

Features & Finishes




KYRRLAND

A new Vermont community of
modern homes and
protected land.

Visit us to learn more:



<http://kyrrland.com/>



<https://www.instagram.com/kyrrlandvt/>



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Figure 1 (on the front cover): Freyja is a three-bedroom home with the primary suite, kitchen and living areas on the main floor. Two bedrooms and the family room are located on the walk-out lower level.

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Executive Summary

Explore 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 peaceful nine-acre estate, ideally situated between Stowe and Morrisville village, Vermont.

Room to Roam

Built for carefree living with modern farmhouse style, each three- or four-bedroom home is complemented by a private yard and on-site walking trails, meadows and forests maintained and conserved for community recreational use.

Timing & Availability (pp. 3)

- Construction of homes under contract is under way
- Reserve your home this winter to secure 2024 completion and move-in

Inspired Features & Options (pp. 4)

- Modern farmhouse style and functional design
- Open floor plans and bright, airy spaces that flow seamlessly into outdoor living areas
- 3 or 4 bedrooms
- Optional secondary or rental suite (accessory dwelling unit)

Multipurpose Kitchens

- Large island for casual dining, food preparation and storage
- Slab- or shaker style cabinet doors and drawers
- Bosch and GE appliances with stainless steel finishes
- Popular options: quartz and/or butcher block countertops and the Chef’s Kitchen appliance package

Relaxing Baths

- Window in primary baths and certain secondary baths, per plan
- Vanities with solid surface or white ceramic tops
- Walk-in shower with surround in primary bath
- Delta faucets and tub/shower controls, per plan

Bright & Airy Interiors

- “Main floor living”—primary suite, common spaces and laundry on the main floor
- 9’ or vaulted ceilings on the main floor
- Expansive windows and sliding doors to maximize views
- Jøtul modern-design gas stove in living room

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Green Energy Efficiency

- Fujitsu electric mini-split heat pump heating and air-conditioning
- LED lighting and ENERGY STAR® appliances
- Marvin fiberglass windows and sliding doors

Low-Maintenance Exteriors

- Decks and covered porches
- Low-maintenance vinyl siding and soffits
- 1- or 2-car garage with insulated steel garage door
- Popular options: additional outdoor living spaces, stained wood siding and cedar or composite decking

Reliable Utilities

- Underground installation
- High-speed fiber optic connections for internet, television and telephone
- Individual, drilled water well and community, in-ground wastewater system

Quality Building Materials

- Materials selected for their long-term durability, functionality and premium design
- Suppliers include Bosch, Delta, Fujitsu and Marvin

Explore the Community (pp. 10)

- Easy access to restaurants, mountain recreation and local village life in Morrisville and Stowe
- 55 minutes to Burlington; 40 minutes to Montpelier

Local Favorites

- Grocery and pharmacy: 6 locations 5 minutes away; 10-15 minutes to specialty shops
- Hospitals and clinics 5 minutes away
- K-12 schools 5 minutes away; early education centers in Morrisville and Stowe
- 55 minutes to Burlington BTV airport (served by American, Breeze, Delta and United)
- Drive 2 hours to Montréal, 3½ hours to Boston or Hartford and 5½ hours to New York
- 5 minutes from village center dining; other casual and fine dining restaurants within 15-20 minutes
- Walking and biking at the front door; minutes from fitness, golf, hiking, swimming and skiing

On-site Financing Offered by Mascoma Bank (pp. 15)

- Initial construction loan automatically converts to a fixed-rate mortgage at the same rate
- Ask about Mascoma's **Loan Modification Program: you could lock-in a lower mortgage rate without an additional application, appraisal or closing** if interest rates decrease after completion of your home
- 30-year fixed-rate mortgages for 80 percent loan-to-value
- 1-step closing (only 1 closing)

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Room to Roam

Built for carefree living with modern farmhouse style, each three- or four-bedroom home is complemented by a private yard and on-site walking trails, meadows and forests maintained and conserved for community recreational use.

Timing & Availability

Construction of homes under contract is under way. Reserve your home this winter to secure 2024 completion and move-in!

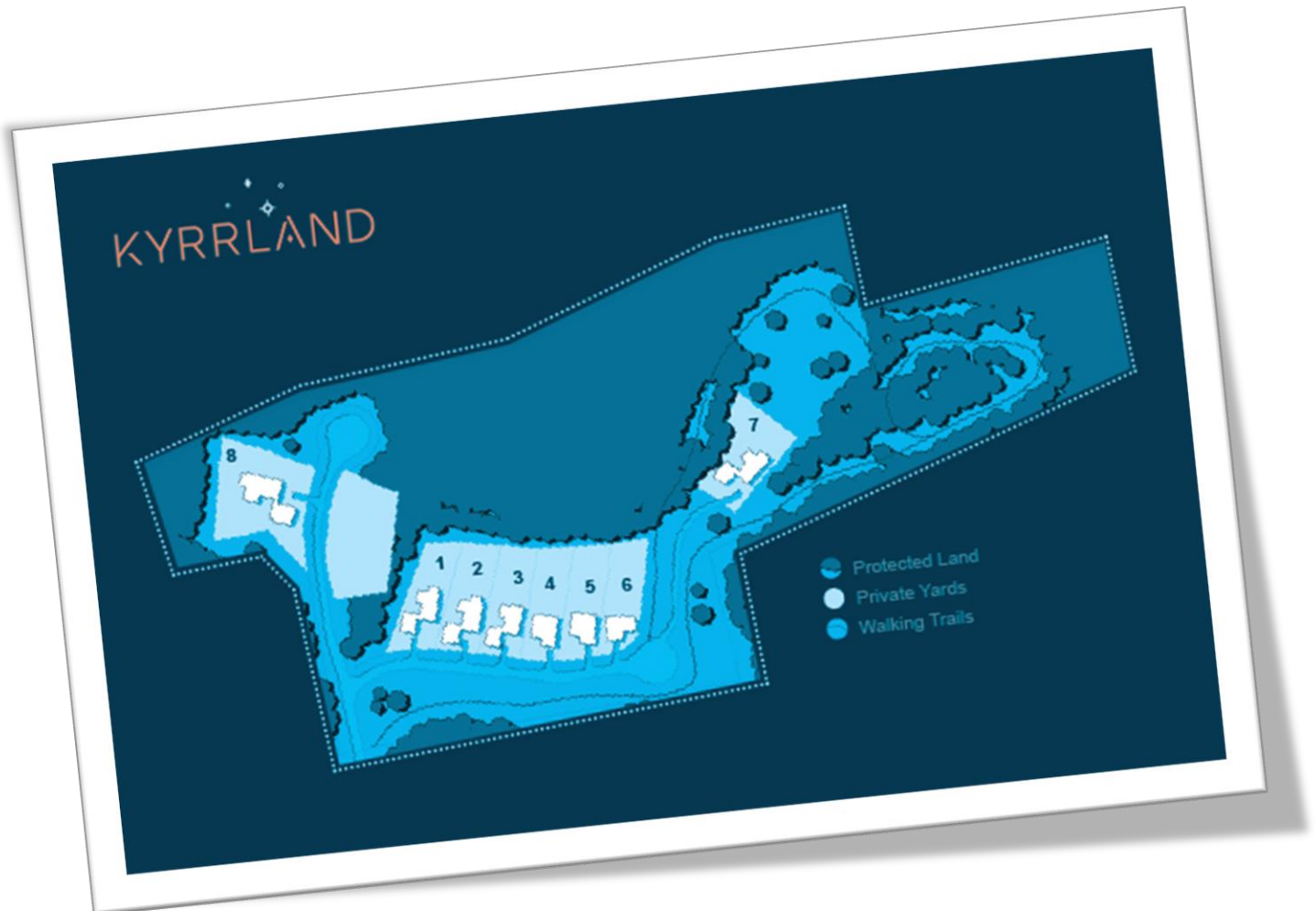


Figure 2: Each Kyrrland home includes a large, private yard. The surrounding protected land offers walking trails, meadows and forests maintained and conserved for community recreational use.

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Inspired Features & Options

Modern farmhouse style and functional design are at the heart of every Kyrmland home. The open floor plans, with a central kitchen, are built around main floor living in bright, airy spaces that flow seamlessly into outdoor decks and courtyards.

Exterior architecture and materials intentionally promote a low-maintenance lifestyle in an energy-efficient home.

Homes offer three or four bedrooms, with an optional secondary or rental suite (accessory dwelling unit).



Figure 3: Main floors of Kyrmland homes feature open plan kitchen, living and dining areas that flow into front and rear decks. Primary suites include a luxurious windowed bath and a walk-in closet. Björn includes this outdoor courtyard perfect for dining or relaxing around a firepit.

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Multipurpose Kitchens

Included	Options
<ul style="list-style-type: none"> • Large island for food preparation, dining and storage • Slab- or shaker-style cabinet doors and drawer fronts with a choice of select finishes (details in Appendix A) • Laminate countertops with a choice of coordinating finishes (details in Appendix A) • 40" upper wall cabinets • Pull-out drawers in full-depth lower cabinets • Delta single-handle pull-down faucet • Stainless steel single bowl sink • Bosch and GE appliances with stainless steel finishes (details in Appendix A) • Range hood with external exhaust 	<ul style="list-style-type: none"> • Cabinet doors and drawer fronts with additional colors and finishes (details in Appendix A) • Quartz and/or butcher block countertops (details in Appendix A) • Chef's Kitchen appliance package (details in Appendix A)

Relaxing Baths

Included
<ul style="list-style-type: none"> • Window in primary baths and certain secondary baths, per plan • Vanities with solid surface or white ceramic tops • Walk-in shower with surround in primary bath • Combined tub shower with surround in secondary baths • Delta faucets, shower and tub controls, per plan • Elongated, comfort height toilets • Automatic exhaust fans • Mirrors and accessories

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Figure 4: Kyrrland’s bright living rooms are open to the back deck and Vermont’s four-season natural beauty. The gas stove evokes comfort and convivial warmth on winter nights. Freyja’s living room features this dramatic vaulted ceiling.

Bright & Airy Interiors

Included	Options
<ul style="list-style-type: none"> • Open plan kitchen, dining and living rooms • “Main floor living”—primary suite, common spaces and laundry on the main floor • Primary suite with windowed ensuite bath and walk-in closet • 3 or 4 bedrooms (including primary suite) • 9’ or vaulted ceilings on main floor, per plan • Expansive windows and sliding doors with screens to maximize light and views, per plan 	<ul style="list-style-type: none"> • Secondary or rental suite (accessory dwelling unit) • Hardwood and/or ceramic tile floors • Customized lower level • Smart home lighting and climate controls, cameras and locks

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Included	Options
<ul style="list-style-type: none"> • Jøtul GF 160 DV IPI modern-design gas stove with remote control and blower fan in living room (details in Appendix B) • Solid core interior doors with lever hardware • Wood effect laminate floors, per plan • Stone effect vinyl tile floors in baths and mud room, per plan • Wired internet, television and telephone connections • Complete, pre-selected lighting package • LG laundry appliances (details in Appendix B) 	<ul style="list-style-type: none"> • High capacity Jøtul GF 370 DV IPI modern-design gas stove with remote control and blower fan (details in Appendix B)

Green Energy Efficiency

Included	Options
<ul style="list-style-type: none"> • Fujitsu electric mini-split heat pump heating and air-conditioning • Electric water heater • LED lighting • Marvin low-maintenance, dual-pane, low-E glass fiberglass windows and sliding doors • Fiberglass insulated exterior doors • Mineral wool and/or blown-in cellulose insulation • ENERGY STAR® appliances¹ • Designed in accordance with Vermont Residential Building Energy Standards 	<ul style="list-style-type: none"> • Pella wood windows and sliding doors with aluminum-clad exteriors

¹ Cooking appliances and heating stoves are not eligible for ENERGY STAR® certification.

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Figure 5: Homes at Kyrrland offer low-maintenance exteriors, energy-efficient Marvin windows and inspired architectural design. Björn includes this connected two-car garage with workshop and storage space.

Low-Maintenance Exteriors

Included	Options
<ul style="list-style-type: none"> • Decks and covered porches • Pressure-treated wood decking • Asphalt shingles on main roof, per plan • Cast-in-place concrete foundation walls • Low-maintenance vinyl siding and soffits, per plan • Roof gutters, per plan • 2 exterior frost-free hose bibs • Exterior electrical outlets at each exterior door • 1- or 2-car garage, per plan • Insulated steel garage door with opener and remote • Driveway and parking area with a gravel base and a topcoat of crushed gravel 	<ul style="list-style-type: none"> • Additional outdoor living spaces • White cedar or composite decking • Stained wood siding and soffits • Standing seam metal roof • 240-volt electrical outlet in garage, for installation of Level 2 electric vehicle fast chargers • Garage with finished interior walls and ceiling • Heated and air-conditioned garage

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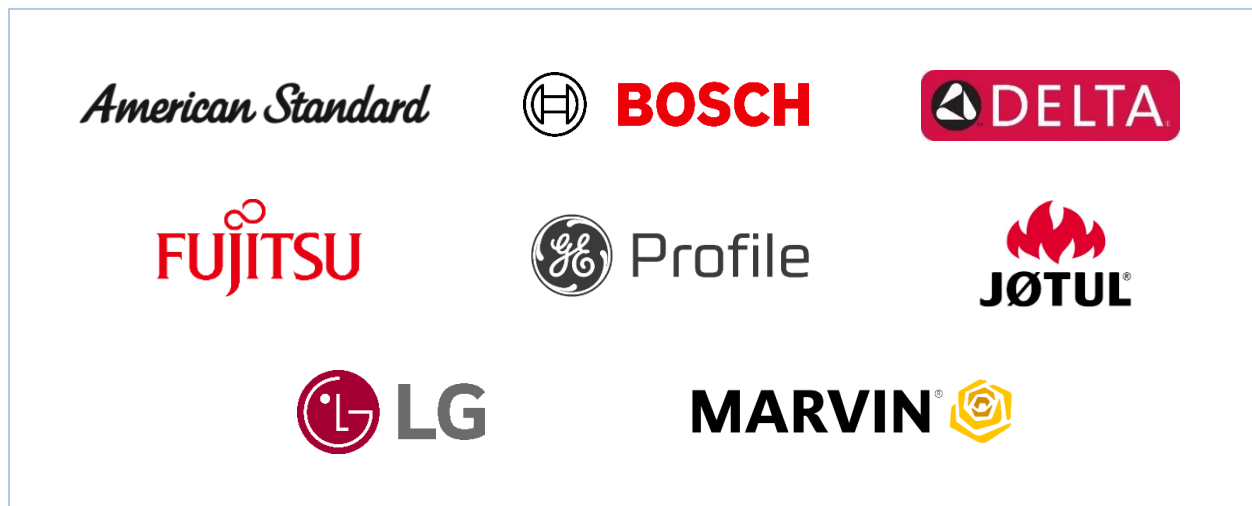
Reliable Utilities

Included

- Underground installation
- High speed fiber optic connection for internet, television and telephone services
- Hardwired with battery backup smoke and carbon monoxide alarms in the immediate vicinity of sleeping rooms and other locations, per Vermont code
- 200-amp electrical service, designed in accordance with the National Electrical Code
- Ground fault interrupter (GFI) outlets in kitchen, baths, garage and exterior locations
- Individual drilled well for potable water supply
- Community, in-ground wastewater system with a capacity of 5 bedrooms per lot²
- PEX water pipes and PVC drainpipes

Quality Building Materials

Kyrrland homes are built with materials selected for their long-term durability, functionality and premium design. Suppliers include:



² Due to environmental design requirements, Lots 1 and 8 have individual in-ground wastewater systems. All plans and specifications are subject to modification. All dimensions are approximate. All drawings, photographs and images are conceptual only and should not be relied upon as a representation, express or implied, of the final detail. The Declarant expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion, without notice or obligation.

Explore the Community

Steps from the center of Morrisville and 15 minutes from the white church steeple in Stowe village, 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 in Morrisville and Stowe.

Vibrant Burlington and Leahy International Airport are within a one-hour drive. You can reach Montpelier in 40 minutes. Montréal is just two hours away.

Local Favorites³

Grocery & Pharmacy	
<p><i>5 Minutes:</i></p> <ul style="list-style-type: none"> • CVS • Hannaford • Kinney Drugs • Morrisville Farmers Market • Morrisville Food Co-op • Price Chopper <p><i>10-15 Minutes:</i></p> <ul style="list-style-type: none"> • The Butchery • Commodities Natural Market 	<ul style="list-style-type: none"> • Dedalus Wine Shop, Market & Bakery • Mansfield Dairy • Slice of Earth Farmstand • Stowe Farmers Market • Stowe Seafood <p><i>55 Minutes:</i></p> <ul style="list-style-type: none"> • Costco • Healthy Living • Trader Joe's



³ Shown with drive times from Kyrrland.

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Healthcare	
<ul style="list-style-type: none"> • Copley Hospital: 5 minutes • Dartmouth-Hitchcock Medical Center: 90 minutes • Lamoille Health Family Medicine: 5 minutes 	<ul style="list-style-type: none"> • University of Vermont Health Network <ul style="list-style-type: none"> ○ Central Vermont Medical Center: 45 minutes ○ UVM Medical Center: 55 minutes



Education	
<ul style="list-style-type: none"> • All Saints Catholic Academy (formerly Bishop John A. Marshall School): 5 minutes • Peoples Academy: 5 minutes • Morristown Elementary School: 5 minutes 	<ul style="list-style-type: none"> • Vermont State University: 20 minutes • Mt. Mansfield Academy: 20 minutes • University of Vermont: 50 minutes • Rice Memorial High School: 55 minutes • Early education centers in Morrisville and Stowe



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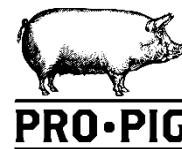
Travel

- Interstate 89
 - South to Boston (3½ hours via I-93), Hartford (3½ hours via I-91) and New York (5½ hours via I-91 & I-95)
 - North to Burlington (55 minutes) and Montréal (2 hours)
- Waterbury-Stowe station: 30 minutes
 - Amtrak to Washington, DC via Springfield, New Haven and New York
- Patrick Leahy Burlington International Airport (BTV): 55 minutes
 - Non-stop to Atlanta, Charlotte, Chicago (ORD), Dallas (DFW), Denver, Detroit, Miami, Minneapolis-Saint Paul, New York (EWR, JFK & LGA), Orlando, Philadelphia, Tampa and Washington, DC (DCA & IAD)
 - Airlines include American, Breeze, Delta and United
 - General aviation services provided by Heritage Aviation
- Burlington Union Station: 55 minutes
 - Amtrak to New York via Albany
- Montréal-Pierre Elliott Trudeau International Airport (YUL): 2½ hours
 - Non-stop to over 130 destinations in Africa, the Americas, Asia and Europe
 - Served by 35 airlines; hub airport for Air Canada and Air Transat
- Boston Logan International Airport (BOS): 3½ hours
 - Non-stop to over 130 destinations in the Americas, Asia and Europe
 - Served by 40 airlines; hub airport for Delta and focus city for JetBlue



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Dining	
<p><i>5 Minutes:</i></p> <ul style="list-style-type: none"> • 10 Railroad Street • Black Cap Coffee & Bakery • Black Diamond Barbeque • Cake & Crumb Bakery • Charlmont Restaurant & Pub • Green Dragon • Pizza on Main • Thompson’s Flour Shop <p><i>15-20 Minutes:</i></p> <ul style="list-style-type: none"> • American Flatbread • Cork Restaurant & Natural Wine Shop 	<ul style="list-style-type: none"> • Doc Ponds • Harrison’s Restaurant • Piecasso Family Pizzeria • Plate • Raja Restaurant • The Skinny Pancake • Sushi Yoshi • Von Trapp Brewing Bierhall Restaurant <p><i>25-30 Minutes:</i></p> <ul style="list-style-type: none"> • Hen of the Wood • Michael’s on the Hill • Prohibition Pig



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Fitness & Recreation

5-10 Minutes:

- Cady’s Falls (MTB, hiking and snowshoeing)
- Catamount Trail (skiing and snowshoeing)
- Copley Country Club
- Deep Roots Fitness
- Elmore State Park
- Kyrrland walking trails and biking at your door!
- Lamoille Valley Rail Trail (walking, cycling, snowshoeing, skiing)
- Ryder Brook Golf Club
- Snap Fitness

15-20 Minutes:

- Cady Hill Forest (MTB and hiking)
- PHIT Performance
- Stowe Arena
- Stowe Country Club
- The Swimming Hole

25 Minutes:

- Stowe Mountain Resort
- Trapp Family Lodge Outdoor Center

30 Minutes:

- Craftsbury Outdoor Center
- Smugglers’ Notch
- Smugglers’ Notch Resort
- Waterbury Center State Park



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On-site Financing⁴

Mascoma Bank, serving the financial needs of northern New England, is Kyrreland’s on-site lending partner. Mascoma’s Construction Loan Program is tailor-made for building new homes and simplifies closing and funding.

- Initial construction loan automatically converts to a 29-year fixed-rate mortgage at the same rate
- 12 months to complete construction, with interest-only payments on money drawn during the construction period

*Ask about Mascoma’s **Loan Modification Program**. If interest rates decrease after completion of your home, you could lock-in a lower mortgage rate without an additional application, appraisal or closing.*

- 80 percent loan-to-value financing
- Market 30-year fixed rates for conforming and Jumbo loan sizes
- 60-day lock-in period
- 1-step closing (only 1 closing)

Contact Norm Frates at Mascoma Bank for more information:



Norm Frates

SVP Mortgage Loan Officer (NMLS #126323)

Mascoma Bank

PO Box 27, 429 Woodstock Rd

Woodstock, VT 05091

Office: 802-280-4281

Mobile: 802-356-0177

Norm.Frates@MascomaBank.com









⁴ Information provided by Mascoma Bank.

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Appendix A: Kitchen Selections

Group 1 Cabinets & Countertops (included)

Cabinet Doors & Drawer Fronts		
<i>Choose one or a combination of the following cabinet doors and drawer fronts:</i>		
<p>Shaker style Brown walnut effect foil finish</p> 	<p>Shaker style White wood effect foil finish</p> 	<p>Slab style Light ash effect melamine foil finish</p> 
<p>Slab style White painted finish</p> 	<p>Slab style Beige painted finish</p> 	<p>Slab style Turquoise painted finish</p> 

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Laminate Countertops

Additional colors and patterns are available; contact us for details.

White marble effect



Concrete effect



Ash effect



White/light gray stone effect



Oak effect












White



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Group 2 Cabinets & Countertops (optional)

Cabinet Doors & Drawer Fronts		
<i>Additional colors and patterns are available; contact us for details.</i>		
<p>Shaker style Matte white foil finish</p> 	<p>Shaker style Dark gray foil finish</p> 	<p>Shaker style Matte blue foil finish</p> 
<p>Shaker style Lacquered solid oak & veneer</p> 	<p>Slab style High gloss white foil finish</p> 	<p>Slab style Matte anthracite foil finish</p> 
<p>Slab style Matte white foil finish</p> 	<p>Slab style Dark gray foil finish</p> 	<p>Slab style Walnut effect foil finish</p> 

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Caesarstone & Silestone Quartz Countertops

Additional colors and patterns are available; contact us for details.

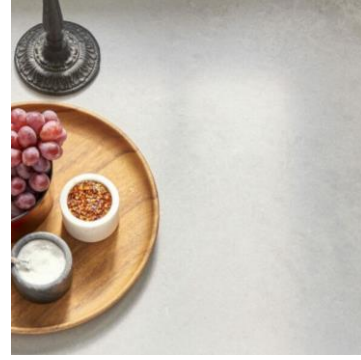
Caesarstone
1111 Vivid White



Caesarstone
4033 Rugged Concrete



Caesarstone
4044 Airy Concrete



Silestone
Eternal Bianco Calacatta



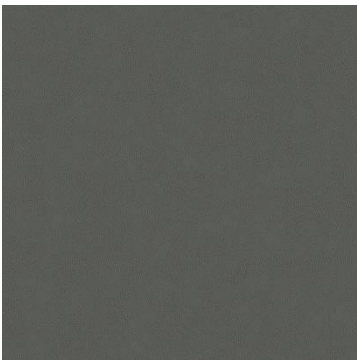
Silestone
Eternal Calacatta Gold



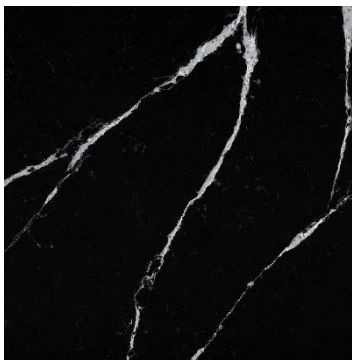
Silestone
Stellar Snow



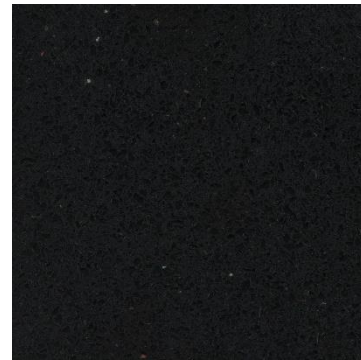
Silestone
Cemento



Silestone
Eternal Marquina











Silestone
Stellar Night







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Butcher Block Countertops





<p>Narrow stave design Birch veneer</p> 	<p>Narrow stave design Oak veneer</p> 	<p>Narrow stave design Walnut veneer</p> 
<p>Fine line design Ash veneer</p> 	<p>Fine line design Walnut veneer</p> 	<p>Wide plank design Oak veneer</p> 
<p>End grain design Oak veneer</p> 	<p>Chevron design Walnut veneer</p> 	

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Modern Convenience Appliance Package (included)

Appliances	
<p>Gas Convection Range</p> <ul style="list-style-type: none"> • GE 30" free-standing gas convection range • Gas burners with a center integrated griddle • Self-cleaning convection oven with no preheat air fry • Stainless steel color • Model JGB735SPSS • Refer to links below for additional information 	
<p>Over-the-Range Microwave Oven & Range Hood</p> <ul style="list-style-type: none"> • GE 1.7 cubic foot over-the-range microwave oven and hood • 2-speed, 300 CFM external venting system • Stainless steel color • Model JVM6175SKSS • Refer to links below for additional information 	
<p>Refrigerator</p> <ul style="list-style-type: none"> • GE 27.0 cubic foot ENERGY STAR® French door refrigerator with bottom freezer • Internal water dispenser and icemaker • Stainless steel color • Model GNE27JYMFS • Refer to links below for additional information 	
<p>Dishwasher</p> <ul style="list-style-type: none"> • Bosch 300 Series ENERGY STAR® 24" dishwasher with front control panel • 3rd rack and stainless steel tub • 46 dBA sound level • Stainless steel color • Model SHE53C85N • Refer to links below for additional information 	

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Appliances			
Links to Additional Features & Specifications			
<p>GE Range</p>  <p>https://bit.ly/3OwOMm5</p>	<p>GE Microwave & Hood</p>  <p>https://bit.ly/47fjVlh</p>	<p>GE Refrigerator</p>  <p>https://bit.ly/3rQMN3</p>	<p>Bosch 300 Dishwasher</p>  <p>https://bit.ly/3qid8Gy</p>

Chef's Kitchen Appliance Package (optional)

Appliances	
<p>Induction & Convection Range</p> <ul style="list-style-type: none"> • GE Profile 30" slide-in front control induction and convection range • Induction cooktop with five zones • Self-cleaning convection oven with no preheat air fry • Stainless steel color • Model PHS930YPFS • Refer to links below for additional information 	
<p>Convection Over-the-Range Microwave Oven & Range Hood</p> <ul style="list-style-type: none"> • GE Profile 1.7 cubic foot convection over-the-range microwave oven and hood • Microwave, convection and air fry cooking • 3-speed, 300 CFM external venting system • Stainless steel color • Model PVM9179SRSS • Refer to links below for additional information 	

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Appliances

Refrigerator with Ice & Water Through-the-Door

- **GE Profile** 27.7 cubic foot ENERGY STAR® French door refrigerator with bottom freezer
- *Through-the-door hands-free water dispenser and icemaker*
- *Separate evaporators in fresh food and freezer compartments to help keep foods fresh*
- Stainless steel color
- Model PFE28KYNFS
- Refer to links below for additional information



Ultra Quiet Dishwasher

- **Bosch 800 Series** ENERGY STAR® 24" dishwasher with top control panel and bar handle
- 3rd rack and stainless steel tub
- *42 dBA sound level*
- Stainless steel color
- Model SHX78CM5N
- Refer to links below for additional information



Upgraded features are italicized

Links to Additional Features & Specifications

GE Profile Range



<https://bit.ly/44LznEI>

GE Profile Microwave



<https://bit.ly/3Yito7l>

GE Profile Refrigerator



<https://bit.ly/43OYaG0>

Bosch 800 Dishwasher



<https://bit.ly/459zEjV>

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Appendix B: Interior Selections

Gas Stoves



Figure 6: The Jøtul GF 160 DV IPI gas stove is a standard feature of Kyrrland living rooms (photo courtesy of Jøtul).

Developed in Norway since 1853, Jøtul cast iron stoves embody Scandinavian design, quality and efficiency paired with a centuries-old appreciation for living through Nordic winters.

Jøtul GF 160 DV IPI (included)

The compact GF 160 DV IPI gas stove offers a spectacular three-sided fire view, with a truly unique tripod base. Standard features include an accent light, blower fan, remote control and an integrated safety screen. Interior media choices include traditional logs, beach fire, river rocks, tumbled stones and black or white glass.

The stove is rated for up to 1,000 square feet and can be operated during power outages. The stove's dimensions are 36" H x 18" W x 18" D. Refer to links below for additional information.

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Figure 7: The larger Jøtul GF 370 DV IPI gas stove offers a distinctive design and additional heating capacity (photo courtesy of Jøtul).

Jøtul GF 370 DV IPI (optional)

The GF 370 DV IPI gas stove utilizes modern design and the new JøtulBurner III to create an exceptional fire view from any angle. Loaded with standard features including accent lighting, variable speed blower and a remote control, the GF 370 is the perfect combination of design and craftsmanship. Interior media choices include traditional logs, beach fire, river rocks, tumbled stones and black or white glass.

The stove is rated for up to 1,300 square feet and can be operated during power outages. The stove's dimensions are 46"H x 18'W x 19"D. Refer to links below for additional information.

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Gas Stoves: Links to Additional Features & Specifications

Jøtul GF 160 DV IPI



<https://bit.ly/3SaC927>

Jøtul GF 370 DV IPI



<https://bit.ly/47pxBZV>

Laundry Appliances (included)

Appliances

Washer

- **LG** 4.5 cubic foot ENERGY STAR® front load washer
- Large capacity
- White color
- Optional laundry pedestal WDP4W
- Model WM4000HWA
- Refer to links below for additional information



Dryer

- **LG** 7.4 cubic foot ENERGY STAR® front load electric dryer
- Large capacity
- White color
- Optional laundry pedestal WDP4W
- Model DLEX4000W
- Refer to links below for additional information



Links to Additional Features & Specifications

LG Washer



<https://bit.ly/3OwPBLH>

LG Dryer



<https://bit.ly/43LGPhq>

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