

# ADDENDUM

## THE HILL WOODSTOCK AND BRIDGEWATER, VERMONT

### PROPERTY

82.3± acres  
Extremely Private  
270-degree long range mountain views  
1,780-foot Elevation  
3-Bedroom shingle style residence  
2-bedroom cabin  
“Hobbit House”  
Swimming Pond with small pond house  
2 Overlook Lean-tos  
4 fire pits  
Stonewalls  
Apple orchard  
Hilltop meadow  
Managed woodlands – In Current Use  
1.5 miles walking/XC Ski perimeter trail  
4.8 miles to Woodstock village  
½ mile driveway  
Connected to network of trails (see map)

### RESIDENCE

TruxCullins Architect – [www.truxcullins.com](http://www.truxcullins.com)  
Post & Beam built in 2002  
2,688 sq. feet  
3 Bedroom, 2 full bathrooms  
Kitchen on 2<sup>nd</sup> level  
3 single-bay garages  
Cedar shingle exterior  
Standing seam roof  
Stone foundation  
Stone patio with outdoor grill

### First Level

#### **Entry Foyer (6' x 9'6")**

2-story with stairs  
Clerestory window  
Cedar plank walls  
Antique pine floor  
Door to garage  
Single closet

#### **Laundry**

#### **Guest Room (10' x 18')**

Wall-to-wall carpet  
Row of square shuttered barn windows  
Double closet

#### **Full Bathroom**

Radiant heat  
Soapstone double sink

Cedar cabinets  
Glass shower  
Slate floor  
**Guest Bedroom (10' x 18')**  
Four built-in bunk beds  
Wall-to-wall carpet  
Single closet

### Second Level

#### **Great Room (16'6" x 26')**

Antique Pine floors  
Fieldstone fireplace  
Cathedral ceiling  
Exposed fir beams  
Includes Dining Room & Kitchen  
Large windows with views  
Sitting area

#### **Kitchen (9' x 13')**

Soapstone counters  
Antique wood cabinets  
Center island with breakfast bar  
Copper sink  
SubZero refrigerator  
Bosch dishwasher  
Samsung microwave  
JennAir electric stove  
Soapstone backsplash

#### **Master Bedroom (13' x 14'6")**

Cathedral ceiling  
Loft  
Cedar walls

#### **Full Bathroom**

Soapstone counter with double sink  
Tile bath/shower  
Cedar walls  
Built-in dresser  
Storage

### Lower Level

#### **Mudroom (15'6" x 26')**

2 double closets  
Wall of storage cubbies  
Bluestone floors

#### **Recreation Room (12'6" x 26')**

Wall-to-wall carpet  
Garage door

## ADDENDUM

### THE HILL WOODSTOCK AND BRIDGEWATER, VERMONT

Exposed steel beams

#### *Storage/Utilities*

#### **Utilities**

Viessmann Oil-fired Hot water baseboard  
upstairs  
Radiant heat in bathrooms and lower level  
3 Drilled well(s)  
200-amp electrical service  
Septic system  
Security system

#### **CABIN**

1,013 square feet  
2 bedrooms (1 sleeping loft)  
1 full bathroom  
Cathedral ceiling  
Antique pine throughout  
Antique hand-hewn exposed beams  
Fieldstone fireplace  
Built-in bookcases  
Ceiling Fans  
Full bathroom  
    Soapstone vanity  
    Slate/glass shower  
Galley kitchen  
    Viking Range  
    SubZero refrigerator  
    Soapstone sink and counter  
    Dishwasher  
Open covered porch  
Wood storage  
Standing seam roof  
Storage off porch  
Fire pit

#### **Cabin Utilities**

Propane furnace  
Drilled well(s)

100-amp electrical service  
Septic system  
Security system  
Portable generator & Switchover Panel

#### **“HOBBIT HOUSE”**

Built into the slope  
Stone face with curved grass covered roof  
Mahogany round door  
Round window  
Electricity and water  
Chimney

#### **OVERLOOK LEAN-TO**

Log frame – from Maine woods  
Stone & concrete block foundation  
Private knoll with exceptional views  
Fire pit

#### **POND**

1/3 Acre  
Clay lined  
Drilled well for backup (100 gpm)  
Lean-to  
Fire pit  
Pond/Fishing Shack

#### **EXCLUSIONS**

Tiffany Lamp – entry to master bedroom  
Fixture over dining room table  
All furnishings

---

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2012. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0617.

**EXCLUSIVELY LISTED WITH LANDVEST**

Story Jenks - 802-238-1332 - [sjenks@landvest.com](mailto:sjenks@landvest.com) Dia Jenks - 802-238-1549 - [djenks@landvest.com](mailto:djenks@landvest.com)

**4 The Green, Woodstock, Vermont**  
**www.landvest.com**