



## Country Cape, Country Charm

Views of the Green Mountains and the stars above

583 Tubbs Road – Pownal, VT

Lovely 3 bedroom 3 bath expanded Cape Cod style home in a beautiful setting with splendid Vermont views and year-round privacy. The cheerful yellow clapboard exterior and extensive plantings greet you on your approach and the spacious light filled interior engulfs you on the inside. Featuring a large country kitchen with stainless appliances and open shelving, a family or living room with place for your choice of wood or propane fireplace, a dining room or as now, library, and then the open south of the house which houses the present owner's winter studio and was previously a formal living room and 4<sup>th</sup> bedroom. Wait until you see the Master Bath with its slate and granite sink and blue-grey ceramic tiled shower and lady slipper tub or the master bedroom with dormer alcove for your queen or king sized bed. Add four-zone heating, skylights, deck, two-car garage now converted to studio, plenty of storage space, oak wood floors, stone walls, mature perennial gardens (with Peonies, Roses, Black-eyed Susan, Coneflower, Lilies, Baptisia, Daisies, Iris, Bleeding Heart, and more), Magnolia and Cherry Blossom trees all on a quiet town maintained country lane, surrounded by fields and forest. Whether entertaining or for quiet repose this delightful home will bring years of happiness.

**FIRST FLOOR**

Laundry Room/Mudroom Entry: 7'5" x 12'8"; Oak Hardwood Floor; Maytag Washer; Built-in Shelving and Cabinets; Stainless Steel Sink

Kitchen: 12'3"x 5'4" + 9'10"x 18'; Oak Floor; Base Cabinets and Open Shelving; Frigidaire 5 Burner Stainless Steel Propane Gas Range; Frigidaire Stainless Steel Refrigerator; Arietta Stainless Steel Range Hood; Recessed Lighting; French Door to Deck Adjoining Garage/Studio; Hanging Light Fixture Not Included

Family Room: 17' x 14'5"; Oak Floor; Hearth for Wood or Propane Stove; Recessed Lights on Dimmer Switch; Closet

Dining Room/Library: 12' x 14'8"; Chandelier Not Included; Oak Floor; Built-in Bookcases; Pocket Doors to Hall

Living Room/Art Studio: 12'4" x 17'5" + 11' x 11'9"; Oak Floor; Recessed Lighting; Door to Outside

Bathroom: ¾; Ceramic Tile Floor and Ceramic Vanity; Fiberglass Shower with Curtain

**SECOND FLOOR:**

Master Bedroom: 18'4" x 15'4" + 10'2" x 4'3"; Oak Floor; Vaulted Ceiling; Two Openable Skylights; Closet

Master Bedroom: 10'7" x 17'8" + 1'6" x 9'7"; Oak Floor; Dormer; Recessed Lighting; Closet; Separate Heat Zone; This Bedroom Has Direct Access To Private "Master Bath"

Master Bathroom: 7'9" x 10'10"; Step-in Ceramic Tile 3' x 3'10" Stall Shower; Lady Slipper Soaking Tub; Slate Pedestal with Granite Bowl Sink & Stainless Faucet; Walk-in Closet; Triple Window; Ceramic Tile Floor

Bedroom: 9'6" x 12'8" + 2'6" x 4'11" + Dormer Alcove; Pergo Floor; Closet

Bathroom: Ceramic Tile Floor; Formica Counter Vanity Sink; One Piece Fiberglass Tub & Shower

**LOWER LEVEL:**

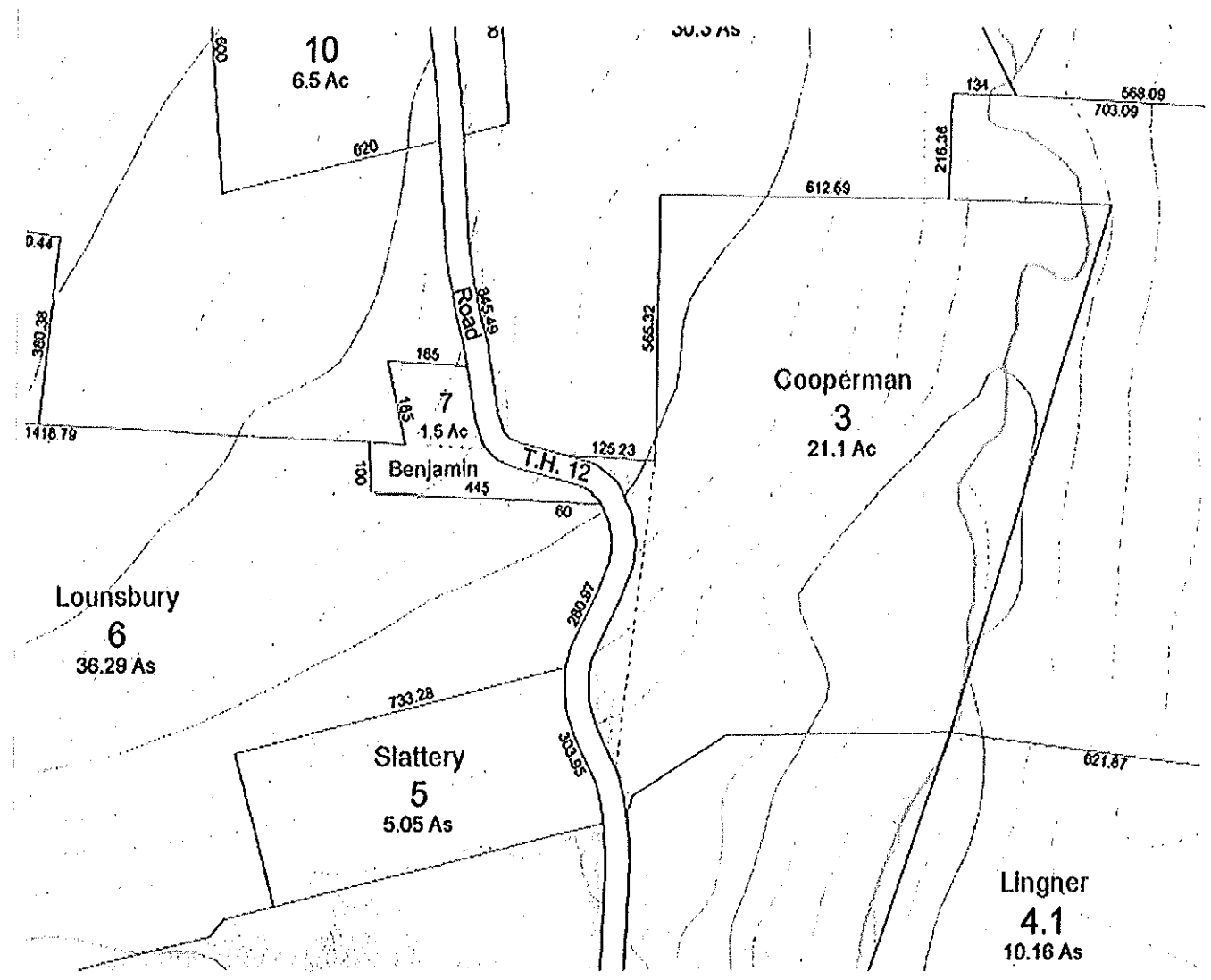
Studio/Office/Game Room: 14' x 16'; Press Board Floor; Closet For Pressure Tank

**BASEMENT:** Partial Full, Partial Crawl; Interior Access & Bulkhead Exterior Access

**GENERAL INFORMATION**

Listing broker has an Agency relationship with the seller:

Year Built: 1986	Owned By Seller Since: 2010
Construction Type: Wood Frame	Foundation: Poured Concrete
Total Sq. Feet of Living Space: 2,598	Per Assessor
Floors: Carpet; Wood; Laminate; Ceramic	Windows: Many Replacement Thermopane Double Hung
Siding: Clapboard	Color: Yellow & White Trim
Roof: Asphalt; Metal on House; Shake on Studio/Garage	Insulation: Fiberglass
Water Supply: Well 240' 15 gpm per Goold Drilling	Private Septic
Amps: 200 Amps. 220 Volt Circuit Breaker Panel	Romex Wiring
Weil-McLain Baseboard Hot Water	Heat Fuel: Oil
Hot Water Type: Tankless; 4 Zones	Hot Water Fuel: Oil
Special Features: Alarm System; (Not Currently in Use	Garage/Studio 22' x 22' with Storage Attic
Driveway: Gravel	Lot size: 1.5 Acres
Possession/Occupancy: At Closing	Zoning: Residential
Assessment: \$263,500	Tax Year: 2012
Special Features: Alarm System; (Not Currently in Use	Taxes: \$4,362.48
Included In Sale: Kitchen Appliances, Washer	Deck ; Cable TV; No Lead Paint ; Smoke Detectors; Outdoor Lighting
Not Included In Sale: Three Light Fixtures (Dining Room, Kitchen, Second Floor Stairway	
School District: Bennington	Elementary School(s): Pownal
Middle School(s): Bennington	High School(s): Mount Anthony
Book: 153	Page: 559
	Map: 1
	Lot: 7



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