

PROPERTY DETAILS ADDENDUM
WARNER HILL FARM
5000 ROUTE 106
READING, VERMONT

PROPERTY SUMMARY

- 100 acres
- Original home built circa 1776
- House orientation - Southern exposure
- 5 bedrooms
- 6.5 baths
- Attached guest suite with fireplace
- Internet: high speed fiber network
- Horse barn
- Old Milk House Barn/Party Barn
- Theater
- The Cottage
- Helipad
- Pool
- 2 swimming ponds: 35' deep and 15' deep
- Perennial beds
- Private trails for mountain biking, walking or riding
- Connects to GMHA trail network
- Entrance gate at bottom of mile long drive

MAIN HOUSE

- House design – Vermont vernacular with European influences
- Brick cape built in 1776, additions from 1920s – present day
- Roofing: slate, cedar shake, standing seam and engineered slate on tower
- 5 bedrooms
- 6.5 bathrooms
- Bell in bell tower
- Walls: Original wood lathe/plaster, newer metal lathe/plaster, sheetrock
- Central sound throughout house, walkway to gazebo and front patio
- Water source: springs
- Security: fire/smoke, CO, low temperatures

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

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MAIN HOUSE DETAILS

FIRST LEVEL

Entrance Foyer

Victorian hanging lamp

½ Bath

Walnut floors

Hallway

Walnut floors

Coy pond

Stairs to second floor

Kitchen (19' 8" x 29')

Jatoba "Brazilian Cherry" wood floors

White birch cabinets and drawers

Double kitchen sink - stainless steel

Garland gas stove and double oven with hood

Side by side refrigerator and freezer

Frigidaire electric convection oven

Panasonic microwave

Magic Chef Wine cooler

2 Bosch dishwashers

Brazilian marble counters

Island (9' 9" x 4' 7")

Maple butcher block counter

Sink

Drawers and shelves

Family Room off Kitchen (17'6 x 20')

Circa 2003/2004

Brazilian marble bar counter – seats 4

Jatoba "Brazilian Cherry" wood floors

Antique wood stove (needs to be relined)

Radiant heat

Access to mudroom

Access to stone patio, octagonal gazebo and pond

Behind house

Stone patio

Gazebo

Swimming pond – 35' deep

Hot tub

Mudroom (19' x 22')

Slate tile radiant heat floor

LG Washer/Dryer

Laundry Sink

2 refrigerators

Boys room - urinal and sink

Access to back patio

Access to Car port

4 Utility closets

Office (13'x20')

Radiant heat in the ceiling

Jatoba "Brazilian Cherry" wood floors

Great Room (19'8 x 39')

Circa 1930s

Ebony birch and teak floors

Antique wood stove

Breakfast Room (10'8" x 13'2")

Crystal chandelier

Antique pine floors

Swedish tile stove

Library (22'3" x 19'8")

Antique pine floors

Antique wood stove - works

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Coffered ceilings
Built in bookshelves
Secret staircase to basement

SECOND LEVEL

Master Bedroom (31'4" x 16')

Carpet
2 Fireplaces

Master Bathroom

Stone tile floors
Glass shower with stone tiles

Master Bathroom

Double vanity
Glass shower with stone tile wall
Separate tub with shower
Carpet

Walk in Closet (14'11" x 13'9")

Carpet
2 windows

Full Bath

Tub with shower
Vanity

Landing Reading Nook (12'2" x 8'4")

Built in bookshelf
Hidden door to Master Bedroom
Jatoba "Brazilian Cherry" wood floors
Wood paneled walls

Taupe Bedroom (14'3: x 13'10")

Carpet
¾ bath

Bath
Pedestal sink
Glacier Bay toilet
Slate floor
Shower with glass door, slate tiles

Red Bedroom (19'2" x 13'11")

Carpet
Closet
¾ bath
Slate tile floor
Kohler toilet
Pedestal sink
Shower with glass door, slate tiled wall

White Bedroom (14'5" x 14')

Carpet
Closet
Full bath
Cast iron claw foot tub
Kohler pedestal sink
Slate floor
Kohler toilet

Grey Bedroom (19'7 x 11'8")

Radiant heat in floors and ceiling
Cherry floors
Walk-in closet
Antique stove
Full bath
Porcelain Tub
Tile floor
Glacier Bay Toilet
Door to attic access to bell tower

Tower Room

3rd floor landing (9' 5" x 16' 5")

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Antique woodstove

Cherry Flooring

Full bath

Porcelain tub

Tile walls

Tile floor

Pedestal sink

COCO CHANEL GUEST SUITE

(She visited a couple of times)

Accessed off breezeway

Sitting Room (11'6" x 10'7")

Built in bookshelves

Pine floors

Full bath

Tile floors

Tub/Shower

Bedroom 16' x 15'3"

Barrel vaulted ceiling

Fireplace

Closet

Access to front lawn

SUBLEVEL – MAIN HOUSE

Wine cellar

holds 1,000 bottles

Cooler/humidifier unit

Needs replacement (approx. \$1K)

Secret staircase to library

UTILITIES – MAIN HOUSE

Water: spring fed with 2 cisterns

(2) System 2000: oil fired, hot water boilers

2017

20+ years

10 zones

Wood burning furnace – alternative heat source

Radiant heat tank – main furnace heats smaller tank

Hot water - off oil furnace, backup electric
80 gallons Superstor - oil fired hot water tank

80 Rheem - electric hot water tank

Cornelius ice machine and compressor (also dehumidifies basement)

Electrical panels

(2) sub panels – 200 amps each

200 amp Primary panel

(2) Septic systems

Southeast system -Tower, South wing

West system – rest of house

WIFI controlled thermostats

First-line Security service

5,000 gallon oil tank (buried mid-1980s)

State permits issued

Replaced 10,000 gallon tank

5,000 tank inserted inside 10,000 tank

Rest of tank filled with sand

Water overflow from pond

Enters basement

Goes out through drain

Chimneys

5 Flues

Family room - metal lined

Reading Room chimney is terracotta-lined

Standing seam roof

THEATER (Old Caretaker's House)

1,492 square feet

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Built in 1935
Standing seam roof
Forced hot air oil system
40 gallon hot ware tank
3-Bay garage

2 sliding doors – one with a transom window above
Electricity
Corrugated metal roof
Water hydrant

Home Theater (32'2" x 15'1")

Full Bath
Red carpet
Seats for 12+ people
Retractable screen (7'11"W x 54"H)
Blackout curtain walls
iRulu projection system
Ceiling mounted
Surround sound
Wine Cooler refrigerator
Double stainless steel sink

OLD MILK HOUSE/PARTY BARN (1,668 square feet)

Built late 1700s
Hand-hewn post & beam frame
Attached to horse barn
Corrugated metal roof

Gym (21' x 14'6")

Harwood maple floors

Main Room (28' x 25')

24' high cathedral ceiling
2 ceiling fans
V-groove pine floors
Massive field stone fireplace - gas
Hot tub
Washer/dryer

Office (15' x 10'8")

Maple flooring

Kitchen (10' x 15'5")

Gas 4 burner range and oven
Side by side stainless steel refrigerator
Side by side stainless steel sink

Office 2 (15' x 15')

THEATER UTILITIES

Heat source: forced hot air
Water: springs
Has its own septic system

Full bath

Pedestal sink

¾ bath

Fieldstone shower
Fieldstone vanity sink

HORSE BARN (40' x 36')

Built late 1700s
English style bank barn
Hand-hewn post & beam frame
3 stalls (8'4 x 14'4" each)

Bedroom (12'9" x 14')

Loft space
Cathedral ceiling with ceiling fan

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V-groove pine
Wood pine ceiling
Gunstock posts

PARTY BARN UTILITIES

Forced hot air
Propane fired boiler
60 gallon electric domestic hot water tank
Water source: well (left of maple allee)
1,000-gallon septic system

THE COTTAGE

1,344 square feet
Built in 1988
Standing seam roof

Kitchen/Living Room (23'x15')

Bamboo floor
Double stainless sink
Frigidaire electric stove and oven
Recessed lighting

Master Bedroom (13'x11'3")

Full Bath

SECOND LEVEL

Bedroom green (11'3"x13'4")

Grey Bedroom (12'x14'4")

½ bath

THE COTTAGE UTILITIES

Septic – mound system
Buderus oil fired furnace
250-gallon oil tank
Water source: well

CARRIAGE HOUSE

1,000-gallon septic system
Shares well with Party Barn
Corrugated metal roof

2 EQUIPMENT SHEDS

Corrugated metal roofs

SUGAR HOUSE

Needs renovation

POOL

Gunite

FIBER NETWORK

High speed internet service
Service provider: Consolidated
Communications

PONDS

Stocked with trout

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