

ADDENDUM
797 NORTH RD
BARNARD, VERMONT

PROPERTY

27.5 +/- Acres
Residence – 5,000 sf 3 bedrooms
Heated 2+ bay 40 x 28 oversize garage with
workbenches and paned glass windows
6-stall barn
Heated kennels
3 Fenced pastures
6-8 acre hay meadow
Pond

RESIDENCE

Greek Revival style house
Concrete clapboard siding and standing
seam roof
12' and 10' high ceilings
1st floor windows – all are 6'5" tall
First floor master bedroom with 2
separate bathrooms
12' wide screened porch

FIRST LEVEL

Kitchen

12' ceilings
Wide plank pine floors
Exposed beam ceiling
Glass doors to wrap around porch
Glass sliding doors to living room
Cherry window and door trim
Brick Rumson fireplace with antique wood
mantel
Granite counters
Bertazzoni gas cook stove oven and 6
burners
Limestone tile back splash with pewter inlay
Sub-Zero refrigerator in Greek revival
custom cabinetry
Island 8' x 3'6"

Cherry cabinets
Granite counter and sink
Bosch dishwasher
Kitchen overlooks horse paddock

Wrap Around Porch

12 feet wide
Mahogany floors
Glass bell shaped lamps
Ionic column posts

Living Room

12 foot ceilings
Maple floors
Gas fireplace with antique metal mantel and
marble top

Sun Room

12' foot ceilings
Wide plank pine floors
Glass sliding doors overlooking view with
church steeple
Cabinets and Shelves
Exposed beam ceiling

First Floor Master Suite

Bathroom #1

Glass shower with Emperor Dark marble
and glazed tile inlay
Glazed tile ionic columns
Deep porcelain bathtub w/Emperor Dark
marble surround
One piece 11.5 foot mirror over counter
Pine floors
Sink Emperor Dark marble counter
Bosch washer and dryer
Paneled French doors to screened porch
Bidet

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Walk-in closet

Bathroom #2

Honed ocean green slate tile floor with pewter inlay
Malachite sink surround with slate and pewter backsplash
Cherry cabinets
Deep porcelain tub with Malachite surround
Open shower with 4½' by 6½' with slate tiling, natural clefted and minimal grout
Bidet
Walk-in closet

Master bedroom

10' ceilings
Pumpkin pine floors
Glass French doors to screened porch
Gas fireplace with mantel
Antique retrofitted radiators

Screened Porch 22 x 10

Mahogany floor
Bead-board ceiling

Mudroom/ Wash Room

Large custom shallow porcelain sink
Limestone floor and walls with classical marble inlay
Custom door
Dog shower
Washer and dryer
Custom cherry cabinetry

Guest Bathroom

Marble counter with sink
Cherry floors

Utility Closet

Breaker panels
EC Fiber Connection

Entry Foyer

Custom-made paneled 12' closets with deep, adjustable shelves
Custom paneled with open stairwell

2nd LEVEL

10' high ceilings throughout 2nd floor

Gym

Rubber floor
2 mirrored walls

Office

Wide board pine floors
Exposed beam ceiling
Glass doors to balcony with view
Antique retrofitted radiators

Bathroom

Pine floors
Tub shower combination
Sink with malachite marble counter and cherry cabinet
Large storage closet

Bedroom #1

Pine floors
Large closet

Bedroom #2

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Pine floors
3 unusually large double door closets
Hook ups for washer/dryer in one closet
Convertible water feed in closet

Utilities

Radiant heat throughout 1st floor except sunroom & master bedroom
Sunroom, master bedroom & 2nd floor have antique retrofitted radiators
Viessmann wall mounted direct vent propane furnace (closet off gym) runs hot water and heat
R30 rated walls and R60 roof
Security system – fire, CO, low heat, security
Buried propane tank
Well – east side of the house
Septic tank & leach field – south side of house

Barn

Standing seam roof
Wood clapboard siding
Windows in all stalls and kennels
Large sheltered overhang
Sliding door to center isle
Center isle – 9’ 6” wide with wood floor
4 box stalls, 11 x 12 with Dutch doors to outside with removable dividers
Indoor kennel easily converted back to 2 additional 11 x 12 horse stalls
Generous kennels accommodate the largest, most active breeds. Rubber mats over brick pavers for easy clean up and shock absorption
Propane heat

Kennels easily reconfigured to keep dogs separate or together with multiple options
Each kennel has individual, lockable dog doors that open to outside runs/yard.
Kennels have 4 separate dog stalls with large middle grooming area
5 dog runs on the north side with access to large fenced yard,
Wash stall

Heated tack room

Wide pine floors & bead board walls
Propane heater
60 gallon hot water tank
Toilet
Counter with sink
Washer & dryer
Hay loft with stairs

2+ Bay Detached Garage

Heated – propane overhead heater
Standing seam roof and clapboard siding
Cement floor

Pond

3 fenced pastures

Board fencing
Direct access from barn

6-8 acres of meadow

Fertilized
Hayed by local farm

Outdoor Arena - 100 x 60

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