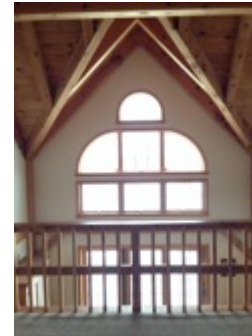




Welcome to Play Hard Mountain Sports
3432 Ridge Road, Kirby, VT
jen.jon@verizon.net



Amenities:

This timber frame home is set up as follows:

Main level-

- Master bedroom w/ queen bed and full bath
- Kitchen
- 1/2 bath
- Living room

Upper level-

- Bedroom 2- Full size bottom bunk w/ twin bunk above
- Bedroom 3- Queen size bed
- Loft has a trundle bed w/ 2 twins
- Full bath

Finished walkout basement-

- Bunk bed (2 twins) in the main room
- 1 smaller twin futon in the main room
- Couch (but not a pull out) in the main room
- 1 full size futon in a separate room that has the washer and dryer but large enough to be a bedroom
- Full bath w/ shower that has 10 shower heads

- Barn w/ storage for bikes and bike washing station
- 1/2 mile to the Kirby Connector trail which leads to Burke Mountain or 2 miles via dirt/paved roads to East Burke Village
- 13 private acres w/ amazing views off the deck to the west (Darling Hill) for sunsets
- Hiking trails to the top of Burke Mountain accessible from the property
- Top of the line kitchen w/ amenities for cooking
- BBQ gas grill
- Dining table that seats 10
- DISH network
- Pellet stove
- All bedding and linens included
- Fire pit