



## Matterport Property Report

### Ayer House

**Indoor Scanned Area** 2,683 sq. ft.

Sizes and dimensions are approximate; actual may vary

## Description

Perched atop the ridgeline that separates the Susquehanna and Delaware watersheds, this Victorian era Grand-Dam of Delaware County looks out over one of the most beautiful valleys in the entire Catskill region.

The former home of Anna Ayer Fry (died 1945), owner of the famous Meridale Farms, one of the region's largest suppliers of milk products to the NYC region throughout the 1900's, covering more than 3,500 acres, and grazing over 600 Jersey cattle, this home operated as the epicenter of Catskill dairy business for almost 100 years! And the property commands your attention with views that are spellbinding on any given day, and though every season. Recent renovations include improvements from foundation to roof, and everywhere in between. Undertaken with the care and skill of true historic preservationists, the property is back to its former grandeur. From the hand-made storm windows protecting classic blown-glass panes, to the new, classic black metal roof, to the completely updated siding, finished

with insulated paint, there is so much to appreciate (note about the paint: embedded with microscopic hollow ceramic and glass spheres, or microspheres, the coating resists thermal conduction, providing environmentally friendly energy savings and splendid good looks). In addition to the exterior renovations, the interior has undergone a transformation, as well. Sensitive to the unique architecture expressed in these walls, the owners have lovingly restored the twin sunrooms to near-perfection to take in the amazing vista that is the top of Meredith mountain. The first floor solarium offers guests a gorgeous retreat off the parlor with views of the orchard and boxelder garden. The second floor sister to the sunroom below is connected to the multi-room primary suite. An amazing summer sleeping porch, it will take your breath away with majestic views that impress on any and every day of the year. The connected full bath is a treat for the eyes, as well as the soul. Both the bathrooms on this floor have been re-envisioned as tranquil havens. Venetian plaster walls, gleaming porcelain and marble fixtures accented with glistening gold faucets create magic. The kitchen, dining and pantry areas have been completely reimagined with a new 8-burner ILVE dual-fuel range and stove, a commercial dishwasher and sink in the pantry, and gorgeous GE Café refrigerator. A new first-floor bedroom, complete with a 19th centur

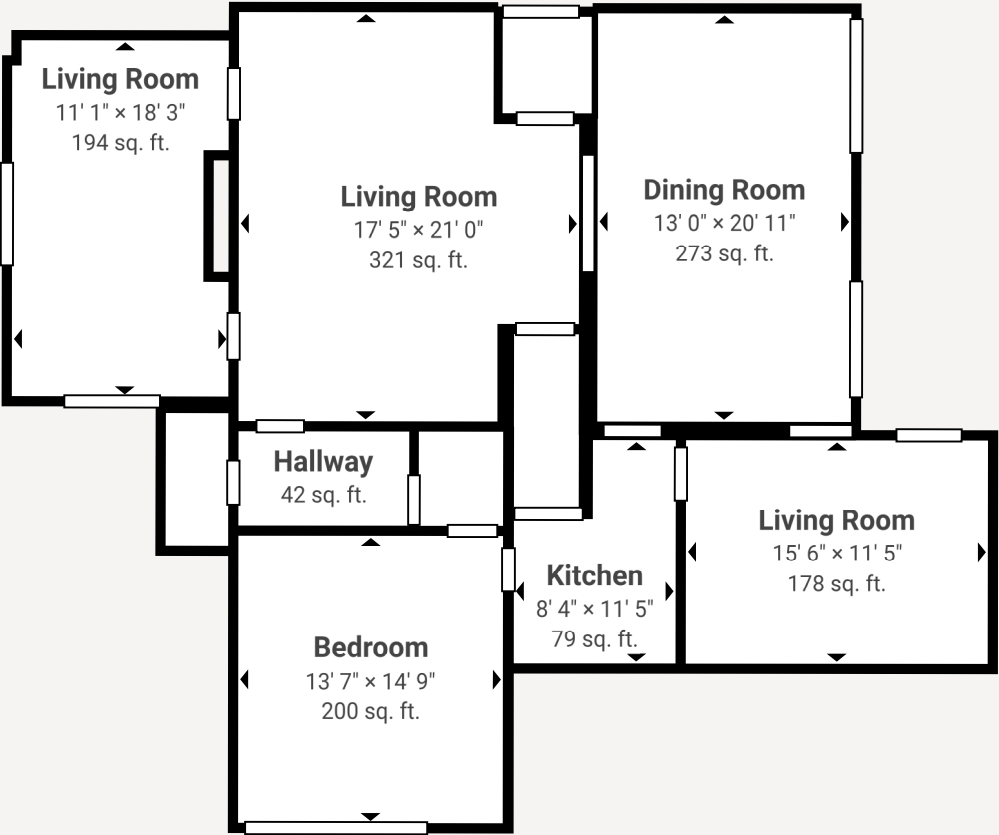
Indoor Dimensions

Room	Dimensions	Ceiling Height	Area	Floor
Floor 1	–	–	1,381 sq. ft.	–
Bathroom	3' 2" × 6' 10"	8' 1"	22 sq. ft.	Floor 1
Bedroom	13' 7" × 14' 9"	8' 9"	200 sq. ft.	Floor 1
Dining Room	13' 0" × 20' 11"	8' 6"	273 sq. ft.	Floor 1
Entrance	4' 7" × 4' 11"	8' 7"	23 sq. ft.	Floor 1
Hallway	4' 4" × 4' 10"	8' 1"	21 sq. ft.	Floor 1
Hallway	8' 9" × 4' 10"	8' 0"	42 sq. ft.	Floor 1
Kitchen	8' 4" × 11' 5"	8' 7"	79 sq. ft.	Floor 1

Living Room	15' 6" × 11' 6"	8' 5"	178 sq. ft.	Floor 1
Living Room	11' 1" × 18' 3"	8' 9"	194 sq. ft.	Floor 1
Living Room	17' 5" × 21' 0"	8' 5"	321 sq. ft.	Floor 1
Staircase	N/A	N/A	30 sq. ft.	Floor 1
<b>Floor 2</b>	–	–	<b>1,302 sq. ft.</b>	–
Bathroom	N/A	7' 6"	45 sq. ft.	Floor 2
Bathroom	9' 3" × 5' 11"	8' 8"	45 sq. ft.	Floor 2
Bathroom	N/A	8' 8"	60 sq. ft.	Floor 2
Bedroom	N/A	8' 9"	185 sq. ft.	Floor 2
Bedroom	N/A	8' 7"	173 sq. ft.	Floor 2
Bedroom	8' 11" × 18' 0"	8' 8"	160 sq. ft.	Floor 2
Bedroom	13' 0" × 14' 10"	8' 8"	196 sq. ft.	Floor 2
Exercise Room	7' 4" × 11' 2"	8' 10"	81 sq. ft.	Floor 2
Hallway	4' 6" × 8' 4"	8' 8"	37 sq. ft.	Floor 2
Hallway	N/A	8' 7"	231 sq. ft.	Floor 2
Office	9' 3" × 9' 7"	8' 1"	89 sq. ft.	Floor 2
<b>Indoor Property Totals</b>	–	–	<b>2,683 sq. ft.</b>	–

Layout

Floor 1



## Floor 2

