

# The Masten Quinn House

- A National Historic Landmark Property •

Offered at \$ 199,900



The Masten-Quinn house was built sometime prior to 1848, with the north addition being added in 1870. It has been in our stewardship since 1995. Here are a few facts about the property:

The house was completely gutted in 1995. All existing electric and plumbing was removed and installed new. Walls and ceilings were fully insulated. A new roof was installed and all new wood-frame double-insulated windows were installed. Most of the original facets of the house (such as the wide plank floors, old doors, and fireplaces) were left in place and restored.

In 2002, the front porch was removed and rebuilt. It was then changed to the wrap-around style you see today. In 2008, a two car garage with storage loft was built in a style that was complementary to the house. A new septic system was installed in 2004 and is pumped periodically.

In 2003, the house received its designation to the National Historic Register. As an owner of a historic home, you are not restricted in any way from making any sort of improvements, remodeling, or other changes to the house unless you apply for any of the low-cost renovation loans or grants that are sometimes made available to you by the government.

Originally there was no central heating system in the house. Electric baseboard was installed new in 1995, but later was upgraded to hot water baseboard in 2006. It is heated by a high efficiency wall hung propane fired modulating boiler. While the house is economical to heat, there is also a woodstove that can do a very good job of heating the entire house as well.

Both fireplaces are in good working condition. All flues in the chimney are lined with flue tile and it is cleaned and inspected regularly. Any cracks or discolorations of the chimney brick and/or stone is the result of years of use and is primarily cosmetic; the chimney is in excellent working condition. The opening to the right of the fireplace was originally used as a bread oven. If you look closely, you can see the ash cleanout chute towards the front of the oven that leads into the fireplace.

The house also has a fully functioning security and home automation system installed. In addition to protecting the house (and garage) from break-in or fire, the entire house can be controlled automatically. Lights can be turned on according to sunset schedules, and the temperature of the house can be raised or lowered either automatically, or remotely via a smartphone. Should any problem arise, the homeowner would be called by the system to alert him or her to any anomalies. This is a nice feature for second homeowners,

The 8x16 detached shed between the house and the garage was used part time as a home office. It is carpeted and heated.

More information is available online. Search for "Masten-Quinn House" on



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