

PROPERTY DETAILS ADDENDUM
435 WEST FIELDS RD
MANCHESTER, VERMONT

PROPERTY SUMMARY

- 5.1 Acres
- Pond – 1/3 acre
- Stone faced Barn
- Circular stone patio
- Stone walls
- Terrace with flower gardens and stonewall surround
- Landscaped
- Fruit trees
- Trails
- 2-Bay Garage

HOUSE SUMMARY

- Built 1999
- 5,800 square feet
- 4 bedrooms
- 5 baths (3 full, 2 half)
- Flagstone walkway to front entry
- Covered front porch
- Patio w/awning off breakfast room & dining room
- Circular patio with views of Green and Taconic Mt. ranges
- Shingle siding on house and stone on garage
- Asphalt shingle roof

MAIN HOUSE DETAILS

Cherry vanity

FIRST LEVEL

Front Foyer

Double storied with articulated Beech stairway to second level balcony.
Built bench seats with storage
Access to library, hallway & living room
Half bath
Marble top

Living Room (30'9" x 22'9")

11'10" ceiling height
Coffered ceiling
Recessed lighting
Birch floors
Large paned windows w/transoms above views of the mountains east and west
Paneling
Fireplace

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Rumford
Marble hearth
Mantel
Access to patio/terrace and views
Recessed double doors to front hallway

Library (17'9" x 14')

Birch floors
Wood burning fireplace
Slate hearth
Cherry mantel
Cherry Built in bookcases and cabinets
Bay window
Double sliding glass doors to center hallway
Double doors to main hallway

Dining Room (15'2" x 19")

Ceiling height 8'11"
Birch floors
Bay window
Sliding door to butler's pantry
Double sliding door into living room

Hallway between Dining & Living

Audio Closet
Wet Bar with slate counter

Kitchen (23'.5" x 12')

8'11" ceiling height
Recessed lighting
Glazed tile floor in kitchen area
Maple cabinets
Green slate counters
Stainless steel double sink
Bosch dishwasher
Thermador double wall oven (full size)

GE Microwave
Subzero refrigerator

Island

Butcher block top on island
Double stainless-steel sink
Dacor electric cook top with vent
Bar seating for 4 stools

Double glass doorway with transom to rear foyer.

Breakfast Room (12' x 19'.8")

Window seat w/built-in cabinets
Birch floors
Access to patio and terrace and view

Butler's pantry

Rear Foyer

Tile floor
Half bath
Walk-in closet
Pantry
Laundry room
Sink & tiled floor
Counters & cabinets
Up and down stairway

Front Covered Porch (8' x 35')

Blue Stone
Bead board ceiling
Recessed lighting
Accesses front hallway and rear foyer

Patio with Seasonal Awning (9'x24')

Blue Stone

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Accessed from breakfast room
Accessed from dining room

Tiled floor
Tiled counter top on vanity
Porcelain sink
Skylight

SECOND LEVEL

Balcony area with reading nook

Built in window seat with storage
Access to west bedroom, master suite &
center hallway

East Bedroom 12'9" x 18'3"

Two walk-in closets w/shelving
Wide board pine floors

Master Bedroom (15' x 21'9")

Entry foyer w/double door to bedroom
Cedar walk-in closet w/shelving
9'10" ceiling height
Tray ceiling
Birch floors
Walk-in closet
Built in bookcases and cabinets

Center Hallway

Stairs to attic
Linen closet
Double door storage closet
Wide board pine floors
Access to east and south bedrooms & bath

Full Master Bath

Kohler porcelain soaking tub
2 porcelain sinks and vanities
Tiled shower with seat
Tiled floor
2 built in window seats with storage
Cabinets
Recessed lighting

Shared Full bath

Tiled shower with seat
Tiled floor
Tiled counter top on vanity
Kohler porcelain sink

West Bedroom (12'8" x 17'x6")

7'11" ceiling height
Double door closet
Wide board pine floors
Recessed lighting

South Bedroom (14'7" x 16'5")

Built in window seat in large bay window
Recessed lighting
Wide board pine floors

Landings to back stairs

2 Closets

Shared ¾ bath

Tiled shower with seat

Office (9'5" x 7'6")

Wide board pine floors
Built in book shelves
Skylight

Media Room (12'5" x 19'9")

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Over garage & off back stairs
Bead board wainscot
Wide board pine floors
Cathedral ceiling
Built in window seats

LOWER LEVEL

Game Room (21'2" x 25'3")

8' ceiling height
Recessed lighting
Storage closet
Wall-to-wall carpeting
Base board heating

Sports gear closet

Unfinished Area (approx. 60' x 40')

Work Bench
Furnace room
Utility room

UTILITIES

Air conditioning – 5 zones
Sound system – 1st level audio closet
Security system
Cable – Internet
Drilled well
Septic tank and leach field

Furnace Room

Viessmann Vitola Biferral boiler
9 zones
Pressure tank
80-gallon Amtrol Domestic Hot water heater

Well X-Trol by Amtrol pressure tank
Culligan Platinum 12" Soft-Minder water softening system
Linux Elite Series Air handlers
First floor forced hot air heat
Second floor – baseboard force hot water heat

Utility Room

2 x 275-gallon oil tanks
200 Amps electrical panel
Work bench
Tank alert for septic pump station

TWO-BAY ATTACHED GARAGE

Auto open
Direct entry
Modine heater

Potting Shed

Attached to garage
Windows
Stone on outside
Entrance from garage & outside

HIP ROOF STONE FACED CARRIAGE BARN (22' x 30')

Board and batten siding above and stone below
Sliding barn doors
Asphalt shingles

POND

1/3 acre
Lined
Separate well feed

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