



The Shea Property
South Burlington, Vermont



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Burlington, Vermont



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From its hilltop location, the 6.7 Acres encompassing the Shea Property, is a peaceful respite. Located at 64 Shea Drive, the Property is just a few hundred yards from one of the finest golf courses in the Northeast, the Vermont National Country Club, a Jack Nickolas signature course. South Burlington's schools are among the finest in the state, and downtown Burlington is just 10 minutes away with fine shops, restaurants, and cultural activities as well as the University of Vermont, Fletcher Allen Hospital and Burlington International Airport.

THE PROPERTY: The grounds have been professionally designed and maintained with well placed gardens and apple trees welcoming you as you enter the property, while creating a stunningly peaceful and private retreat in the back yard. The South and East porches provide the perfect year round environment from which to relax and enjoy the gardens, with sweeping panoramic views that extend past fields to the Green Mountains.

THE RESIDENCE: The Shea House is a 4,128-square-foot colonial style residence encompassing eleven rooms, four bedrooms, a master bath, additional full bath and half bath. The house underwent a significant renovation in 1990. It features an extensive security system which includes fire, security, gas and cold monitors; a three station intercom system; a wireless/solar powered weather station (Rainwise); two Direct TV receivers, as well as cable, central vacuum, six phone lines and 7 heating zones.

THE MAIN FLOOR: A New Haven Red Slate walkway and stairs lead to the front hall and a marble floor entry introduces the home, opens to the living room (left), dining room (right), and provides a view through the kitchen to the South Porch (four seasons) and landscaped back yard. A beautiful selection of hardwoods encompasses the entire first floor with the exception of the New Haven Red Slate that graces each of the French Door entries (three) on the South Porch and side entry. The side entry opens to the family room/great room, which features a brick hearth with gas Vermont Casting Radiance stove and built in book cases and entertainment center, with access to the half bath. From here, 2 skylights flood the expansive South Porch's eleven foot exposed beam ceiling with natural light and create a delightful sun drenched paradise from which to enjoy the peacefulness of the property, or relax with family and friends. Two of the South Porch's double glass paned doors lead to brick patios on the east and west end of the porch, with an inside alcove/sitting area on the east side of the porch. The south porch can also be accessed from the large kitchen which features a breakfast/informal dining area, built in hutch and desk, brick island with butcher block top and bar area that separates the kitchen and the eating area. The kitchen includes a gas stove top with grill, refrigerator, Kenmore oven and broiler, dishwasher and microwave. The formal living room includes a gas fireplace with silk panel draperies and two entries to the east porch, which again provides sweeping views of the field and mountains.

THE SECOND FLOOR: The luxurious master bedroom suite is the highlight of the second level. It features a large walk-in-closet, with natural light, built-in shelves and drawers, and an enclosed cedar closet area. Entrance to a large private deck from the south-east end of the bedroom offers extensive views of the grounds and the mountains beyond. The master bathroom includes a large jacuzzi tub with views, a large walk in shower, two separate sinks with built in features and cabinets, and a linen closet. The remaining area includes three bedrooms with a newly upgraded full bath, linen closet and access to the attic/storage area from the end bedroom/office. The unfinished attic area (500 SF) has a stairway to the garage – which would be great for an aupair or in-law quarters.

OTHER HIGHLIGHTS: This property is zoned SEQ (Southeast Quadrant District), which was formed to encourage open space preservation, scenic view and well planned residential use. The full basement features an exercise area, separate storage room, laundry facilities and separate bulk-head entrance.

Offered at \$1,275,000

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...a peaceful respite

