

DIAMOND HILL HOMESTEAD

Featuring a well-maintained, 3-bedroom cape from 1855, this country homestead also offers long-distance eastern views; a wildlife pond and streams; land for gardens, orchards, and animals; and a convenient location close to town.



40 GIS Acres
Saint Johnsbury, Caledonia County, Vermont

NEW Price: ~~\$337,500~~ \$310,000

LOCATION

Diamond Hill Homestead is between the twin towns of St. Johnsbury and Lyndon on the edge of the Northeast Kingdom region of Vermont. In this rural landscape of forests and fields, the land is dropping from the high elevations of central Vermont to the valley of the Passumpsic River, which runs through St. Johnsbury to the east. The property sits on one of the last ridges before the river valley, providing the wonderful eastern views that can be enjoyed from many vantage points.

While much of the economy in this part of Vermont is land-based (forestry and agriculture), Lyndon and St. Johnsbury are home to Northern Vermont University, the Fairbanks Museum and Planetarium, North Country Regional Hospital and St. Johnsbury Academy. Each town hosts a variety of local restaurants and shops, as well as some smaller, national chains. Burke Mountain Resort for skiing and Kingdom Trails for mountain biking are 20-25 minutes to the northeast.

St. Johnsbury is at the crossroads of I-91 (north-south) and US Route 2 (east-west). From here, it is 40 minutes north to Newport and the Canadian border and 1 hour south to I-89 and White River Junction and the neighboring communities of Norwich, Vermont, and Hanover and Lebanon, New Hampshire. On Route 2, it is 1 hour southwest to Montpelier, the capital city, and 50 minutes east to the Connecticut River and New Hampshire border. Boston is 3 hours to the southeast and New York City is 5.5 hours to the southwest.

ACCESS

Diamond Hill Homestead lies on both sides of Diamond Hill Road, a gravel, town-maintained road. There are 700 ft of frontage on the eastern side of the road (where the house is) and 1,000 ft of frontage on the western side. The road is a north-south route that parallels and lies east of Route 5 and I-91, and it is part of a network of back roads between St. Johnsbury and Lyndonville.

The house sits directly on the road, and there is a dirt parking area between the road and garage with space for 4 vehicles. The address of the property is 2293 Diamond Hill Road, St. Johnsbury.



The rolling landscape of farms, forests, and homes in northeastern Vermont, as seen from a vantage point near the property.



Diamond Hill Road as it runs south from the home. Here, the property lies on both sides of the road and is lined with large sugar maples.

THE HOME - Overview

The 2,150 ft², 1½-story, cape house was built in 1855. An addition was constructed off the back in 1954 by a family using the home as a summer residence. The current owner has been in residence since 1992.

The home's foundation is mostly poured concrete and concrete block, but a small portion is the original stone. The floor is largely poured concrete as well, although, under the very front of the house, a large section of bedrock protrudes and prevents floor installation. Wooden clapboards painted a classic red adorn the exterior and a metal roof was installed in two stages in 2012 and 2016.

The home is an eclectic mix of styles, a testament to its long history and many owners. Stained, pine paneling is common in many rooms and is even featured on several ceilings. Exposed brick walls appear in the kitchen and living room, where there is also barnboard siding. The current owner refurbished the master bedroom, the upstairs front bedroom and the upstairs landing with improved insulation and sheetrock. Flooring is largely wide-board softwood, although there is vinyl in the kitchen, laminate in the bathrooms, and carpet in the upstairs back bedroom.



The original home is to the left with the addition on the right.

THE HOME - First Floor

The south side of the home has two doors - one on the original home (not currently used) and one on the addition. However, the primary entrance to home is through the garage. Here, a couple of steps up lead into an unfinished and unheated mudroom, nonetheless outfitted with a bench and many hooks. This room opens into a hall with a large closet and on into the kitchen.

The kitchen is central to the home, literally and figuratively. There is a newer island in the center with a laminate countertop, a stainless steel sink, and a dishwasher. Around the edges of the room is an eclectic mix of antiques and newer pieces that create work surfaces and storage. The color scheme is primarily white. In addition to the dishwasher, there is an electric range, a refrigerator, and a countertop microwave. The front door to the original home opens into the kitchen but is currently blocked by a china cabinet. A coal-fired stove by the refrigerator can heat this room and much of the rest of the home.



The center island in the kitchen was installed recently.



The master bedroom has wood floors and vintage trim.

THE HOME - First Floor (continued)

Beyond the kitchen, there is the master bedroom in the front section of the building. A large walk-in closet doubles as a small office space for the current owners. Off another side of the kitchen is a large pantry cabinet, a full bath and basement access.

The addition to the home reaches off of the kitchen away from the road and houses the combined living and dining rooms. A grand, brick fireplace is outfitted with a wood stove, and built-in bookcases sit to the right. Authentic windows from a nearby, dismantled schoolhouse grace each side of the space. New double-hung windows have been installed in the back wall and look out over the mountain view and pond. A door near the kitchen is the home's newer front door while one in the rear leads to the raised patio. Here, the beautiful view is bracketed by graceful white birches.



Unique pieces create a retro feel in this eclectic kitchen.



The living room's fireplace houses a woodstove.



The addition includes dining and living room space.



The multi-paned windows are from an old schoolhouse.



The view to the east from the rear patio.

THE HOME - SECOND FLOOR

Near the kitchen, a flight of steps leads to the upstairs bedrooms. Straight ahead is the front bedroom that looks out over the road. At the top of the stairs is a large landing with knee-wall storage and room for two twin beds. Accordion doors provide privacy to this impromptu sleeping space; it would make a great office or playroom.

Down the hall and over the addition, there are storage closets and a half bath with possible room for a small shower. Another bedroom looks out over the view and pond. Finally, the hall ends at an unfinished and unheated space over the garage that adds another 740 ft² to the home. The room is clad in pine paneling, stained a handsome reddish-brown on the walls and ceiling. Dormer windows on each side provide views over the road and toward the pond. This room was historically used as a dance hall, so a separate stairway leads back down to the mudroom. With a little ingenuity, this would be a very nice master suite.

BASEMENT & GARAGE

Down the basement stairs, the area under the original house has an oil-fired furnace, electric water heater, washer and dryer. Under the addition, the newer basement offers storage and a wood-fired furnace.

The attached, two-car garage, a rarity in antique homes, has a dirt floor in one bay, gravel floor in the other bay, and a concrete pad near the house. Here, there is additional storage, an upright freezer and access to the mudroom.



The front bedroom is spacious and bright.



The large landing includes an angled witch window.



The view is captured through the back bedroom window.



This unfinished space holds a wealth of possibilities.

UTILITIES

The 100-amp electric service on circuit breakers is provided by the public grid. The home is heated by either of two furnaces. There is an oil-fired furnace from the mid-1990s and a 250-gallon oil tank in the basement. Alternatively, the home can be heated by a wood-fired furnace, also in the basement. Both furnaces deliver heat via forced hot air. Upstairs, there is a wood-fired stove in the living/dining room and a coal-fired stove in the kitchen.

Water is from a drilled well, although there is also a very reliable spring at the top of the property. Water is heated in a separate, owned, electric tank. The septic system is old and the owner is planning to replace the system in 2019; the permit is in place.

There is landline and cell phone service at the home. Internet service can be via the phone lines (DSL) or the satellite dish. There is no cable on this stretch of the road. The home is protected by a security system.

TAXES, TITLE, ZONING

Taxes for the property in 2018 were \$7,165.14. However, this figure includes 16 acres not for sale, so the tax burden for the new owner will be lower. The property is NOT enrolled in the Current Use Program in which lower property taxes are exchanged for sustainable forest management.

The property is identified by the Town of St. Johnsbury as Parcel Number 008154028 and by SPAN Number 558-176-10750. It is depicted on the St. Johnsbury Tax Maps, in part, as 002-001-012-001.

The property is in the Rural Land 1 and Rural Land 2 zones. Zoning regulations can be found on the town website (stjvt.com) and questions can be directed to the Zoning Administrator at 802-748-3926 x3.

A power line crosses the land on the opposite side of the road from the house.



The attached, two-car garage includes an unfinished room upstairs with a private stairway.



The back patio is raised to the level of the living room, providing a great vantage point for enjoying the views.



The pond hasn't been tended in years but is a great draw for the area's wildlife.

THE PROPERTY

Diamond Hill Homestead rests on a lower plateau of Diamond Hill and ranges in elevation from 1,100' above sea level (ASL) at the eastern boundary to 2,200' ASL at the western boundary. Topography is sloping, ranging from gentle to moderate, with many level areas and an eastern aspect.

GROUNDS: The home sits on 12.7 acres of open and forested land on the eastern side of the road. Around the home, there is a nice stretch of lawn with shade trees reaching out from the patio and front doors. On the other side of the house, there is a cluster of mature, white spruce trees and a good-sized meadow, which is screened from the traffic by roadside trees. This area could be more lawn, gardens, or animal pasture. A few perennial beds grace the home.

POND: The pond is just downhill of the home and can be reached via a gentle slope for foot traffic and mowing machines. It is mostly surrounded by shrubs, grasses and some trees. The owners have not used it for swimming and the depth is unknown. It is an attraction for wildlife, which can be viewed from the patio, or it may be possible to dredge it out for other uses.

The pond is fed by a stream from the north. Downhill of the pond, the property is wooded with softwoods and includes some older beaver ponds that have since dried up, as well as the pond's outlet stream.

MEADOWS AND WOODS: Across the road are 27.4 acres of meadows and woods. An older shed stores equipment and the location of previous gardens can still be discerned. Scattered apple trees and some blueberry bushes are also found here.

A large, meandering meadow reaches back from the road and up the hillside. This area is large enough for agricultural pursuits or subdivision. The forest beyond the meadow, mostly young hardwoods with some softwoods, completes the property up to its highest point. An area just off the meadow was recently cleared to eliminate white ash in advance of the emerald ash borer's arrival in the region. A stream runs from west to east across this portion of the property.



An open area across the road has gardens ready to revive.



The large meadow heads up the hillside for grand views.



A classic, Vermont country homestead.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



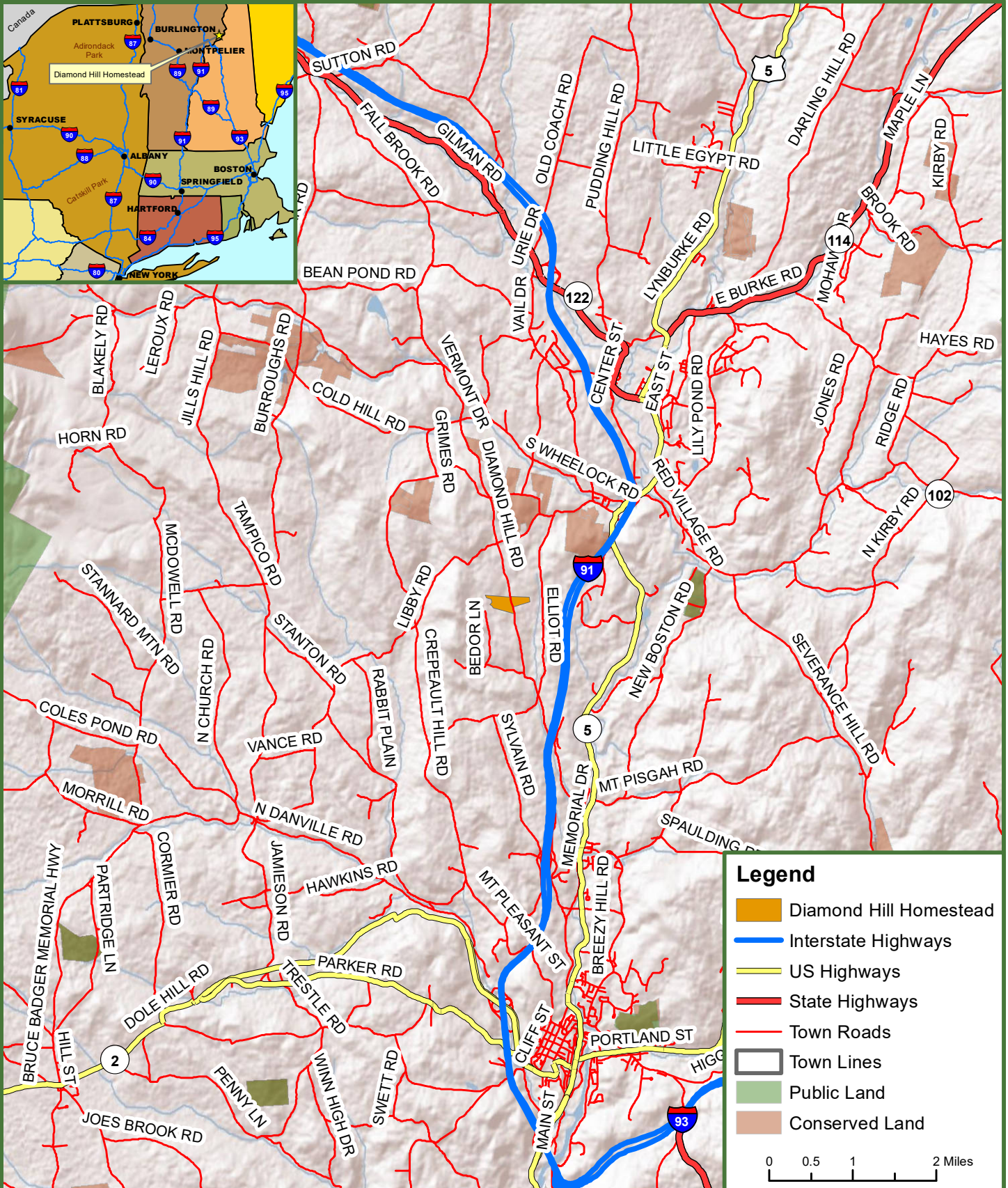
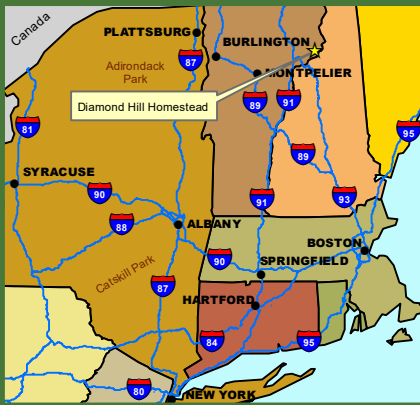
Locus Map Diamond Hill Homestead

40.7 GIS Acres

St. Johnsbury, Caledonia County, Vermont



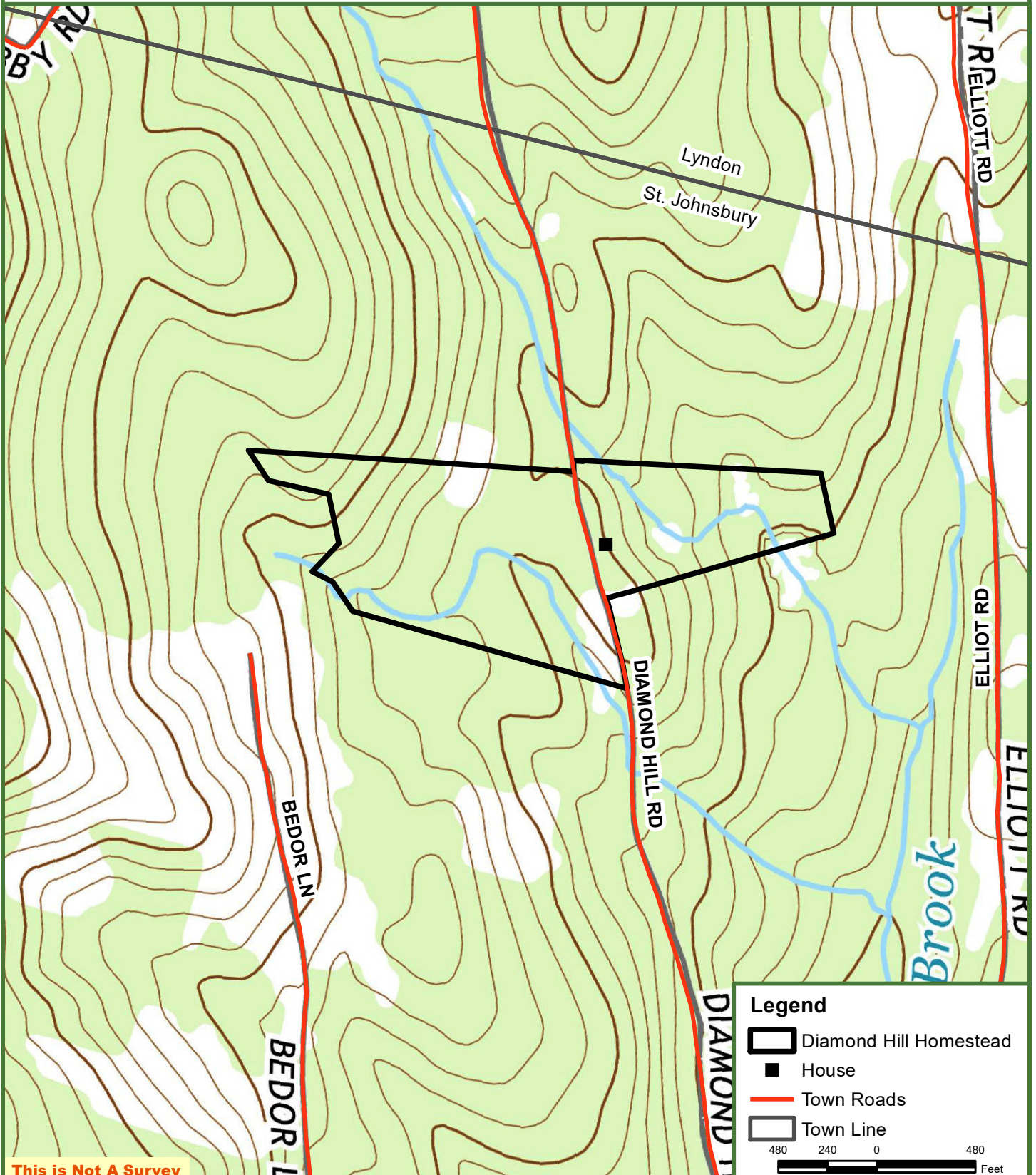
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Diamond Hill Homestead

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St. Johnsbury, Caledonia County, Vermont



This is Not A Survey

Legend

- Diamond Hill Homestead
- House
- Town Roads
- Town Line

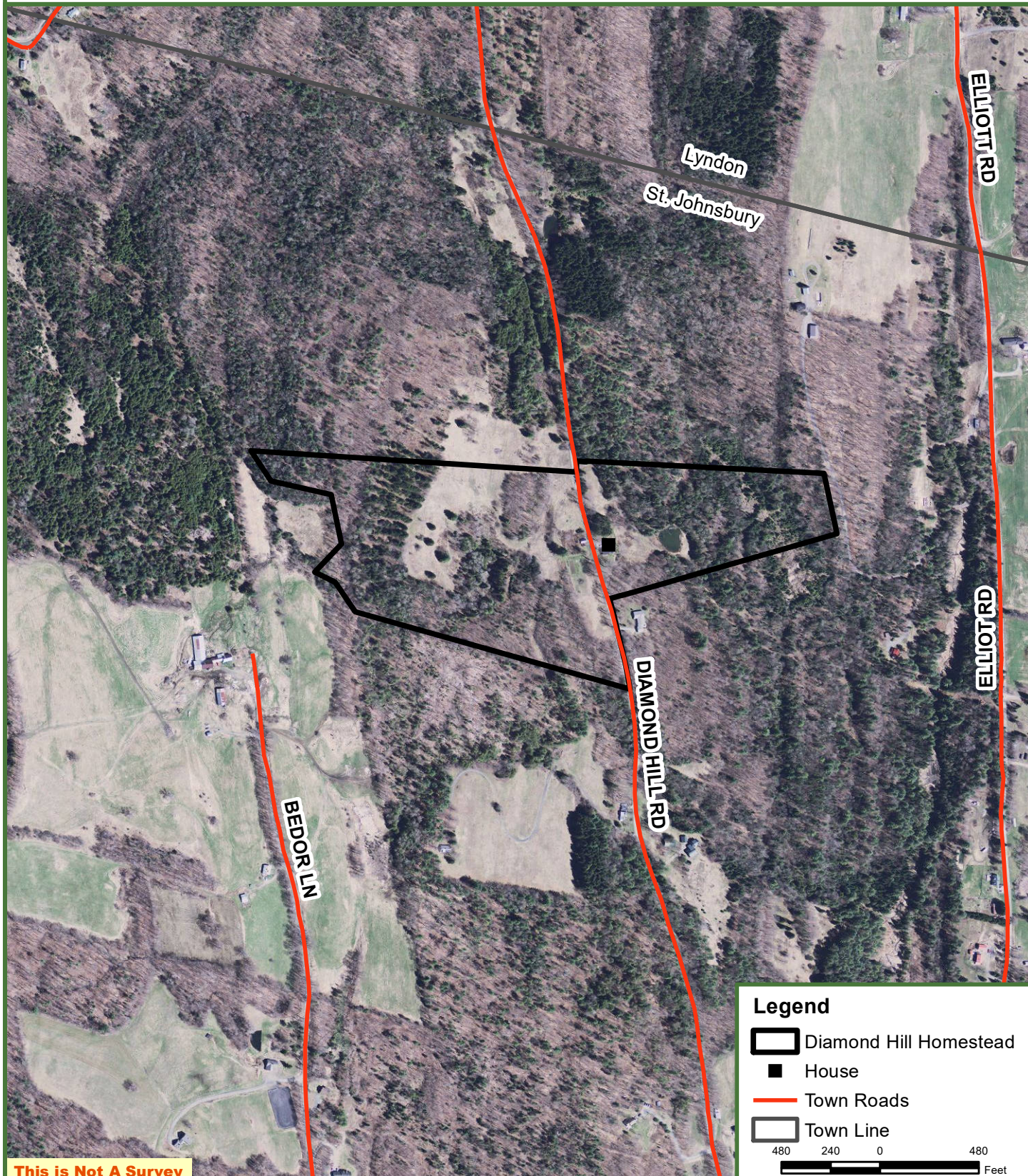
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Feet

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Fountains Land Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

[Signature]
Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign