

# Overview



KYRRLAND

A new Vermont community of  
modern homes and  
protected land.

## 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

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

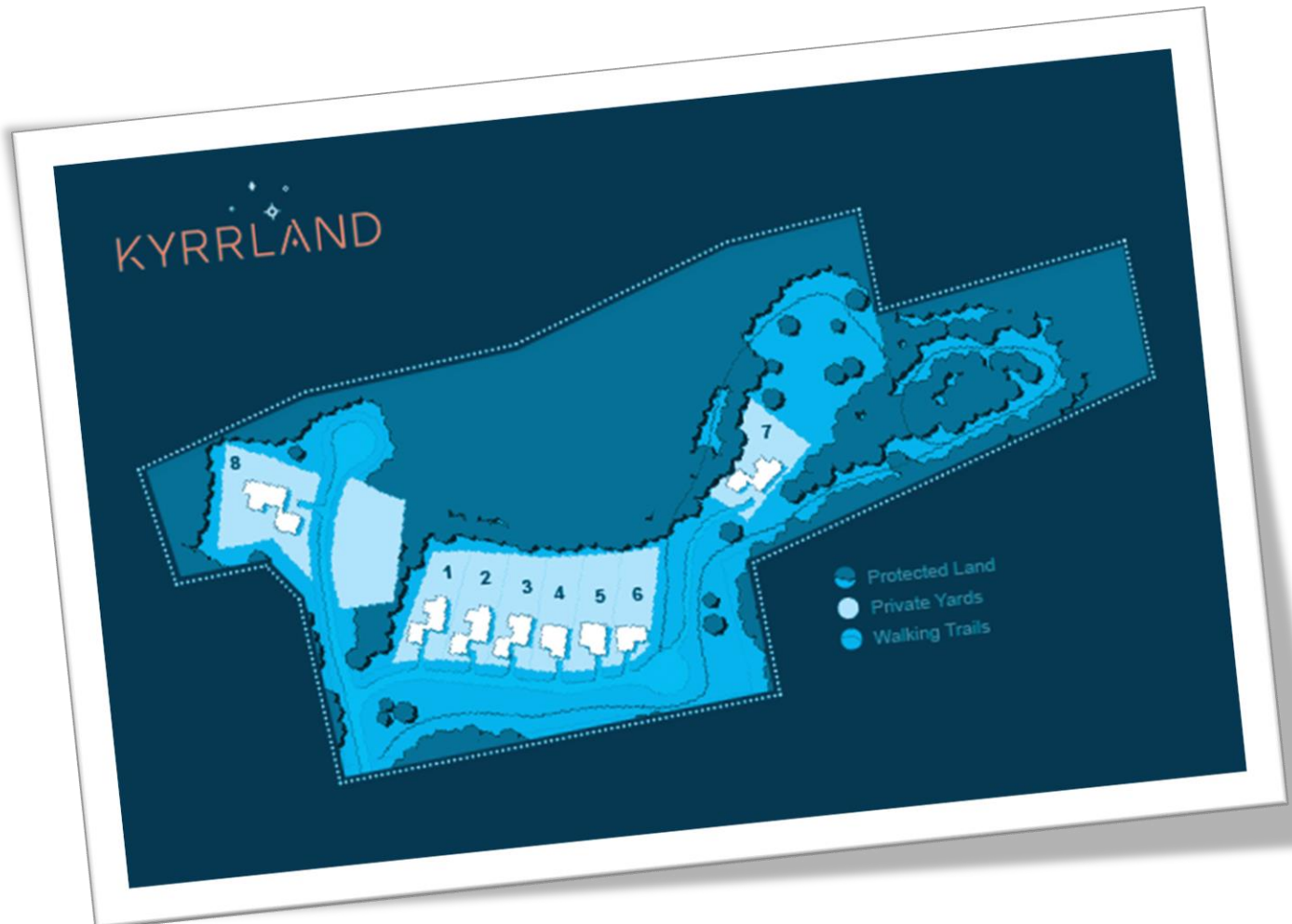


Figure 1: Each Kyrrland home includes a large, private yard. The surrounding protected land offers walking trails, meadows and forests maintained and conserved for community recreational use.

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.

## Overview

### Inspired Features & Options

- 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)



*Figure 2: Main floors of Kyrrland 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.*

### 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

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- 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



*Figure 3: 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.*

### Green Energy Efficiency

- Fujitsu electric mini-split heat pump heating and air-conditioning
- LED lighting and ENERGY STAR® appliances<sup>1</sup>
- Marvin fiberglass windows and sliding doors

<sup>1</sup> Cooking appliances and heating stoves are not eligible for ENERGY STAR® certification.

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### 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



*Figure 4: 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.*

### Reliable Utilities

- Underground installation
- **Fiber optic connections for internet, television and telephone**
- Individual, drilled water well and community, in-ground wastewater system<sup>2</sup>

### Quality Building Materials

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

### Explore the Community

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

<sup>2</sup> 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.

### Local Favorites

- Grocery and pharmacy: 6 locations 5 minutes; 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)
- 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

- Initial construction loan automatically converts to a fixed-rate mortgage at the same rate

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*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.*

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- 30-year fixed-rate mortgages for 80 percent loan-to-value
- 1-step closing (only 1 closing)

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<http://kyrrland.com/>



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



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