a 30 year old weeping cherry tree. Property is uniquely situated being enclosed by three roads and the fore mentioned fenced easement providing specific property definition. Property is also defined by perimeter New England rock walls; includes footprint of 1700s barn; and field stone enclosed horse corral from the same era.

LOCATIONS:

Located in the north-west section of Petersham, MA. Lovely rural environment, yet only five miles to the nearest Hospital, four miles to the Petersham Common with the Library overlooking a pristine common and bandstand, seven miles to grocery store, and two miles to the New England Equestrian Center. Local elementary school has small classes; Eight miles to the middle/senior high school. Small community-oriented town with plenty of outdoor opportunities, hiking, fishing, cross-country skiing, not to mention curling in season. Golf within 3 miles. Easy access to State Route 2.

HOUSE:

2,273 square foot living area, two story home with full walk out basement (not included in square footage measurements), three bedroom, bonus room (for use at owners discretion/needs); master bedroom on main level, two bedrooms upstairs, all bedroom closets cedar lined; upstairs nook; two full baths, shower on main level, tub with shower second story, both with ceiling heaters; upstairs bath has skylight and walk-in access to second floor storage area; custom kitchen with light oak solid wood custom cabinets; solid birch bar top; 8' x 8' eating area, kitchen entry coat closet and separate broom closet; kitchen access to 12' x 12' deck via sliding glass door; formal dining room with built-in china cabinet and table linen closet with drawers and hanging capability, also with slider access to deck; bonus room which can be used as guest bedroom, sewing room, office or work room with stairway to large (26' x 12') floored main attic storage with some shelving; 26' x 16' living room with cathedral ceiling, two-story windows, and woodstove; living room has oak paneling and brick veneer in woodstove area; laundry on main floor with deep sink and cabinets; hardwood floors throughout the majority of the home including living room, dining room, master bedroom, stairs, upper landing and bonus room; ceramic tile in bathrooms, laundry, kitchen and kitchen entry, wall to wall carpet in two upstairs bedrooms. Entry to kitchen area is provided by

enclosed walkway from upper driveway and upper garage provides first floor semi-handicap access. November 2009 installed 125 Bedrus energy efficient oil burner, provides heat and hot water throughout the home and uses less than 500 gallons per year; five-zone heat, with radiant heat on main floor (except master bedroom) and baseboard heat elsewhere; Central Vac; Direct TV cabling throughout with outlets in living room, master bedroom and kitchen eating area and basement. Main house has received external painting/staining summer of 2013 along with a new bathtub upstairs and two new sliders. The entire interior of the house painted January 2015. Additionally, the main house received a new shingle roof and seamless gutters in the summer 2014. A new septic system is scheduled to be in place no-later-than spring of 2015

BASEMENT

Full 35' x 27' heated unfinished walkout basement with furnace room (16' x 16') and separately enclosed pantry/food storage (12' x 6') where temperatures remains in the low 50s year round; under-stair storage for window fixtures and screens; partially finished storage/work/office/utility room (10' x 9') with cedar sided seasonal storage closet; electrical outlets throughout basement area which will allow for a variety of uses; Direct TV cabling available with built in TV shelf; woodstove with wood storage area; two sliding glass door and one paned personnel door open onto brick covered patio and yard.

GARGAGE

A unique 48' x 17' two car, two story insulated garage, which can be heated by a third wood burning stove; full bay 38' x 13' yellow pine floored workshop with 110 and 220 power available, cabinets with drawers and cupboard storage space under sturdy work benches; bench workspace totals more than 40 square feet; auto parking areas are both over sized with concrete floors; 48' x 8' attic storage space accessible from external barn style attic peck door opening and dropdown stairway access in the shop; attic has built in lumber storage shelving. Access between upper and lower garage is provided by internal stairwell; upper garage has remote control bay door and provides semi-handicap easy access to main level of home via the enclosed covered entry to the kitchen, lower level garage is on same level as walk-out basement and has concrete pad/brick walk and patio from lower garage to exterior basement doors; lower garage is designed for seasonal parking of lawn-tractor with snow-blower attachment which allows snow blowing to begin from side double door access to bricked patio then continuing to remainder of driveway area without requirement to move vehicles from garage; lower garage has permanent mounted basketball backboard/hoop mounted over the door which is adjacent to the 20' x 30' garage access concrete pad; upper vehicle garage has 14' x 9' concrete access pad; garage roof faces due south and has potential for a 48' x 25' southerly exposed alternative electrical photovoltaic array.

OUT BUILDINGS:

12' x 12' garden tractor/mower and tool shed for garden and equipment storage with loft for additional storage as well as an 8' overhang for seasonal out-of-the-weather equipment storage; a 9' x 16' utility tractor shed with wall storage space for large ladders etc, also with 6' overhang; a (future) 12' x 18' sugar house with 2' x 6' maple sugar

evaporator arch (G.H Grimm Maple Sugar Co, Rutland VT.) which has been modified to accept a 2' x 3' boiling pan; evaporator sits squarely on a level 4' x 8' -- 6" concrete slab anchored by three 4' deep sono-tube footings; sugar house has 18' x 10' attached wood storage and propane stove to assist in the syrup production process; maple sap obtained from owner and neighboring residents trees produced best year production of 23 gallons for family and local use. (Plans for sugar house approved with construction pending.) **The aforementioned evaporator arch and all other associated syrup production equipment currently in place (approximately \$4000.00 worth of equipment) is included with the sale of the property**

MISCELLANEOUS

Covered two-bay woodshed adjunct to lower garage capable of holding up to seven cord of domestic firewood; large brick patio (890 square feet) , partially covered; ornamental grotto with stone stairway from basement level up to herb garden on main level; three wells –two dug shallow, one drilled artesian; artesian well primary source of domestic water with 2012 water filtration system installed provided 20gallons per minute of spring tasting water; one shallow well has integrated pump and is used for irrigation, third well, an old barnyard well, which is abandoned and capped but could be easily reclaimed; electrical outlet at pond edge which is ideal for skating during winter months; field stone walls on much of lot's perimeter; stone retaining and decorative walls throughout; drive-thru driveway; front and side entries feature blue stone walkway to the front door and to the “bridged” kitchen door; emergency generator power hookup to domestic electrical house service panel allows for electric service from a generator to any selected parts of the house during power outage.