

PROPERTY DETAILS ADDENDUM

QUILL HILL
310 DALE RD
WESTON, VERMONT

PROPERTY SUMMARY

20 +/- acres
C1830 Noah's Ark Cape with 5 bedrooms
3-bay detached garage
Garden shed
Swimming Pond
Exceptional views

MAIN HOUSE

5 bedrooms including 1st floor master
4 Bathrooms
3,790 square feet finished
Wood clapboard siding
Standing seem, asphalt and slate roof
Original paneled doors
Stone and poured concrete foundation
Unfinished basement

MAIN HOUSE DETAILS

FIRST LEVEL

Screen Porch Entrance (7' 4" x 22' 3")

Wood floor
Facing the view

Foyer

½ bathroom
Storage cabinets
Coat closet

Master Bedroom Suite

Bedroom (14'5" x 15'9")
Wide pine floors
Brick fireplace with hearth and mantle
Cedar closet
Door to outside

Exposed hand hewn beams

7' 9" ceilings

Walk-in closet

Full Bathroom

Wide pine floors

Double sink with marble counter vanity

Mirror

Glass and tile shower

Spa tub

Closet

Cabinets

Kitchen/Sitting Room (14'8" x 14'8")

Wide pine floors

Cherry counter and stainless-steel sink

Soap stone counters with stainless steel

sink and wood cabinets

Built in butcher block

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Dishwasher – Bosch
Range/oven – Dynasty
4-burner gas cook top with griddle
Electric oven
Hood vent
Oven – electric Décor
Paneled Sub-Zero refrigerator/freezer
Pantry closet

Dining Room (13'3" x 17'11")

Wide pine floors
Wainscot with chair rail
Glass china cabinet
Access to basement
Opens to living room

Family Room (16'5" x 19')

Wide pine floors
Brick fireplace with mantle
Recessed lighting
Entertainment cabinet
Book shelves with lower storage
Game closet
Access to stone patio

Stone Patio (11'3" x 11'3")

Living Room (13'5" x 25'1")

Wide pine floors
Brick fireplace with mantle
Shelves on either side of picture window

Main Entrance Foyer

Front door
Closet

SECOND LEVEL

Full Bathroom

Vanity with marble counter and cabinets
Mirror
Wide pine floors
Tub/shower with tiled walls
Laundry room
Medicine cabinets

NW Bedroom (9'7" x 9'6")

Wide pine floors
Closet

SW Bedroom (9'7" x 12'7")

Wide pine floors
Closet

SE Bedroom (9'7" x 15'2")

Wide pine floors
Closet
Access to other bedrooms

Full Bathroom

Wide pine floors
Vanity with marble counter and mirror
Tub with tiled around
Tiled shower with glass door
Medicine cabinet

Wing Bedroom (11'5" x 13'5")

Wide pine floors
Window seat
Built in dresser and closet across from
bathroom
Can be accessed from office stairs

Office (12'8" x 23'6")

Wide pine floors
Windows on three sides

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Access from screen porch entrance
Closet

UTILITIES

Above ground 500-gal propane tank behind garden shed
Kohler 7kw Generator (behind the garden shed)
Septic tank and leach field – north side of the house
Basement
Dehumidifier
Two 150-gallon oil tanks
Thermopride Forced hot air oil heat
40-gallon domestic propane hot water
Expansion tank
Well

Basement

Gravel with plastic cover
Stone foundation
Wine Cellar
Freezer

3-Bay Detached Garage (24' x 40')

Cement floor and foundation
Auto overhead doors
Wood clapboard siding

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