

**Key Features**  
**The Old Parsonage**  
**37 South Middlebush Road**

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| Telephone, Internet, Cable & Satellite TV connections  | Each room is hard wired for telephone, internet, cable/satellite service (provides enhanced internet security).   |
| Smoke & Security System  | Current system is supported by Broadview Security with hardwiring throughout.   |
| Property Secured by Metal Fencing  | The York Fence Company supplied the fencing around the entire property. The back yard pool area gates have safety latches. The front driveway has two 7 foot wide remote control security gates.  |
| Emergency Electrical Systems   | A Guardian Model 04390-2 (13 kW NG, 15 kW LP) air cooled automatic standby generator fueled by natural gas provides back-up electric power to the cellar and first floor indefinitely in a power outage.  |
| Redundant Water Systems<br>City Water<br>Deep Water Well (250 feet)  | Inside house is supplied by city water. Outside faucets are supplied from a deep water well. In an emergency city water could be cutoff and deep water supply redirected.   |
| Central Air Conditioning (3 Zone)<br>1 <sup>st</sup> Floor<br>2 <sup>nd</sup> Floor<br>Attic Suite   | Three zone air conditioning with digital thermostats promotes cooling efficiency. The home can be quite comfortable during the hottest summer days.   |
| Gas Heating (3 Zone)<br>Cast Iron Baseboard Heat (Rear)<br>Cast Iron Radiator Heat (Front)<br>with separate Thermostats on each radiator<br>Forced Hot Air (Attic Suite) | Cast iron baseboard and cast iron radiators provide exceedingly efficient hot water heat that is retained in the system for long periods of time. Additionally, each radiator is equipped with individual thermostats promoting heat only to the rooms where heat is in demand. |
| Fireplaces (4) & Vermont Casting Stoves (4)  | The fireplaces and "Vermont Casting" cast iron stoves are all converted to gas logs. This is a safety feature to reduce risks that accompany wood burning fires in historic homes. These alternative sources of heat create a wonderful ambiance throughout the winter season.  |
| Commercial Grade Water Heater  | The Weil-McLain Plus 100 indirect fired water heater provides enough hot water to ensure that all four baths/showers can function simultaneously without depleting the supply of hot water.   |
| Whirl Pools  | The home is equipped with four full baths and each bath has a whirl pool tub to provide relaxation and comfort.   |
| Equipped Gym   | The equipment in the gym was supplied by REPS Fitness Supply and includes a Tuff Stuff Apollo weights system, a Landice Treadmill, and an Octane Elliptical Fitness Machine.  |

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| Sauna   | The 400 cu.ft. custom made electric sauna is attached to the garden shed and can accommodate 2 to 5 individuals. Material was supplied by Great Saunas, including the Saunacore Sauna Heater with its 20 or 25 year life span of the elements.   |
| Hot Tub   | A Jacuzzi Spa Laser Plus 100 is located outdoors on a reinforced section of the deck for relaxation and enjoyment.   |
| In-Ground Reinforced Concrete Pool with Self-Propelled Pool Cleaner                 | High quality heated in-ground pool was built by Anthony. The Polaris self-propelled cleaner minimizes manual maintenance in both time and costs.   |
| Wooden Deck with Gazebo   | The large wooden deck and attached gazebo provides many opportunities for year-round outdoor grilling, eating, and entertainment.  |
| Flower Boxes  | Flower boxes are on all three levels of the southern elevation. The watering system makes caring for these flowers an easy task throughout spring, summer, and fall seasons.   |
| Custom Built-in Bookcases in rear Office/Entertainment/Breakfast Room               | The family is drawn to the rear area of the house, particularly in the winter season, where the large fireplace that is open to both the entertainment room and the kitchen provide much warmth and comfort. This room serves also as an office/library. It just feels relaxing. Also fun for breakfast, lunch and dinner.                     |
| Custom Built-in Cabinets (Wardrobes and Drawers) in Master Suite Bath/Dressing Room | This is one of the most interesting rooms in the house. The outside of the historic home remains as it appeared in the 1860's. The inside is a Master Bath/Dressing Room. A pocket door connects to the Master Bedroom.  |
| Attic Suite   | The large third floor attic space with its cedar ceiling and six skylights can serve many different functions. Its full bath and split level rooms make for an ideal Master Suite. The abundance of light, interesting angles, large amount of space, and many storage areas lend themselves to entertainment and/or exceptional office space. |
| Stone Wall Cellar maintains good temperature for Wine Storage                       | The cellar remains cool year-round. Wines age well in this environment.  |