

PROPERTY DETAILS ADDENDUM
DANBY HILL FARM
1926 DANBY HILL RD
DANBY, VERMONT

PROPERTY SUMMARY

92.1 Acres
South facing
View of Danby Mountain
Perennial beds
Inground Pool w/liner
2 Ponds
Large apple orchard
Land certified organic over 10 years ago
Guest House – unfinished downstairs
Barn

MAIN HOUSE

Federal style house
Circa 1800
4,598 square feet
Clapboard
Slate roof
Wide pine wood floors
Thermopane windows
Base board heat
4 bedrooms 5 baths (2 half, 1 three-quarter, 2 full)
Sunroom – can be 5th bedroom

MAIN HOUSE DETAILS

FIRST LEVEL

Mudroom

Library (22'10 x 23'4")

Massive stone fireplace with stone hearth
Wide pine wood floors
14'4" Ceiling height
Cathedral ceiling with Exposed hand hewn beams
Built in bookcases

Entrance Foyer

Laundry Closet
Access to stone terrace

Blue Stone Terrace (47' x 20')

Hot tub
Enclosed by stone wall

Kitchen (18'5" x 24'6")

Recessed lighting
Exposed hand hewn beams
Wide pine wood floors

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Pine and maple cabinetry
Barn board wainscot
French doors to stone patio
Breakfast nook – large enough to seat 6-8
Sitting area
Powder room

Island - 1

Black granite counter
Bar stool seating
Stainless steel sink
Aga Stove (propane) - 2 burners and
griddle
Drawers, shelves, cabinets

Island – 2

Wolf electric oven
Cabinets and drawers
Marble counter
Marble counters along wall
Porcelain Farm Sink
Jenn Air dishwasher
GE Profile microwave

Dining Room (17'8" x 24")

Antique wide pine wood floors
Exposed hand hewn beams
Massive stone cooking fireplace
Wood storage
Built in cabinet
Barn board wainscot

Main hallway

½ bath
Closets

Living Room (14'6" x 31'4")

Antique wide pine wood floors
Fireplace

French glass doors to stone patio

Sun Room (13'7" x 15'3")

Wide pine wood floors
Paneled wood walls

SECOND LEVEL

Master Bedroom (17'10" x 17'11")

Antique wide pine wood floors
Double Closets
Master Bathroom
Tiled floor
Double sink
Tub with tiles
Shower

Northeast Bedroom En Suite

Wide pine wood floors
Closet
Full bath
Jet tub
Tile floor

Northwest Bedroom (12'11" x 17'4")

Wide pine wood floors
Double closets

Southwest Bedroom (13'7" x 14'8")

Wide pine wood floors
Double Closet

Hallway

Linen closet
¾ Botticelli Bathroom
Tiled floor
Tiled shower

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Agreement with local farmer to maintain the orchard in exchange for the apples to sell.

BASEMENT

Poured concrete floor
Large Cedar closet
Workshop
Large sink

UTILITIES

Baseboard heat
Buderus Lugano G215 Oil Fired Boiler
Expansion Tank
200 Amps - Electrical panel
50-gallon Domestic hot water heater – off the boiler

ONE-BAY GARAGE

Wood clapboard
Metal roof

TOOL SHED

BARN (35' x 60")

Stone foundation
Slate roof

INGROUND POOL (50' x 25')

Vinyl liner
Sand filter
Wood deck (20' x 23")

APPLE ORCHARD

Approximately 700-800 trees

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