

174900 4br (18802 USD)



Location **Vermont**
<https://www.genclassifieds.com/x-675742-z>



Four bedroom country home with many updates on 4.6 acres & views of Jay Peak & Bear Mtn. Notch & into Canada. 12 min. to North Troy/Canada border crossing & less than 2 hours to Montreal. 1.5 hours to Stowe, VT, 20 min. to Newport, VT, Lake Memphremagog & I-91. Open land with a a tall tree line back border looking into Canada & Bear Mtn. A pond for cooling (1/2)& water lilies on the other half. Actively producing Apple & Pear trees. 1+ acre & barn w/solar greenhouse across road. Barn has separate septic and partially finished country kitchen for canning, etc., and and a partially finished upstairs living area. Barn has three propane wall monitors & two woodstoves. This could easily be converted into a vacation home/rental/business. First floor of barn also has a large insulated work space with heat & electric & nice even concrete floor. House plants and veggies grow very well in small attached solar greenhouse (in winter) & a couple windows open to rest of barn to allow for solar heat to flow in. Surrounded by current use farm land and very nice pastoral views. Lots of perennial flowers established. House has oil hot air heat, two woodstoves (one old timey working kitchen stove), several propane wall monitors and attached woodshed accessible from inside home that holds about 2-3 cords of wood. (Improvements include standing seam roof, clapboard siding, gold standard windows, wiring, bulkhead in basement, plumbing, etc. Price drastically reduced due to owner needing to move to be closer to Dartmouth Hospital. *NOTE: House no longer furnished except for wood stoves & propane.



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