

**ADDENDUM
TWIN VIEW FARM
1075 GRANDEY RD
ADDISON, VERMONT**

PROPERTY

154.7 Acres
Panoramic Views of Green Mountains
Perennial flower beds, vegetable garden,
and landscaping
Barn
Airplane Hangar
Airstrip
Solar panels on detached garage

MAIN RESIDENCE

C2005 contemporary
3-4 bedrooms
3 bathrooms
3,929 square feet
Shingle siding
High ceilings
Bullseye rosette details on door frames and
shelves
Plethora of outlets in all rooms
Horse weathervane

FIRST LEVEL

Mudroom

Tiled floor
Bead board walls
Closet (includes access to electrical panel
200 amp)

Mechanical Room

Zoned heating with 7 zones
Radiant floor

Half Bath

Pedestal sink
Tiled floor

Prep Kitchen with Breakfast Nook

23' x 10'10"
Silestone counters
Wolf Stove: 4 gas burners and griddle, oven
(convection/conventional), hood vent
Tri-town water
Counter with 4 high stools
Wiring and place for 2nd beverage
refrigerator
Tiled back splash
In-sink disposal
Red birch cabinets
Recessed lighting
Hanging lights over counter and breakfast
nook

Kitchen

11'4" x 11'9"
Wolf double oven (convection/conventional)
Sub Zero refrigerator
GE microwave
Silestone counter
Red birch cabinets
Tiled back splash
In-sink disposal
Butcher block 2'3" x 2'9"

Octagonal Room – unfinished

13'3" x 13'3"

Dining Room

23'4" x 11'10"
Copper and wood
Recessed lighting
Tiled floor

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EXCLUSIVELY LISTED WITH LANDVEST

**STORY JENKS
(802)-238-1332**

4 THE GREEN, WOODSTOCK, VT 05091

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Living Room

15' x 23'8"
Tiled floor
Wood ceiling
Recessed lighting
Stairs to second floor
2 closets
Ceiling Fan
Pellet stove – Harman

4 storage closets
Track lighting
Oak flooring
4 built-in shelves matching trim detail

Deck

Opens off living room

Master Bedroom

21'4" x 23'2" (includes Master bathroom measurements)
Wood ceiling
Ceiling fan
Walk-in closet
Wall to wall carpeting
Track lighting

Downstairs Bedroom #1

11'2" x 15'5"
Closet
Wall to wall carpeting

Octagonal Room off Master Bedroom – unfinished

13'3" x 13'3"

Downstairs Bedroom #2

11'1" x 11'5"
Closet
Wall to wall carpeting

Master Bathroom 3/4

Double sink
Tiled shower
Wooden cabinets
Tiled floor

Downstairs Full Bath

Pedestal sink
Porcelain tub/shower, tiled with glass doors
Tiled floor
Laundry alcove/closet with washer and gas fired dryer

Office

11'2" x 13'8"
Wall-to-wall carpet
Ceiling fan
Closet

SECOND LEVEL

Adirondack Room

15'11" x 35'3"
Wood ceiling opens to a cupola in center of the room

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OTHER BUILDINGS AND FEATURES

Barn

26' x 28'
2 stalls
13' x 13'
Floors – pressure treated wooden frames
and planking on gravel with rubber mats on
top
Dutch doors to outside run-in shed
Aisle – 11' 6" wide
Hayloft
Attached tractor shed
2 fenced paddocks
2 poultry tractors
Electrical panel 200 amps.

Hangar

40' x 50"
Steel frame, siding and roofing with
insulation by R&M steel
Insulated
Cement floor
44' Schweiss electric bi-fold overhead door
with 12' opening clearance

Shop – Attached to Hangar

10' x 40'
Fully insulated
Overhead door
Propane heater

Airstrip

900' Grass
Located in front of house

**Detached 2-Bay Garage w/upstairs
storage**

Cement floor
2 Auto overhead doors
Radiant heat
Chest Freezer
Electric Panel
300-gal oil tank

Mechanical room

Buderus Oil Fuel Boiler
2 hot water tanks
Domestic hot water off boiler
Ancillary hot water off solar panel

Small shop

Cabinets
Counters

Solar Panels

On south side of detached garage

Misc

Tri Town Water
1,000-gallon propane tank for home
1,000-gallon septic tank

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