

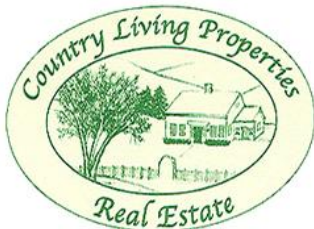
226 Old Tavern Road Weston, Vermont

STATS

<i>Bedrooms</i>	4
<i>Bathrooms</i>	3 1/2
<i>Square Footage</i>	3520
<i>Unfinished SF</i>	1669
<i>Acres</i>	6.34
<i>Garage Bays</i>	2
<i>Year built</i>	2010

Notes:

- Under Construction– Shell Complete
- Septic & Well Installed
- Finish Grading this Spring
- Detailed Spec Sheet
- Interior Specs Outlined
- Interior Choices Flexible



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TIMBER FRAME FARMHOUSE

This country home is located in the center of a 6 acre lot and surrounded by stone walls. The advantages of being located on Old Tavern Road are clear- it's the best of both worlds. Residents can walk down the quiet road to enjoy the fine homes and lovely scenery or drive a short distance to Route 100 to nearby towns or area recreation. The charming village of Weston offers the Playhouse, famous green and retail shops while Londonderry enjoys the popular summer Farmers Market and the convenience of the Mountain Marketplace. With plenty of room, sunlight and style- this 4 bedroom home is perfect for rear-round and vacation folks alike. A handcrafted timber frame anchors the great room. Cut from local hemlock and hand-crafted mortise and tenon joinery make this home truly a Vermont product.

This house is what is considered a New/Old house. *Old* because the design is reminiscent of New England's tradi-



Approach to house-Pond site area to rear off Great Room

tional styles- historic proportions including window and roof detail and overall dimensions. *New* because the design has been updated to jazz up traditional elevations and expand floor plans for entertaining in one living/kitchen/dining area. The other more obvious reason is it is *NEW*. Great craftsmanship, modern

products, energy efficient and preferred construction methods translate to lower energy costs and less maintenance. With a close study of the detailed spec sheet and observation of the unfinished interior- the purchaser will appreciate the value of quality construction and attention to detail.

OTHER DETAILS

INSULATION

Walls- R25 for timber frame
R21 or higher in stick
Ceilings- R38
Floors- R19
Bathrooms- R11
Basement walls- R10

MECHANICALS

Heat- Radiant 1st & 2nd floor
Direct Vent Propane
Buderus Boiler
HRV- Heat Recovery Ventilator
Air Exchanger
Plumbing- Pex water supply

LOW MAINTENANCE EXTERIOR

Primetec sealed Clapboards
Marvin Alum. Clad windows

MORE

Efficient Lighting
Sealed Propane Fireplace