



Boulder Spring Farm  
STOWE, VERMONT



Boulder Spring  
Farm

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Nestled atop Edson Hill, Boulder Spring Farm is a pastoral retreat completely in harmony with its bucolic New England surroundings. So named for the bubbling brook that flows from the top of Mount Mansfield and winds itself through the forty acres of the property, the Farm commands two-hundred-and-seventy degree views of the land, mountains, sunshine and stars.

Here, you are at one with nature and its beauty, whether you are sitting cozily inside the main house, walking across the meadow to the oak post-and-beam Barn, or sitting on the dock outside the Pond Cottage taking in the sunset and its shimmering reflection in the waters of one of the Farm's four spring-fed ponds.



The main house boasts wood floors in cherry and pine. A romantic winding staircase, one of the many architectural details of a traditional Connecticut River Valley Colonial home, brings you upstairs to the three guest rooms and a luxurious master suite.

Delightful historic details, such as this oversized key and lock, are peppered throughout the home, inviting you to place one foot in the Colonial past with one foot still firmly placed in the modern era. Imagine the stylish drama of a Diebenkorn painting juxtaposed against this traditional backdrop.



Den



Garden Room

The 22-year-old main house brings a colonial past into the contemporary present.

Enjoy a wood-burning fire in the piano room or the den - both are ideal for family gatherings and quiet nights alike. The Garden Room allows you to immerse yourself in the light and warmth of the sun's rays. Speaking of the sun, a closed-in porch brings you one step closer to nature, giving you a view onto the raised-bed vegetable gardens - an excellent perch from which to monitor the progress of your botanical efforts.



Tavern Room

Historic details like the Tavern-style kitchen, detailed moldings, carved raised-panel cherry cabinets, and stenciled walls call to mind the storied homes of America's historic gentry.



Main Floor Master Suite



2nd Floor Guest Room



2nd Floor Master Suite

The main-floor master suite commands views on three sides where you can watch the sun and moon rise over the Worcester Mountains and set over Mt. Mansfield. There is another master suite and three guest rooms on the second story - each is a large canvas for the imagination.



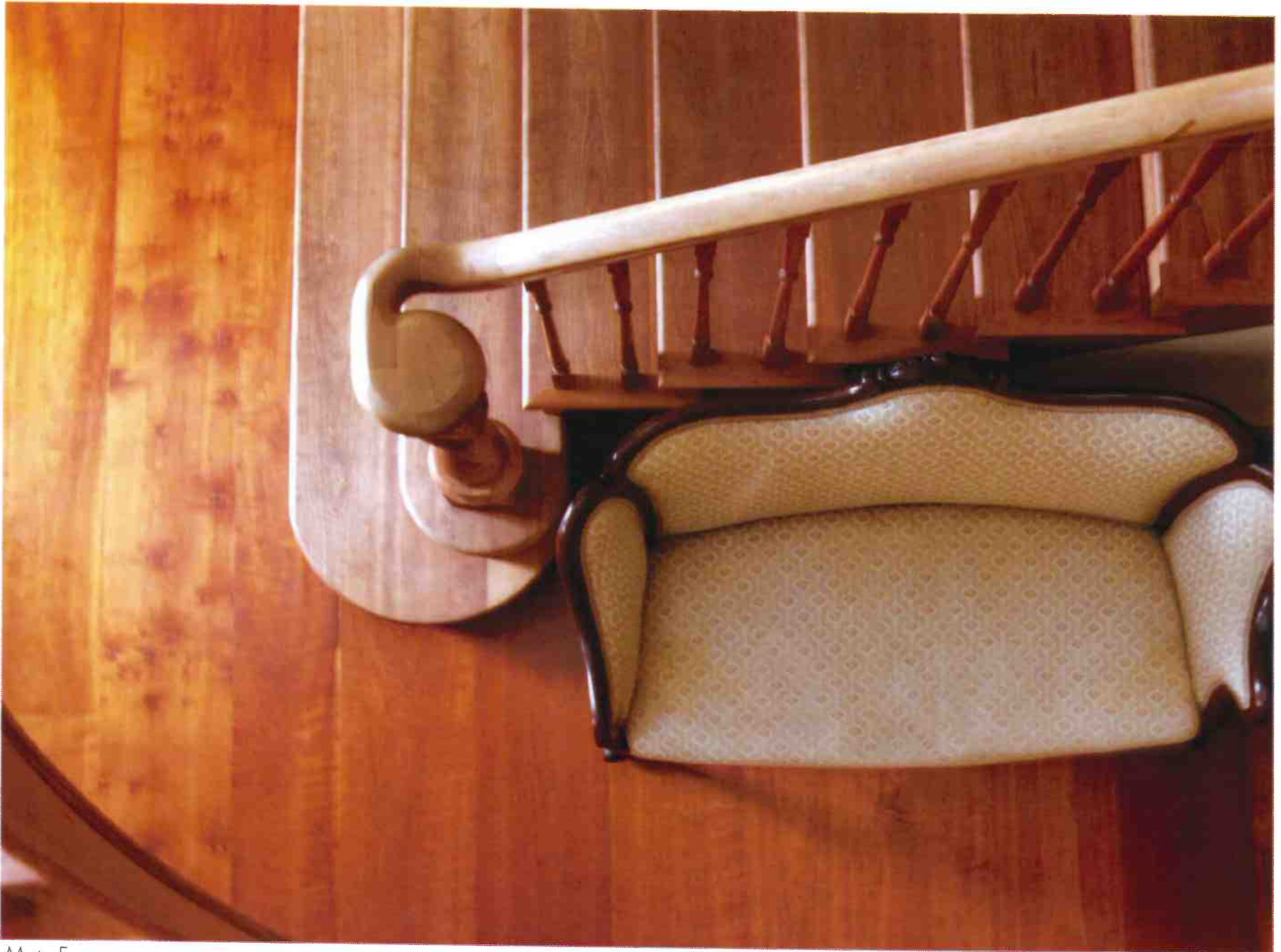
Piano Room



Formal Dining Room

The Piano Room is the perfect place to enjoy the warmth of a crackling fire while listening to a child essay Chopin etudes. The room features a masonry fireplace with a flamed granite hearth, polished granite surround and double crown moldings.

The elegance of the formal dining room is accentuated by the magnificently detailed and historic stenciling work of internationally-known stencil artist David Wiggins, who spent several weeks at the farm adding his special touches.



Main Foyer



A respect for pristine lands is not uncommon in Stowe. This is a place where people celebrate the picturesque setting - winter, spring, summer and fall. Boulder Spring Farm is the epitome of that commitment to protecting the best Stowe has to offer: it's year-round beauty, serenity, and calm. Here, one can fish, splash and paddle in the sparkling streams, or horseback ride and gallop through meadows strewn with wildflowers.



At the edge of the lower pond is the aptly named Pond Cottage, a retreat that offers total privacy. This cozy enclave is the place to pen a novel by morning's early light, take a catnap in afternoon sun, or watch one's children giggle and splash as they jump from the dock into the fresh pond water.

Sometimes we all need a getaway from our getaway. Open the swing door to Boulder Spring Farm's Barn to enter a 52' by 32' post and beam creation, which could also serve as a workshop, office or studio.

Facts & Figures -	
MLS # 4000699	List Price: \$4,750,000
Year Built: 1988	Annual Taxes: \$41,674
Bedrooms: 5	Fireplaces, wood / gas: 3
Baths: 4 full, 2 half	Total Finished Sq. Ft: 7,430
Acreage: 40	
Room Measurements -	
Living Room: 24x29	Master Bedroom: 19x15
Kitchen: 33x19	2 <sup>nd</sup> Bedroom: 30x15
Dining Room: 20x15	3 <sup>rd</sup> Bedroom: 26x18
Family Room: 33x15	4 <sup>th</sup> Bedroom: 25x23
Den: 19x13	5 <sup>th</sup> Bedroom: 13x11
Laundry: 17x9	
Systems / Specs -	
Wastewater Design: Private Septic	Heat/Cool/Fuel: Baseboard, Hot Water, Multi-Zone
Water: Public	Exterior Finish: Clapboard, Wood
Roof: Shake	



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