

Property Description:

**2 ½ STORY FARM HOUSE**

- . Original structure circa 1820
- . Exterior:
  - fieldstone w/stucco/plaster finish on side & back
  - Slate roof, brick chimney, crown molding, gutters & downspouts, double hung windows, open concrete front porch w/railing & steps leading down to front yard
  - Main door overhang
- . **Interior:**
  - plaster walls, deep well windows, raised panel doors & random width pine flooring throughout
  - 1<sup>st</sup> floor – Main Living Room:
    - 17'2" x 21'2"
    - open beam ceiling w/fireplace having a classic mantle & flagstone hearth
    - extra wide front door w/transom
    - chair rail & winding staircase to second floor
    - chimney cupboard w/raised panel doors
    - winding staircase to 2<sup>nd</sup> floor
  - 2<sup>nd</sup> floor – Front Bedroom
    - 10'6" x 11'10"
    - fireplace w/mantle & brick hearth
    - chair rail & 2 closets
  - 2<sup>nd</sup> floor – Back Bedroom
    - 6'2" x 9'6"
    - chair rail
    - 1 closet
  - 2<sup>nd</sup> floor – Bedroom – off stairway landing
    - 7'11" x 8'10"
    - built-in bed frame
    - built-in book shelves & cabinet storage
  - Full Bathroom
    - 5'10" x 8'2"
    - recently renovated w/all new sink, tub & toilet fixtures (virtually unused)
    - doorway to winding staircase leading to **3<sup>rd</sup> floor unfinished attic. Access from this area to unfinished attic in latter addition.**

**2 ½ STORY FRAME ADDITION**

- . Built circa 1960's
- . Exterior:
  - combination w/fieldstone, aluminum clapboard & stucco/plaster siding
  - cinder block foundation walls
  - asphalt shingle roof
  - 1<sup>st</sup> floor "bump out" bay window
  - double hung windows
  - aluminum gutters & downspouts
  - hardscape rear patio area – 22'10" x 9'10"

. **Interior:**

- 1<sup>st</sup> floor - Back Door Entry Area  
vinyl "brick" style flooring
- 1<sup>st</sup> floor - Powder Room – 5'4" x 5'7"
- 1<sup>st</sup> floor - Laundry Room – 5'7" x 5'11"
- 1<sup>st</sup> floor - Kitchen  
13'9" x 15'2"  
older oak cabinets  
vinyl flooring  
ceiling fan  
Victorian style hanging lamp  
Formica counter tops  
stainless steel double basin sink  
Caloric gas 4 burner stove top  
Caloric electric double oven  
bar w/base cabinets opening to dining room/family room
- 1<sup>st</sup> floor - Dining Room/Family Room  
15'2" x 25'5"  
rustic pine vertical board walls in natural finish  
partial original stone wall  
open beam ceiling  
wall to wall carpet  
built in display shelves over base cabinets  
coat closet  
access to original structure for heating & other systems
- 2<sup>nd</sup> floor: pine flooring & wall board throughout
- 2<sup>nd</sup> floor – Landing Area  
6'4" x 8'4"  
closet w/sliding louvered doors  
step down from stairway w/wrought steel railing
- 2<sup>nd</sup> floor – Middle Bedroom  
13'5" x 15'2"  
closets w/louvered doors
- 2<sup>nd</sup> floor – Main Bedroom  
15'1" x 18'9"  
(2) closets flanking side window
- 2<sup>nd</sup> floor – Full Bathroom  
7' x 7'10"  
shower stall  
vanity w/Formica top  
vinyl flooring  
linen closets

**There are 2 separate basements. One under the original home and one under the addition.**

**Circa 1820-Partial basement w/concrete floor**

Armstrong Ultra 80 oil fired furnace, installed July 1998  
275 gallon fuel oil tank, installed May 2008 (owner reports average oil heating usage approx. 850 gallons per year w/heat set at 72 degrees)  
G.E. 50 gallon electric hot water heater – Model PE50M09AAH, new in 2013  
Extrol well expansion tank

**1960 addition basement**

22'6" x 31'1" x 7"4" overhead  
concrete floor  
sump pump in pit  
replaced PVC soil pipe

**OUTSIDE BUILDINGS**

- . 2 car garage with room above
  - 20' x 20' – outside dimensions
  - later 1 1/2 story frame w/2 car garage
  - asphalt shingle roof
  - gravel floor
  - board & batten siding
  - swing out double doors
  - outside stairway to 2<sup>nd</sup> level
  - cupola w/eagle weather vane
  
- . Barn Style Shed
  - 10' x 14' – approx. outside dimensions
  - semi permanent frame building w/hip roof
  - board & batten siding
  - tin roof
  - dirt floor
  - needs repair

**OUTSIDE (GROUNDS)**

- . Rear hardscape open patio area – 22'10" x 9'10"
- . Blacktop drive & parking area
- . Older post & rail fence – needs repair
- . Partial picket fence/gate across front of property – needs repair

**OTHER**

- . Electric
  - 60 amp service
  - main panel w/fuses
  - sub panel added later for addition & garage w/circuit breakers
  
- . Older on-site septic system
- . On-site well

Outside/south side of house – Jet well pump, installed 2008; in newer concrete pit w/cover