

A new Vermont community of modern homes and protected land.



### **Experience Kyrrland**

Kyrrland, derived from the Old Norse "Kyrr" meaning calm and pronounced /ki(ə)r/, is a thoughtfully designed neighborhood of eight homes on a nineacre estate, ideally situated between Morrisville village and Stowe, Vermont. Built for carefree living with modern farmhouse style, each three- or fourbedroom home is complemented by a private yard amidst a peaceful setting of conserved meadows and forests.

#### **Essential Info:**

- Bedrooms: 3-4Bathrooms: 3-4

- Stories: 2-3Garage Spaces: 1-2Square ft: 1570-2250

## **Home Highlights:**

- High ceilings & large windowsMain floor primary
- suite & laundry

  Covered porches
- & back decks
- Fiber-optic internet
- connections
   Energy-efficient heating & air conditioning

#### **Custom Options:**

- Secondary suite or rental unit
- Kitchen cabinets & appliances
  • Interior finishes
- & fixtures
- Outdoor living spacesDecking, roofing & siding

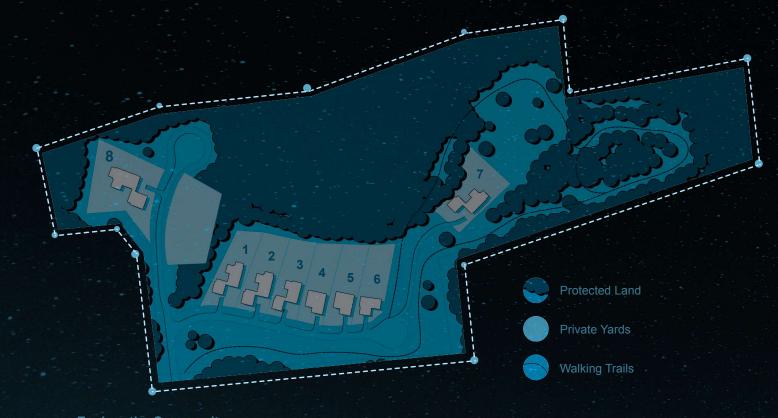


# **Discover the Details**

Modern style and functional design are at the heart of every Kyrrland home. The open floor main-floor living in bright, airy spaces that extend seamlessly into outdoor decks and courtyards. promote a low-maintenance lifestyle in an energy-







#### **Explore the Community**

Steps from the center of Morrisville, Kyrrland is situated between Mt. Mansfield and the Worcester Range. The location offers easy access to award-winning restaurants, mountain resorts and recreation, and local village life. Vibrant Burlington and Leahy International Airport are within an hour's drive. Kyrrland is a community in harmony with nature, balancing a blend of private yards and on-site walking trails, meadows and forests maintained and conserved for community recreational use.

Architecture and Development 165 Beacon Hill LLC





Brian Hamoi

Damon Lee

"We strive to build homes that feature clean, modern design to embrace the natural landscapes and community spirit that are essential to the Vermont way of life." Brian is a residential architect who works with current and aspiring Vermonters. Damon grew up in finance and real estate. Both are happy to call the Green Mountain State home.

