

**ADDENDUM**  
**SELCOMBE**  
**78 PARKER RD**  
**BROOKLINE, VERMONT**

**PROPERTY**

Land purchased in 1818 by Ebenezer Poole  
750 acres  
Mature maples  
Stone walls  
2 large stone benches  
Gravity fed spring

**MAIN RESIDENCE**

Built in 1819 by Ebenezer Poole  
Brick center chimney cape  
2,763 square feet  
8' ceilings downstairs  
8 over 12 windows  
Wood shutters  
Plaster walls  
Slate roof on cape  
Addition  
    White clapboard  
    Asphalt shingle roof

**FIRST LEVEL**

**Living Room** (13'10" x 28'3")  
Original kitchen cooking fireplace (throws a lot of heat)  
Beehive brick Dutch oven  
Fireplace cupboards  
Wainscot  
Built in bookshelves and paneled cabinets  
Fir floors

**Den** (15'5" x 14')  
Closet

Fireplace with brick hearth  
Fireplace cupboard  
Antique wide board pine floors  
Chair rail

**Bedroom** (15'5" x 14')

2 Closets  
Antique wide board pine floors  
Fireplace  
Fireplace cupboard  
Chair rail

**Full Bathroom**

Small tub tiled shower  
Porcelain sink

**Three-Quarter Bathroom**

Tiled shower  
Porcelain sink

**Dining Room** (15'7" x 17'3")

Fir floors  
Access to Porch – Dutch door  
Exposed rafters  
Brick wall  
Fir floors

**All Weather Screened Porch** (10'5" x 23'5")

Plexi-glass panels slide in for cold weather  
Granite fieldstone floor  
Plexi-glass panels between ceiling rafters

**Kitchen** (9'10" x 12'2")

Whirlpool Stove and Oven

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**Pantry/Laundry (12' x 12')**

Whirlpool washer and dryer  
Frigidaire chest freezer  
Roper chest freezer  
Sears refrigerator  
Electric wall heat

Gravity fed water system (best shower water pressure around) - always works during a power failure

**OUTSIDE**

**Workshop (13'9" x 11'8")**

Unheated

**CORN CRIB (18' x 12')**

Newly renovated  
Wood floor  
Post and beam frame  
Metal roof

**SECOND LEVEL**

**Bedroom (12' x 11')**

Closet  
Antique wide-board pine floors

**3-BAY SHED (29'10" x 29')**

Cement floor  
Metal roof

**Bedroom (16'7" x 14'9")**

Closet  
Antique wide-board pine floors

**ENGLISH BARN (40'x30')**

Wood floor  
Stone foundation  
Metal roof

**LOWER LEVEL**

**Basement**

Stone foundation  
Cement floor

**Utilities**

50-gallon electric hot water heater  
Thermo Pride forced hot air heat w/ wood heat auxiliary  
330-gallon oil tank  
Electric - 100 amps  
Gas generator (hardwired) - powers furnace, refrigerator, freezers, TV, and a few lights

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