

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

PROPERTY

948 Acres
Main Residence
Cottage – 3 bedrooms
Lodge -3 bedrooms
Federal House – 2 bedrooms
Milk House – 1 bedroom
Multiple Barns
Sugar house
Fenced & open pastures
Three ponds
Stonewalled gardens
Greenhouse w/koi pond
White Creek River
Stone walls
30 miles of trails
Pool

VERMONT PROPERTY

MAIN RESIDENCE

Built 1772
6 bedrooms, 6 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 Foyer

Stone pillars
Narrow beadboard ceiling
Decorative window
Two hanging lights

Foyer (17.8 x 17.3)

Tile floor

Raised wood panel wall w/built-in shelves & cabinet
Fireplace w/marble hearth, hammered metal decorative surround
Bar area w/
Wood floors
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

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

www.landvest.com

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

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
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

Office (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

Sitting Room (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

Guest 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

Guest 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

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

www.landvest.com

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

Decorative oval window
Recessed lighting
Raised panel wood door

Laundry (14.9 x 13.4)

Counter w/deep stainless sink
Painted cabinetry & drawers
Oak floors
Utility closet
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 beadboard barrel ceiling
Slate stone steps
Concrete floor
Hanging light
Mahogany threshold to guest bedroom

Guest Bedroom 3 (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

Guest 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

2- BEDROOM APARTMENT

Attached to west side of Main Residence

Kitchen

Bathroom

2 bedrooms

UTILITIES

Radiant/baseboard

Drilled well

Septic

Propane 1500

Generator

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

www.landvest.com

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

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
Garden behind greenhouse w/grape arbors & trellis's

BARN (31x113)

29.11 x 40 Garage section w/cement floor, garage door, windows, side door
Eight stalls
10 dog kennels
2 old carriages
Asphalt shingle
Wood siding

ROUND PEN – wood frame

118 X 193 FOOT RING – 5 rail fence

TWO FENCED PASTURES

TWO WELLS – next to round pen and lower pond

EQUIPMENT BARN (30 x 36)

Two bird coups with runs
Metal roof
Wood clapboard
Cement foundation

THE MILK HOUSE: Rented

Living room
1 bedroom
1 bath
Kitchen
Electric heat
Small basement
Paris Barn: (25x37) (behind main house)
Poured concrete foundation
Newer shingle roof
Barn-board siding

Pole Barn: (15x20) (near Paris Barn)
Open sided
Tin roof

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

NEW YORK PROPERTY

THE COTTAGE

Rebuilt three years ago
Shingle roof
Clapboard siding
Gravel driveway
Two hall closets
3-bedrooms approx. (10.8 x 10.3)
1-bath
Laminate & floating floor
Recessed lighting
Ceiling fan
Living room (28.10 x 12.5)
Dining (14 x 12.10)
Kitchen w/pantry
Basement
Washer & dryer

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

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

40 gal domestic electric hot water heater
Pearless boiler
275 gal oil tank
100 amp electric service
Water shut off valve
Dehumidifier

THE LODGE

Flagstone walkway to front & back entry
Gravel driveway
Landscaped/Perennials
Covered entry w/ beadboard ceiling
Slate roof
Wood clapboard

FIRST LEVEL

Cherry floors
Beamed ceilings

Living room (12.2 x 17.5)

Brick fireplace w/unpolished marble hearth
& raised panel surround
Bay window

Kitchen/Dining area (18 x 13.10)

Tile countertop & pine cabinets
Frigidare
Asko dishwasher
Frigidare electric stove
Stainless sink
Bay window w/side casements
Triple casement window
French door to backyard

Bedroom-First Floor (12.5 x 9.6)

Latch wood door
Crown molding
Baseboard heat

Bay window
Cherry floor

Bath

Pedestal sink
Tub/shower w/tile surround

SECOND LEVEL

Bedroom (14.10 x 14.8)

Carpet
Bay window
Kneewall windows

¾ Bath

Wood floor
Tile shower
Vanity w/porcelain sink

Bedroom (14.10 x 14.8)

Mirror image of other bedroom & bath

BASEMENT/UTILITIES

Stone & cement foundation
Cement floor
Weil Mclaine boiler
41 gal domestic hot water heater
200 am electric
Painted walls
Septic
Drilled well
Satellite Dish

BARN (45 x 32)

Hand-hewn English barn
Stone foundation
Board siding
Wood shingle roof
Three large doors w/massive hinges

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

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

FEDERAL HOUSE

Framing only, finish to your liking
New roof 2-3 year ago
New rafters & framing
Plywood floors
Two bedrooms
Stone & cement foundation
Cement floor
Bulkhead
200 amp electric

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

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design: © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

T. Story Jenks
sjenks@landvest.com
802-457-2320

Vinny M
lmodestino@landvest.com
617-821-9057

www.landvest.com