

PROPERTY DETAILS ADDENDUM
98 HELLS PEAK RD
WESTON, VERMONT

PROPERTY SUMMARY

- Southeast views to Cobble Hill and Glebe Mountain
- Builder – R.H. Adams
- 31.1 Acres
- 5,236 Square feet
- Pool
- Pond

HOUSE SUMMARY

- Clapboard siding
- Raised paneled wood shutters
- Slate and standing seam roof
- Storm windows - new
- New Hampshire wide plank pine floors throughout house
- Stone terrace
- Generator

FIRST LEVEL

Entry Foyer

Double closet
Closet
Recessed lighting
Front staircase

Half Bath

Porch Entrance

Mudroom

Slate floor
Wood paneled walls
Back staircase
Staircase to lower level

Wrap around porch (8' wide)

Great Room (29'8" x 23'4")

Kitchen

Wolf stove - 4 gas burners
Viking hood
Sub Zero refrigerator/freezer
Dacor Double Oven – electric/convection
Maple cabinets
Dutch tile splash
Butcher block counters
Island with stainless steel sink
Recessed lighting

Food Pantry

Linens-Serving-Pots Pantry

Breakfast nook

Recessed lighting

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Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

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Great Room Living Area

Cathedral ceiling
17'4" ceiling height
Brick fireplace
Built in bookshelves
Track lighting
French doors to stone patio

Patio (16'10" x 32'4")

Stone wall
Roof slate

Dining Room (16'11" x 15')

Raised paneling – one wall
Raised paneling wainscot
Built in bookcase and cabinet
French doors to patio
Pocket doors
Dining room to kitchen
Dining room to living room

Living Room (23'10" x 15'9")

Double set of French doors
Access to screened-in sun porch

Sun Room (12'5" x 15'1")

Slate Floor

Library (14'10" x 17'8")

Cherry raised panels
Fireplace
Built in book cases
Coffered ceiling

Guest Suite

Wall to wall carpeting

Bedroom 1 (12'6" x 13'5")

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Closet

Bedroom 2 (10'1" x 10'9")

Closet

Full Bath

Tub/Shower with tiled walls and glass door
Tile floor

Laundry Room

Maytag washer and dryer

Linen Closet

SECOND LEVEL

Master Bedroom Suite

Master Bedroom (15'8 x 21'7")

Double closet

Dressing Room

Two closets

Master Bath

Double sink with vanity
Tiled shower with glass door
Spa tub
Closet

Bedroom 4 (15'1" x 16')

Closet

Full Bath

Tub/shower with tiled walls and glass
double
Double sink vanity

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Hallway
Linen closet

Bedroom 5 (13'6" x 18'11")
Wall to wall carpet
2 closets

Full Bath
Tub/shower with tiled walls and glass
double
Double sink vanity

Bedroom 6 (10' x 13'10")
Wall to wall carpeting
Walk in closet

SUB LEVEL

Game Room (20'8" x 28'2")
2 built in couches
Wall to wall carpeting
Pine paneled walls

Garage access

Workshop

Refrigerator
Freezer
Wine cooler
Ski rack

UTILITIES

Generator panel
200 amps electric panel
Thermopride oil fired forced hot air
330-gallon oil tank
Expansion tank for water

70 gallons Domestic hot water heater – oil
Electric meter #6108120
First Line Security system – motion sensor
in parking lot and porch
Irrigation system

ATTACHED POST & BEAM BARN

2-bay garage
Poured concrete floor

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