

# Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

Peacham, VT 05862  
\$1,295,000

Price: \$1,295,000  
County: VT-Caledonia  
Acres: 108.00  
Property Type: Single Family  
Year Built: 2009

Bedrooms: 6  
Total Baths: 4  
Sq. Ft. (Total): 5770  
Subdivision Name:  
Agency/Brokerage: The Malley Group  
KW Vermont

### Interior Features

# Of Stories: 2  
Sq. Ft. (Total): 5770  
Sq. Ft. (Above Ground): 5770  
Sq. Ft. (Below Ground): 0  
Sq. Ft. Unfinished: 0  
Rooms: 19  
Bedrooms: 6  
Baths: 4

Interior Desc: Fireplace - Gas,Home Theatre  
Wiring,Kitchen Island,Kitchen/Dining,Master BR  
w/ BA,Natural Light,Security,Storage -  
Indoor,Surround Sound Wiring,Wood Stove  
Hook-up  
Appliances Included: Cooktop -  
Gas,Dishwasher - Energy Star,Exhaust  
Hood,Oven - Double,Oven - Wall,Refrigerator  
Flooring: Ceramic Tile,Hardwood  
Heating Cooling Fuel: Gas - LP/Bottle  
Water Heater: Gas - LP/Bottle,Off Boiler,On  
Demand,Owned  
Basement Desc:

### Exterior Features

Property Status: Active Under Contract  
Time Share: No  
Resort: No  
Exterior Desc: Clapboard,Composition,Concrete  
Exterior Details: Barn,Garden Space,Porch -  
Covered  
Amenities/Services:  
Style of Residence: Colonial,Contemporary  
Lot Size:  
Road Frontage: 1000

Land Desc.: Country Setting,Farm -  
Horse/Animal,Landscaped,Major Road  
Frontage,Mountain  
View,Open,Recreational,Secluded  
Suitable Land Usage: Farm -  
Horse/Animal,Recreation  
Roof Desc.: Standing Seam  
Driveway Desc.: Circular,Crushed Stone,Gravel  
Foundation Desc.: Below Frost Line,Poured  
Concrete  
Sewer Desc.: Leach Field,On-Site Septic Exists  
Garage/Parking: Yes  
House Color:

Luxury Farmhouse with upscale finishes and an exceptional attention to detail! Located on a 100+ acres, youâ€™™ll enjoy sweeping views of the Northern Vermont Mountains from the kitchen, dining room, living room, screened-in porch, and the large master suite. In the kitchen, youâ€™™ll find top-notch details including granite countertops, industrial stainless-steel appliances, Italian tile

back splash, locally made custom cabinetry, a deep single basin sink and a separate prep sink on the far counter. The baking center offers Danby marble with double ovens and a warming drawer, great for a caterer when entertaining. An additional refrigerator and freezer in the walk-through pantry keep food handy, but out of sight. This home is Energy 5 star rated with a new furnace and radiant heat thatâ€™ll keep you warm and cozy during the winter months. Upstairs, 2 wings of bedrooms and bathrooms, with a master suite at the center of the home, provides plenty of space for family and guests, but with privacy for all. The large bonus room with its own laundry and large cleaning sink adds the opportunity for a nanny or in-law apartment with potential for expansion. Outside, the heated 3-stall barn with tack room includes electricity & hot water, while a run-in provides additional shelter for horses. This home is truly unique and offers the best of Vermont in a private location, close to Martin's Pond & Harvey Lake, Groton State Forest for riding, 45 minutes to Montpelier, and 15 minutes to I-91.

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