

ADDENDUM
BLACK HOLE HOLLOW FARM
213 BLACK HOLE ROAD
CAMBRIDGE, NEW YORK AND ARLINGTON, VERMONT

PROPERTY

440.6 Acres
Main Residence – 5 bedrooms
Guest House – 2 bedrooms
Greenhouse w/koi pond
Pool
3 Hand Hewn Post & Beam Barns
Sugar house
Fenced & open pastures
Three ponds
Stone wall gardens
White Creek River
15 miles of trails

VERMONT PROPERTY

MAIN RESIDENCE

Built 1772
5 bedrooms, 7 bathrooms
8,143 Square feet
Fieldstone and clapboard siding
Slate roof
Bird house weathervane
Fieldstone archway
Bluestone gravel driveway
Crown molding throughout

FIRST LEVEL

Portico & Entry

Stone pillars
Narrow bead board ceiling
Decorative window
Two hanging lights

Foyer (17.8 x 17.3)

Tile floor
Raised wood panel wall, built-in shelves & cabinet
Fireplace w/marble hearth, hammered metal decorative surround

Wet bar w/hammered metal sink
Closet
Scuttle to attic
Oval stairs to kitchen/dining wing
Entrance to living room and hallway to master

Living Room (20.10 x 27)

Wide board oak floors
Wide crown molding with dentil design
Brick fireplace w/marble surround, hearth w/carved wood frame and mantle
Bay window w/two side French doors
Curved pane windows w/raised panel surround
View of pond and mountains
Two deep set double casement windows

Kitchen (15 x 21.9)

Pine floors
Beamed ceiling
Cherry cabinets
Granite counters
Double stainless sink & decorative tile backsplash
Built-in corner cupboards
Large center island w/wood counter & cabinets
Leaded glass cabinets
Recessed lighting
Aga stove w/hood
Fisher & Paykel dishwasher
Side-by-side refrigerator Sub Zero?
Built-in microwave
Utility cupboard
Four 6x6 paned windows
Wood latch doors to hallway & dining room

Dining Room (22 x 18.7)

Beamed ceiling
Wide-pine floors
Arched entry from hallway
Wall of pine built-ins w/mirror and bench seat
Brick fireplace w/natural raised panel walls

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Entrance to back hallway to guest bedroom wing

Breakfast Nook (12.7 x 8)

Flagstone floor
Beamed ceiling
Arched paned doors w/screen doors to terrace
Fieldstone wall on one side

Hallway w/wide pine floors & two lighted Closets

Half-Bathroom

Pedestal sink
Hardwood floors
Six-panel raised wood door

Master Study (13 x 11.3)

Built-ins w/shelving and cabinets
Hardwood floor
Corner fireplace w/metal arched surround, wood & marble hearth

Master Bedroom (21 x 19.1)

Entry closet
Bay window w/French doors & side casement to stonewalled garden & mountain views
Chair rail
Deep set painted windows w/raised panel sides
High ceilings
English custom draperies
Brick fireplace w/marble & copper surround & wood mantle

Master Bath & Dressing Room

Hardwood floors
Glass chandelier
Recessed lighting
Soaking tub w/decorative oval window
Bay area w/French doors to garden & view
Built-in drawers
Lighted double closets w/shelves & drawers

Separate toilet and vanity w/tile
Additional vanity nook w/porcelain sink & tile/wood cabinetry
Walk-in tile shower

Den (16.9 x 16)

Wide-pine floors
Beamed ceiling
Built-in w/cabinet
Two 6x6 paned windows
Wood latch door
Fireplace w/tumble marble hearth, wood mantle

Bedroom 1 (15.7 x 19.6)

Window to view
Bathroom with tub, decorative flower tiles and oval window
French doors to garden overlooking pond
Decorative floral sink in bedroom with wood counter, cabinets and drawers
Wide (oak?) wood floors
Crown molding

Bedroom 2 (14.9 x 14.9)

Carpet
4.5 ft bump out
French door to garden & view
Oval decorative window

Full Bathroom

Hardwood floor
Pedestal sink
Shower/Tub w/tile surround
Decorative oval window
Recessed lighting
Raised panel wood door

Laundry Room (14.9 x 13.4)

Counter w/deep stainless sink
Painted cabinetry & drawers
Oak floors
Utility closet

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Double door linen closet
Drop down ironing board
Hanging clothes bar
Attic access
Large double casement windows

Half Bathroom

Hardwood floors
Pedestal sink
Recessed lighting

The Hunt Room (18.9 x 17.8)

Beautiful wood built-ins w/tile counter & soapstone sink & decorative raised tile backsplash
Stone tile floor edged w/pegged wood flooring
Fabric walls
Door to breezeway
Double casement window

Stone Breezeway (24 x 13.7)

Stone walls with arched front & back entry
Narrow bead board barrel ceiling
Slate stone steps
Concrete floor
Hanging light
Mahogany threshold to guest bedroom

Bedroom 3 – Across Breezeway (17 x 15)

3 x 7 bump out w/casement windows on 3 sides
Carpet
Built-in shelves & cabinets
Dressing room w/recessed lights & built-in closet & drawers

Full Bathroom

Porcelain painted decorative sink
Casement windows
Hardwood floors
Tub/shower w/tile surround
Side light sconces

SECOND LEVEL

Landing with wood floors, chair rail, window and closet

Bedroom 4 (14.8 x 23)

Fireplace with marble hearth, metal surround and wood mantle

Full Bathroom with pedestal sink, wood floors and tub with decorative floral tiles
4 deep set casement windows
Wood beams in the ceiling

Utilities

Radiant/baseboard
Drilled well
Septic
Propane 1500
Generator

2- BEDROOM GUEST HOUSE

Attached to west side of Main Residence
Kitchen
Bathroom
2 bedrooms

GREENHOUSE (59 X 22.3)

Post & beam octagon shaped sitting area (21 x 17.5)
Rose colored stone tile w/decorative inlay
6 double-pane windows w/decorative arched Transoms
Two French doors
Koi Pond
Stone walkway w/waterfall
Cement foundation
Propane heat (300-gal skid tank)
Lift-up side windows

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Garden behind greenhouse w/grape arbors & trellis's

POOL: (39x17)
Hayward pump and sand filter (in the bunker)

BARN (45 x 32)
Hand-hewn English barn
Stone foundation
Board siding
Wood shingle roof

DISTANCES

Bennington, VT 35 minutes
Manchester, VT 40 minutes
Saratoga, NY 35 minutes

ARCHITECT Jerome R. Cerny

NEW YORK PROPERTY

BARN (45 x 32)
Hand-hewn English barn
Stone foundation
Board siding
Wood shingle roof
Three large doors w/massive hinges

BARN (57 x 30)
Post & beam hand hewn English barn
Dirt floor
Wood clapboard siding
Metal roof
Attached shed

SUGAR HOUSE (20 x 11)
Wood siding
Metal roof
Cement floor
Wood frame

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