

**PROPERTY DETAILS ADDENDUM**  
**36 DENSMORE ROAD**  
**CHELSEA, VERMONT**  
**05038**

**PROPERTY SUMMARY**

- 120.1 Acres
- C.2011 timber frame
- Jerome Bonin, [Bonin Architects](#)
- Barn
- 3 bay lower barn
- Shed

**RESIDENCE**

- 2986 square feet
- 3 bedroom
- Cedar shingle and clapboard siding
- Standing seam roof
- Stone walls

**MAIN RESIDENCE DETAILS**

**FIRST LEVEL**

**Great Room (34' x 30')**

- Cathedral ceiling 26' high
- Pine timbers
- Birch floors
- Eagle Windows
- Fir doors
- Cedar trim
- Stone fireplace to ceiling
  - Raised hearth
- Ceiling fan
- Bookshelf
- Bar
  - Vermont granite counter
  - Sink
  - Italian Leather wall – vegetable tanned leather on tile

- Leather panel cabinets with cherry trim
- Beer keg
- Wine cooler

**Kitchen**

- Cherry cabinets
- Soap stone counters
- Bar seating
- Sub-zero side by side
- Bosch dish washer
- Wolf range
  - Double electric oven
  - Gas cook top – 4 burners, grill and griddle
  - Wood vent
- Pantry – Shelves, counter and cabinets
- Recessed lighting

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**Half Bathroom**

- Grass cloth walls
- Birch floors
- Pedestal sink

**Primary Bedroom (14'9" x 16'4")**

- Wall to wall carpet
- Bookshelf
- Fir doors with birch trim
- 8' 10" ceiling
- Walk-in closet 13' x 6.5'
- Ceiling fan
- Full Bathroom
  - Tile sink console
  - 2 Ceramic sinks
  - Birch cabinets
  - Spa tub
  - Tile shower
  - Recessed lighting
  - Tile floor

**Washer & Dryer Closet**

**2 Bay Garage**

- Cement floor
- Drain
- Access to basement
- Auto overhead doors
- Bench, shelf and coat hooks

**Wrap Around Covered Porch**

- Covers 3 sides of the house
- 8' width
- Tumbled blue stone floor

**Outside Dining**

- Gas grill
- Stone bar seating
- Stone table
- Stone terrace

**SECOND LEVEL**

**Office (12' x 24')**

- Leather floor – vegetable tanned
- Opens to great room
- Cherry railing with airplane wire

**Bedroom (10'3" x 11'4")**

- Wall to wall carpet
- Cathedral ceiling
- Closet

**Bedroom (10'3" x 11'6")**

- Wall to wall carpet
- Cathedral ceiling
- Closet
  - Shower with slate wall and glass door

**¾ Bathroom**

- Tile floor
- Pedestal sink
- Shower/tub

**Music Room/Bedroom (16'7" x 22'4")**

- Wide pine rough sawn
- 12' ceiling – cathedral
- Guitar cabinet with glass doors
- Recessed lighting
- Wall sconces

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**LOWER LEVEL**

**Exercise Room (9'8" x 11'10")**

- Rubber floor
- Pine walls and ceiling

**Sauna**

- Infrared heating
- Gas

**Wine Room (5'11" x 13'8")**

- Leather floor – vegetable tanned
- Pine walls and ceiling

**Utility Room**

- Wall mounted propane hot water boiler – 6 zones
- Domestic hot water tank – 60 gallon off boiler
- Water softener
- Generator panel
- Main electrical panel
- Radom mitigation system
- Fresh Air exchange
- Expansion tank for well
- Generac Generator – whole house

**Walk-in Safe**

**Storage Room**

- Refrigerator
- Freezer
- Chest freezer

**Walk-in Cedar Closet**

**UTILITIES**

- Split A/C Units – Primary Bedroom
- Alarm system – smoke, low temp & security
- Base board heat – 2<sup>nd</sup> floor
- Direct TV box
- Generator – Generac 20KW – propane
- Electric Meter- outside north of house #26228
  - At lower garage #26239
- Dials in Primary Bedroom
  - Air exchange
  - Heating system

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**Paved Parking and Entrance**

**SMALL BARN (16' x 20')**

- At entrance
- Standing seam roof
- Board siding
- Gravel floor

**BANK BARN (30' x 48')**

- Standing seam roof
- Upper Level
- Wood floors
- 8'4" ceiling height
- Studded walls and ceiling
- Not insulated
- Electric and water
- 3<sup>rd</sup> floor – Storage
- Lower Level
  - Gravel floor
  - 11' high ceiling
  - 11' sliding door both ends
  - Utility Sink

**LOWER BARN (20' x 46')**

- 3 Bays – auto overhead doors
- Standing seam roof
- Wood clapboard siding
- Cement floor
- Electricity & water
- Insulated
- 2 Rinah heaters

**APPLE ORCHARD**

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