

**ADDENDUM**  
**GAGARIN HOUSE**  
**94 PIERCE RD**  
**PERU, VERMONT**

**PROPERTY SUMMARY**

76 acres  
Pond  
Solar array – 26 panels  
Perennials Gardens  
Avian Court  
Rail fencing – South side  
Stone walls  
Conservation easement  
Hiking trails  
Abundant wildlife  
Current use plan

**MAIN RESIDENCE**

Circa 1969  
3,479 square feet  
4 bedrooms  
4 bathrooms  
Sauna  
Maple flooring  
Massive Rumford style fireplace  
Wood board siding  
Standing Seam roof  
General  
Maple flooring  
Wood support beams  
Tongue and groove ceiling

**FIRST LEVEL**

**Living Room**

Massive fireplace with raised stone hearth  
Wood dumb waiter  
Glass sliding doors access to deck and gardens, and view of Stratton

Back stairs to second floor

**Dining Area**

Glass sliding doors access small courtyard and garden and view of Bromley

**Sitting area**

**Kitchen**

Kitchen island with partial butcher block counter  
Pantry  
Pockets doors to close off from dining area

**Entrance Foyer**

Closets –  
Coats  
Utility  
Two doors that access garage

**Master Bedroom (11'9 x 13'4")**

Sliding glass doors to South to deck and gardens

**Three-Quarter Master Bath**

Tiled shower  
Walk in closet

**Theater Room (13' x 12')**

**3/4 Bath**

Tiled walk-in shower  
Sauna - electric  
Granite vanity counter top

---

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](mailto:sjenks@landvest.com)  
802-238-1332

Dia Jenks  
[djenks@landvest.com](mailto:djenks@landvest.com)  
802-238-1549

**ADDENDUM**  
**GAGARIN HOUSE**  
**94 PIERCE RD**  
**PERU, VERMONT**

Synthetic wood flooring, with radiant wiring  
not currently hooked up

Greenwood Frontier Series (in garage)

2 x 275 Gallon oil tanks

Pressure tank

Sediment filters

Airco heating and cooling system

Newmac heating and cooling system

Oil-fueled boilers

Forced hot air

Wood boiler - garage. Set to be primary heat  
source, but when not running oil boilers kick  
on.

119-gallon hot water tank – electric

Emergency electric furnace

2 x 200-amp electric panels

Septic System

Drilled Well

**SECOND LEVEL**

**Cloud Bedroom (9'6" x 9'8")**

Two levels

Sleeping loft

Closet

**3/4 bath**

Northeast Bedroom (17' x 10'4") Ensuite

Secret spaces

2 knee wall closets

Skylights

**Southeast Bedroom (12' x 13')**

**Basement**

Cement floor

GE Washer and dryer

Workshop

**4-Bay Garage**

Cement floor with drains

Loading ramp for wood

Wood storage

Stairs to equipment and gear room

Dog door in to house and to outside

**UTILITIES**

Solar array – 26 panels

Generac generator 8KW

---

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](mailto:sjenks@landvest.com)  
802-238-1332

Dia Jenks  
[djenks@landvest.com](mailto:djenks@landvest.com)  
802-238-1549