

# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

## ORCHARD POINT RESIDENCE ON SHELBURNE FARMS



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Exclusive Affiliate of Christie's International

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## ORCHARD POINT RESIDENCE ON SHELBURNE FARMS

An exceptionally rare offering, Orchard Point Residence on Shelburne Farms is one of a few private properties within the pristine 1,400 acres of the protected, conserved lands of Shelburne Farms. Shelburne Farms is an iconic, national agricultural and historical landmark with its magnificent barns and buildings, stately Inn, miles of walking and cross-country trails as well as educational programs. Abutting conserved land on three sides, Orchard Point Residence is set on 18.48 acres on the northern portion of the former 3,800-acre Vanderbilt-Webb estate whose grounds were designed with the assistance of the world-renowned landscape architect, Frederick Law Olmstead. This beautiful property offers uncommon privacy and serenity in a magnificent pastoral setting that includes 584 feet of Lake Champlain frontage on North Beach, and 923 feet on the western shoreline boundary of the property for a total of 1,507 feet of waterfront, a wonderfully executed main residence, a 3-bedroom guest house, and 2-story barn. The impeccable, 5,800+/- Adirondack shingle-style 5-bedroom, 5-bath main house is located on the ridge among mature hardwood trees and sited for stunning westerly and northerly lake and Adirondack Mountain views, the protected Shelburne Farms farmland to the east, and distant views of the Inn at Shelburne Farms to the south. The easily accessible waterfront offers a private beach, a lighted 50-foot dock, and an electric boat lift at the water's edge. Orchard Point Residence's private setting belies its easy access to services and shopping in Shelburne Village or Burlington, the excellent Shelburne schools, the University of Vermont, the Burlington International airport, UVM Medical Hospital, dining at numerous excellent restaurants, and events at Shelburne Museum, are all within 20 minutes. World-class skiing and riding at Stowe, Sugarbush, and other nearby resorts are just over an hour. Orchard Point Residence represents the best of the best in Vermont Lake Champlain waterfront estates.

Prix : \$12,500,000.00 USD



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