



HILLSIDE

AT O'BRIEN FARM



History. Heart. Home.

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COLDWELL BANKER
HICKOK & BOARDMAN

History.



Hillside at O'Brien Farm has been developed and built with integrity by the family who has lived on and worked the land for over seven decades and four generations. Purchased in 1944 by members of the O'Brien family to expand their cattle and farming business, the property took on special significance as Dan and Leo O'Brien raised their

families in neighboring houses on the crest of the hill separated only by the iconic red dairy barn. Today three residences representing three generations of O'Brien family members still reside on Old Farm Road, and while the use of the land continues to evolve with the times, the commitment to its stewardship and the integrity and vision of the brothers guides every aspect of the Hillside at O'Brien Farm project.

Heart.



The 30+ acres at Hillside at Farm represents a legacy of involvement, integrity, compassion, hard work. The brothers and the the O'Brien family are proud to now invite others to live and create their own memories on the land – which been their home for generations. single family and townhomes have been constructed to compliment

the dramatic topography of the land. The neighborhood offers greenspace, a formal park, and a trail system linking recreation paths, sidewalks, and wooded areas. Ideally sited in the heart of South Burlington, Hillside at O'Brien Farm is minutes from dining, shopping, entertainment, public transportation, and local schools.

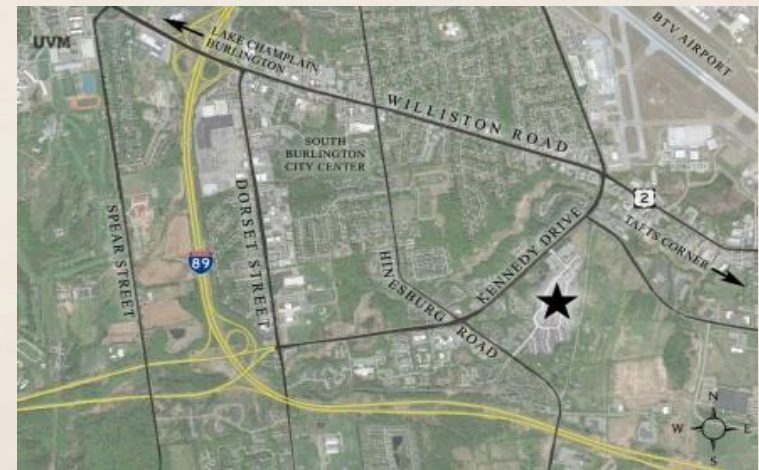
Home.



With over twenty unique residences to choose from, there are nearly limitless combinations to make your new home a reflection of your unique tastes and living style. O'Brien Brothers has partnered with the best local and regional manufacturers and distributors to provide unparalleled customization opportunities for your

new home. You will be guided through our dedicated Design Center where we have hundreds of samples and displays that allow you to see and feel materials and finishes. We want you to experience our quality firsthand. Throughout construction, our sales and development team will work closely with you to ensure every detail is taken care of. The Team from O'Brien Brothers is with you every step of the way, from the first time we meet until long after we hand you the keys to your new home!

In the heart of South Burlington



From the corner of Hinesburg Road (Rte.116) and Kennedy Drive, head south on Hinesburg Road, to left onto O'Brien Farm Road (formerly Eldredge Street).



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Contact The Steve Lipkin Team | (802) 662-0162 | Info@HillsideVT.com | www.HillsideatOBrienFarm.com



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Trillium Farmhouse



Trillium Craftsman



The Trillium offers a smart flexible floor plan with welcoming curb appeal! Starting at a comfortable 1630 sq. ft., including 2 bedrooms and 2 bathrooms, it's just the right size for active one-level living. The spacious rear deck is just off the family room, kitchen and dining room. Relax, cook and entertain in the large open kitchen with center island with plenty of seating for all. Your new kitchen comes with granite or quartz counters, stainless steel appliances, and hardwood floors.

Starting at 1630 square feet, 2 bedroom, 2 bath, with unfinished walkout lower level

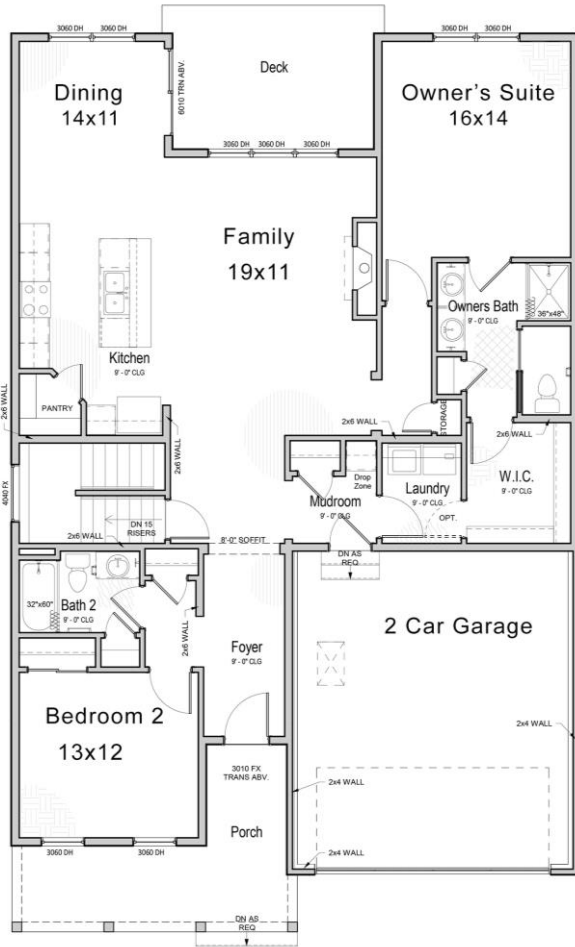
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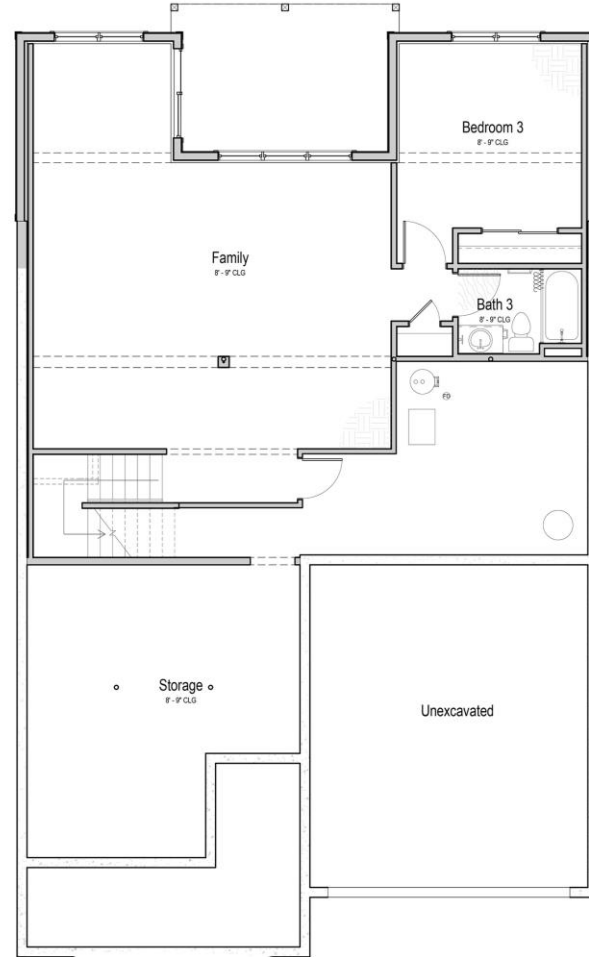
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Trillium Floor Plan



Trillium Main Floor Plan

+ **Option** Finished Lower Level
851 Square Feet; 3rd Bedroom; 3rd Bathroom; Family Room



Trillium Finished Walkout Lower Level Plan

Aster Farmhouse



Aster Colonial



The Aster provides plenty of room for everyone, plus 851 more sq. ft. available living space- giving even more space to grow into. Built for today's lifestyles- the large open first floor plan has the kitchen at the heart of the home. Cook and entertain with a commanding view of the family room and back deck/yard so you can stay part of the action.

Starting at 2,338 Square Feet, 3 bedroom, 3 bath, with unfinished walkout

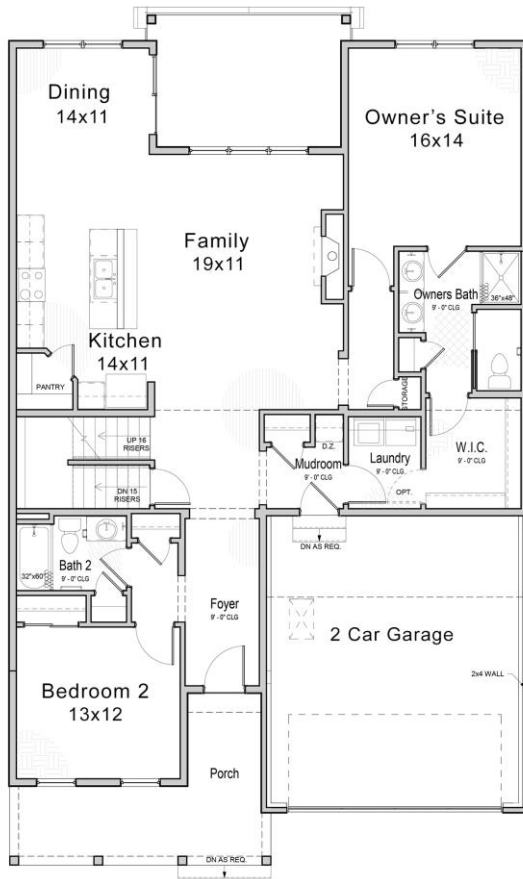
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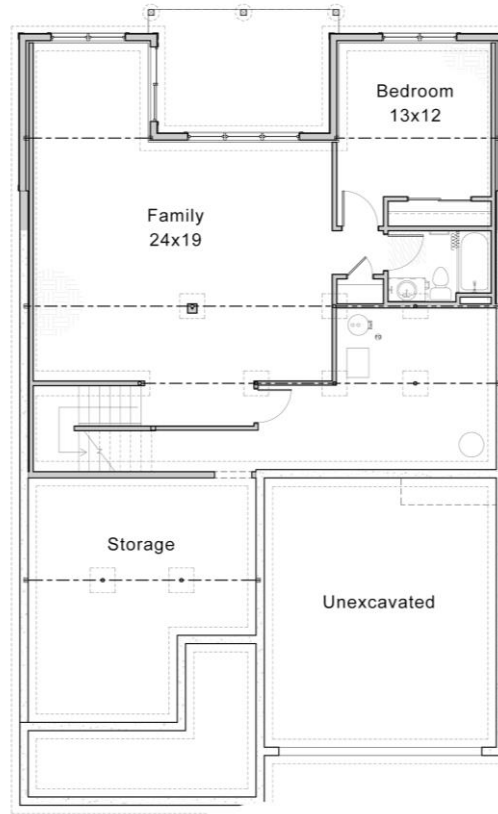
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Aster Floor Plan



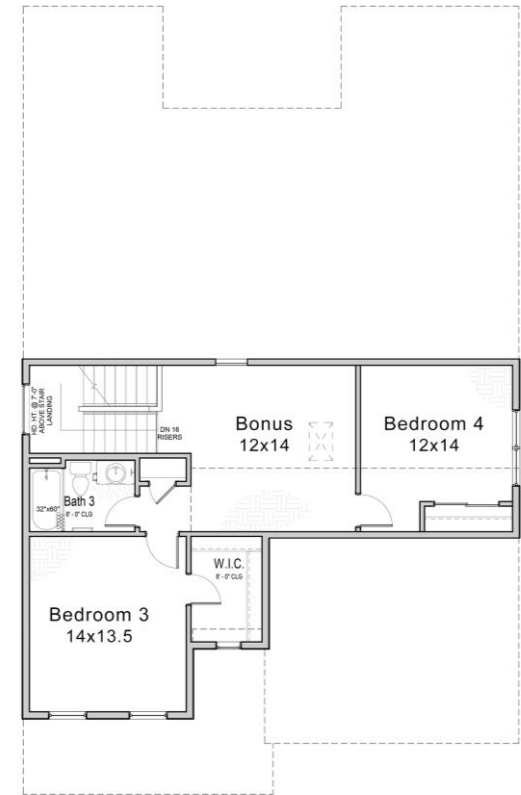
Aster Main Floor Plan

+ **Option** Finished Lower Level
Option: 851 Square Feet, 4th bedroom, 4th bathroom, family room.



Aster Walkout Lower Level Plan

+ **Option** Additional second bedroom on Upper Level.



Aster Upper Floor Plan

Lupine Farmhouse

Lupine Craftsman



The Lupine comes with the right amount of room to feel at home. The open floor plan allows living and entertaining with ease. The kitchen includes stainless appliances, granite or quartz counters and a large central breakfast bar island with plenty of seating. You'll love beginning and ending your day in the spacious master suite complete with a walk in closet and soothing high-end bathroom.

Starting at 1751 square feet, 2 bedroom, 2 bath, *plus* Flex Room, with unfinished walkout

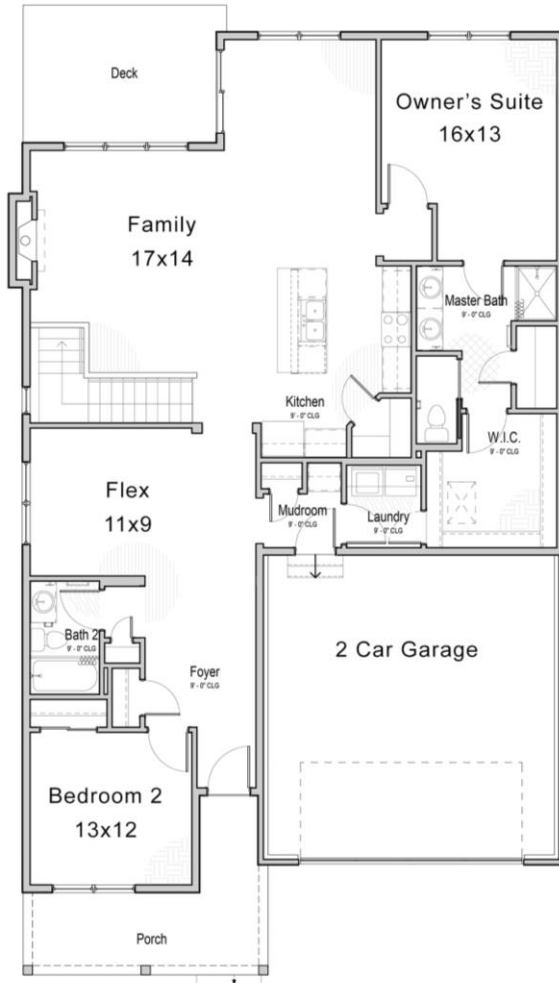
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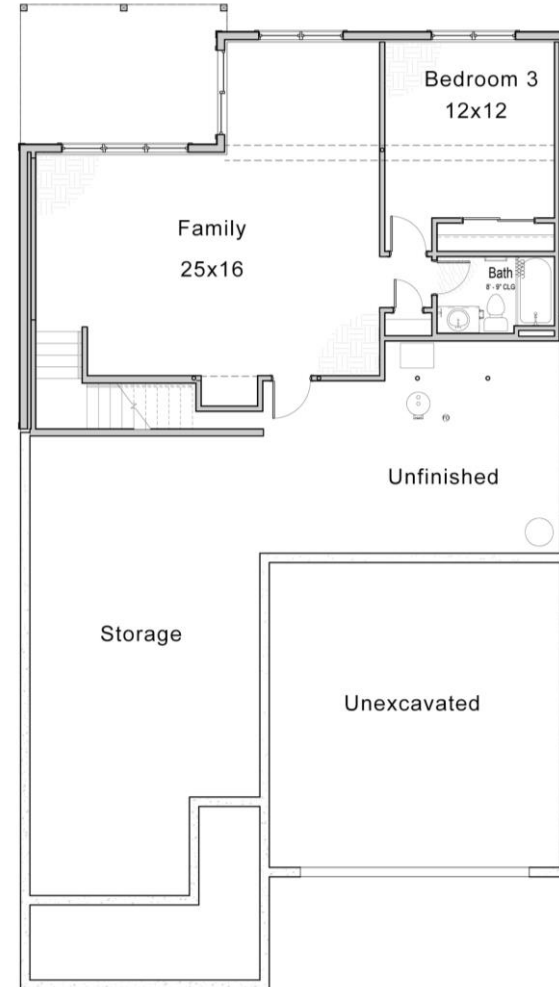
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Lupine Floor Plan



Lupine Main Floor Plan

+ **Option** Finished Lower Level Option:
728 square feet, 3rd bedroom, 3rd
bathroom, family room.



Lupine Finished Walkout Lower Level Plan

Primrose Farmhouse



Primrose Craftsman



The Primrose model has something for everyone- open spaces and room to expand! Private comfortable bedrooms and big bonus spaces offer an escape when not entertaining in the open kitchen, family room and dining room overlooking the deck and back yard.

Starting at 2443 square feet, 3 bedroom, 3 bath, *plus* flex room, *plus* bonus room, with unfinished walkout.

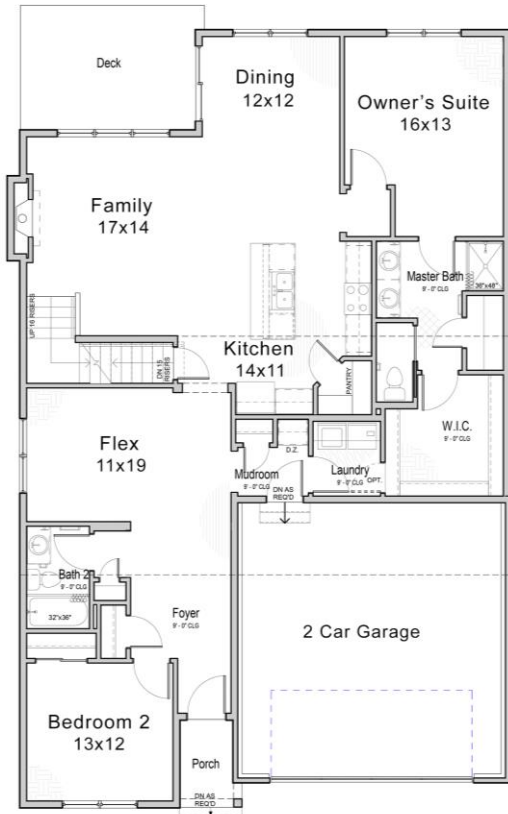
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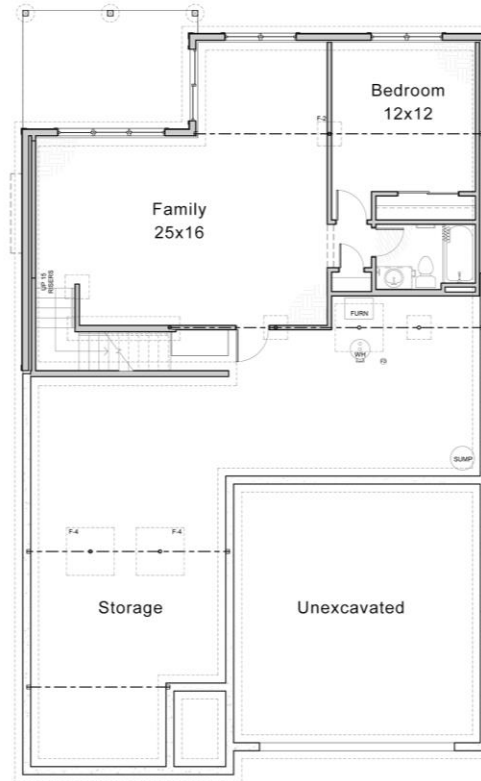
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Primrose Floor Plan



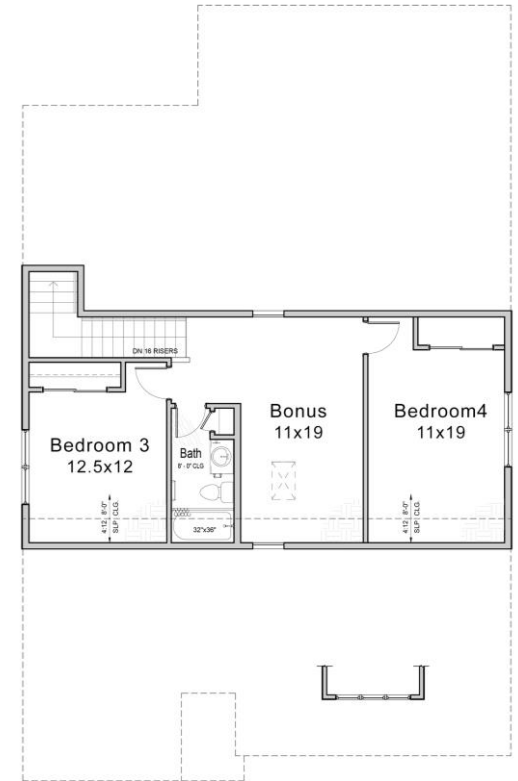
Primrose Main Floor Plan

+ **Option** Finished Lower Level
Option: 728 square feet, 4th bedroom, 4th bathroom, family room.



Primrose Walkout Lower Level Plan

+ **Option** Upper Level can add a second bedroom.



Primrose Upper Floor Plan

Daisy Farmhouse



Daisy Craftsman



The Daisy model is the perfect choice for those who want a spacious home without too much house to maintain. With 1848 sq. ft. including 2 bedrooms, 2 bathrooms and a Flex Room, it's ideal for those looking for an open floor plan and easy, one-level living. Enjoy cooking and entertaining in the gourmet kitchen, then relax in the private master suite afterward. There is room to expand in the walkout lower level and plenty of storage space.

Starting at 1848 square feet, 2 bedroom, 2 bath *plus* Flex Room, with unfinished walkout

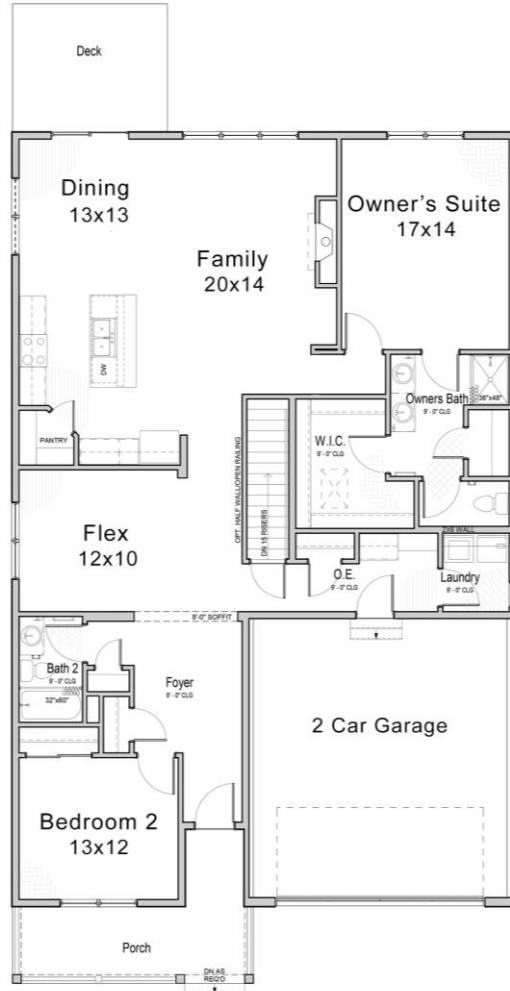
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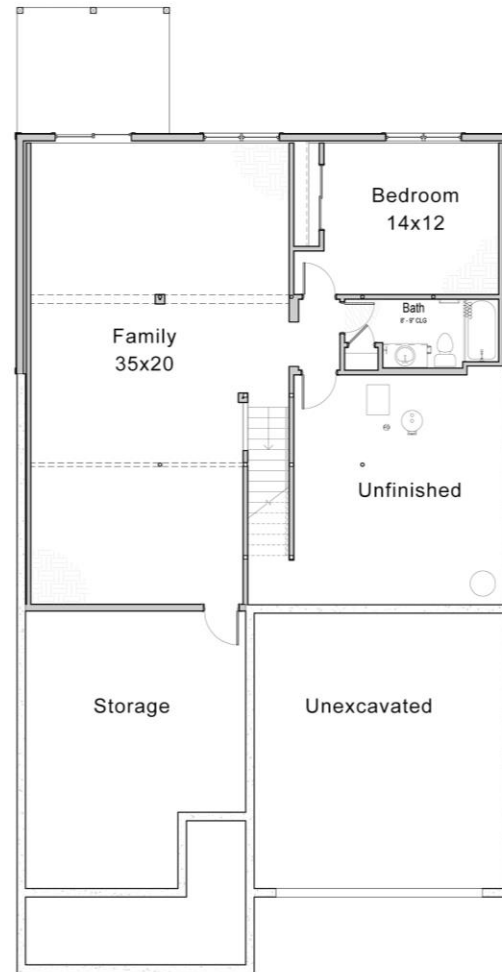
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Daisy Floor Plan



Daisy Main Floor Plan



Daisy Walkout Lower Level

+ **Option** Finished Lower Level Option:
1058 Square Feet, 3rd bedroom, 3rd
bathroom, family room.

Clover Farmhouse



Clover Colonial



The Clover is the perfect choice, with a lot of space and a great open floor plan with plenty of room for everyone! This kitchen is the heart of the home with a spacious center island and large breakfast bar. Cook and entertain with a commanding view of the family room and backyard so you don't get left out of the action! The master suite on the main floor is your perfect retreat for peace and quiet at the end of a long day.

Starting at 2488 square feet, 3 bedroom, 3 bath *plus* flex room with unfinished walkout.

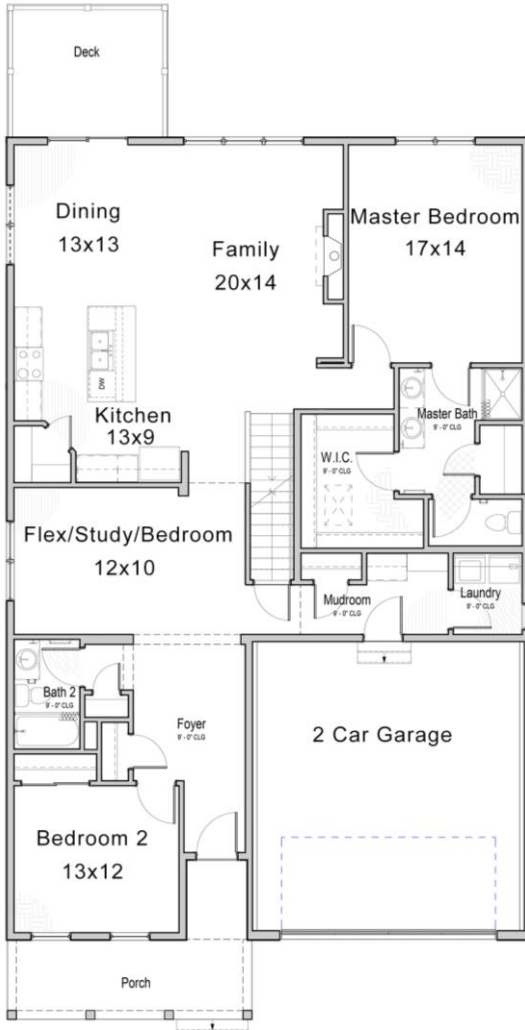
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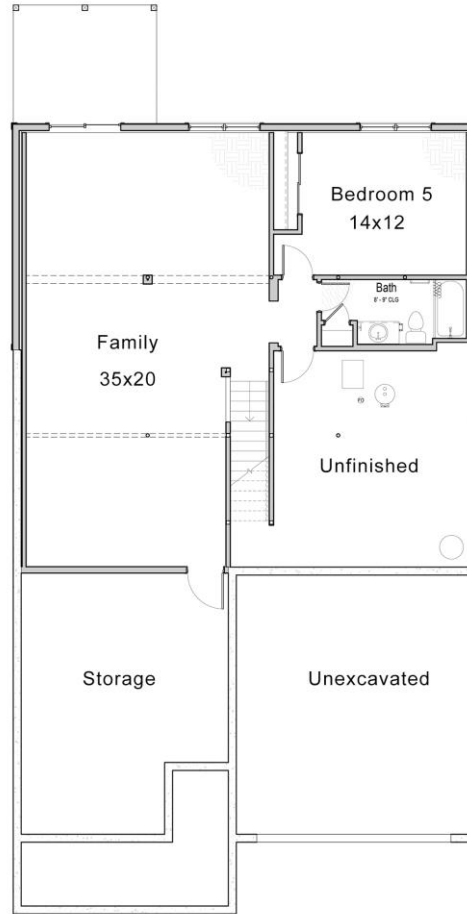
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Clover Floor Plan



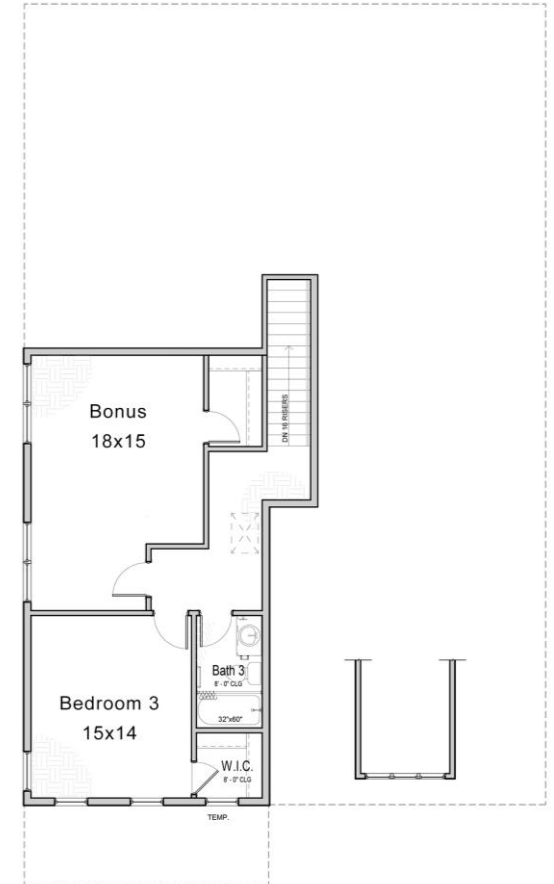
Clover Main Floor Plan

+ Option Finished Lower Level
Option: 1058 Square Feet, 4th bedroom, 4th bathroom, family room.



Clover Finished Lower Level

+ Option Upper Level can add
2nd bedroom.



Clover Upper Level

Daylily Farmhouse



Daylily Craftsman



The Daylily is a hillside ranch with an inviting front porch and a large open floor plan and has the perfect right amount of space! Come up the front stairs and enter through the foyer to leave the outside world behind, or park in the spacious two-car garage and step in through the mudroom downstairs. The Daylily has a comfortable open living plan with a large first floor master suite, with a large walk in closet and rejuvenating bathroom.

Starting at 1898 square feet, 2 bedroom, 2 bath plus flex room and Bonus Room.

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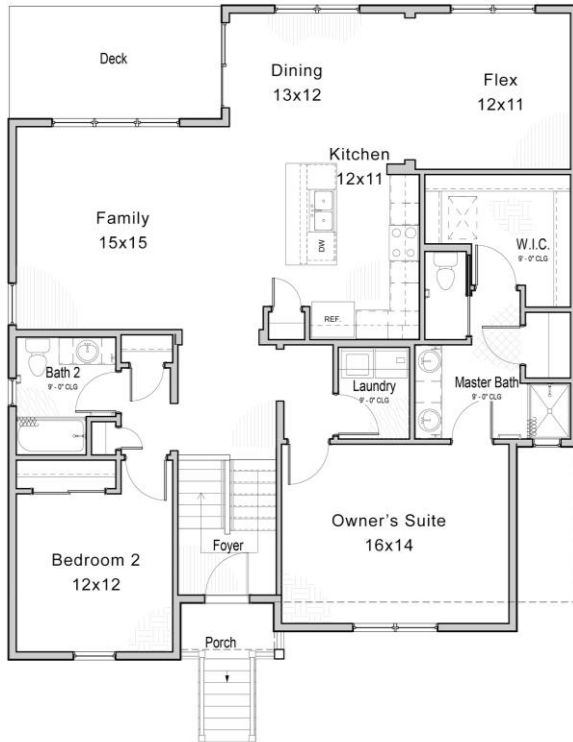
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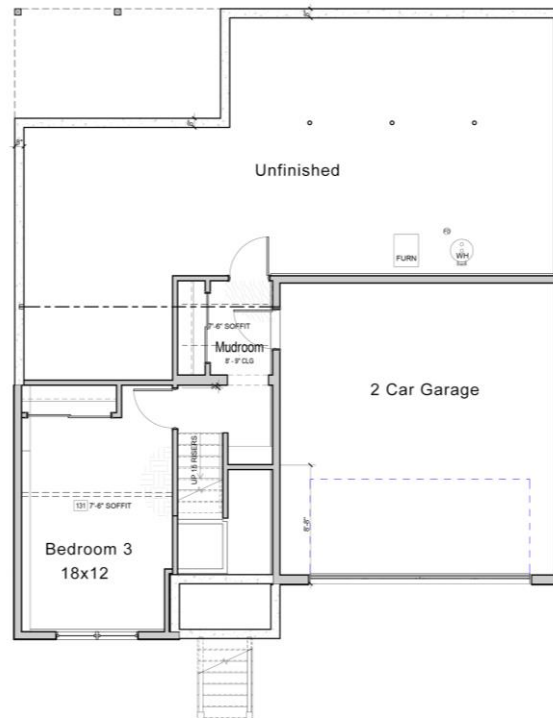
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Daylily Floor Plan

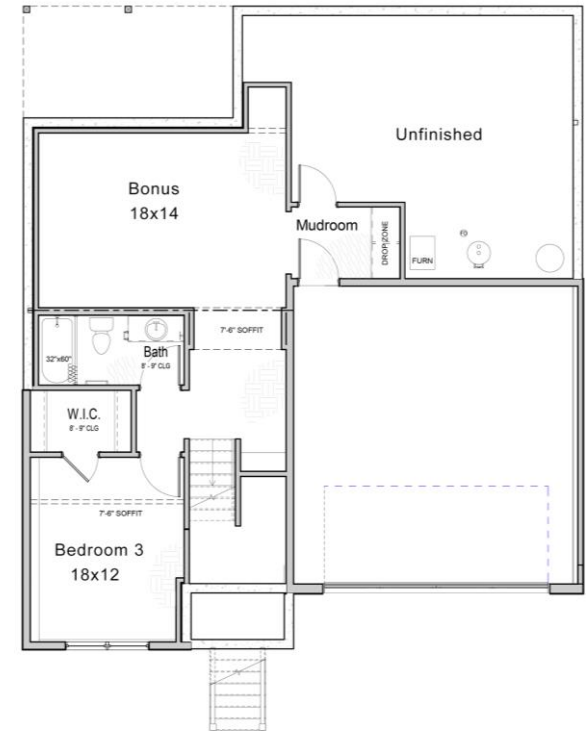
+ Option Finished Expanded Lower Level Option: 289 Square Feet, 3rd bedroom, 3rd bathroom



Daylily Main Floor Plan



Daylily Walkout Lower Level Plan



Daylily Walkout Lower Level Plan

Bluebell Farmhouse



Bluebell Colonial



The Bluebell offers a little more room with plenty of quality living space split between two levels. Two-level living with lots of living space and a warm open floor plan. Walk up the inviting front porch and step in through the foyer or park in the large two-car garage and enter the organized mudroom before heading up to the spacious kitchen and living room. The kitchen has a center island and breakfast bar overlooking the family room plus large deck outside. When it's time to unwind and rejuvenate, enjoy the quiet owner's suite with high-end finishes and a huge walk-in closet.

Starting at 2211 square feet, 2 bedroom, 2 bath plus flex room.

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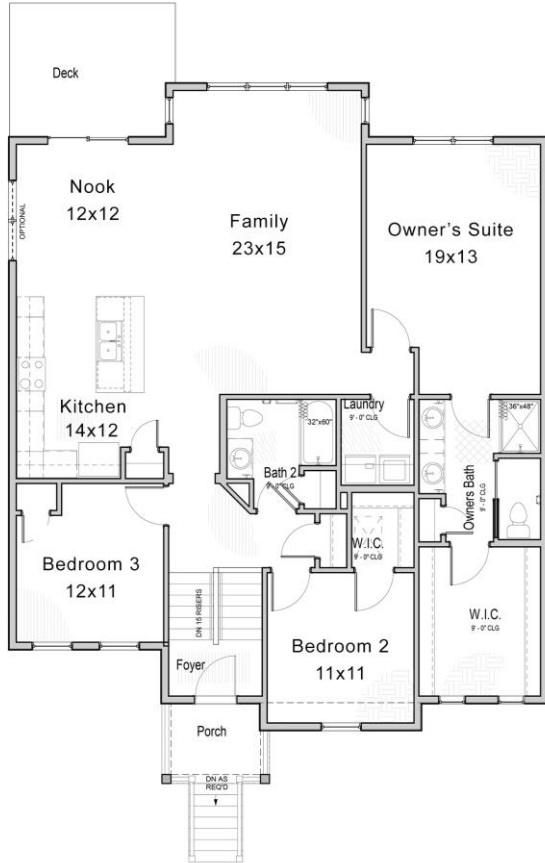
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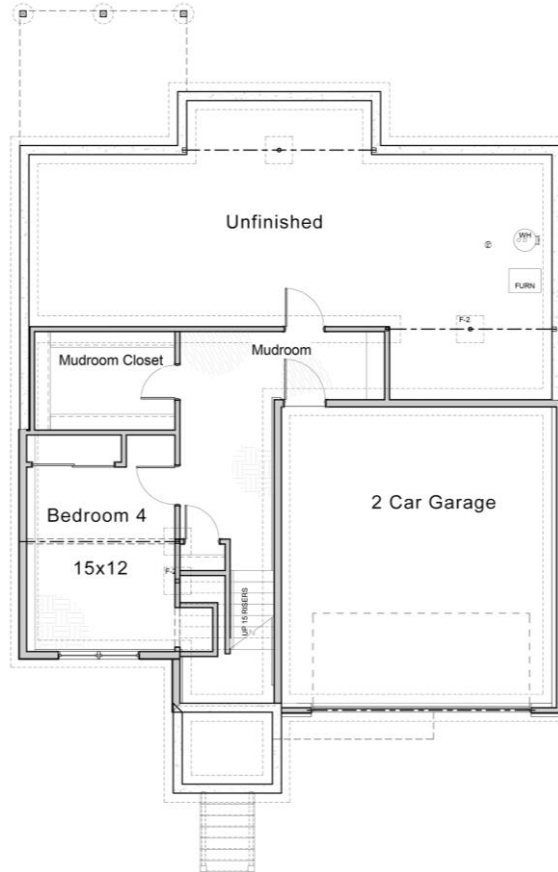
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Bluebell Floor Plan

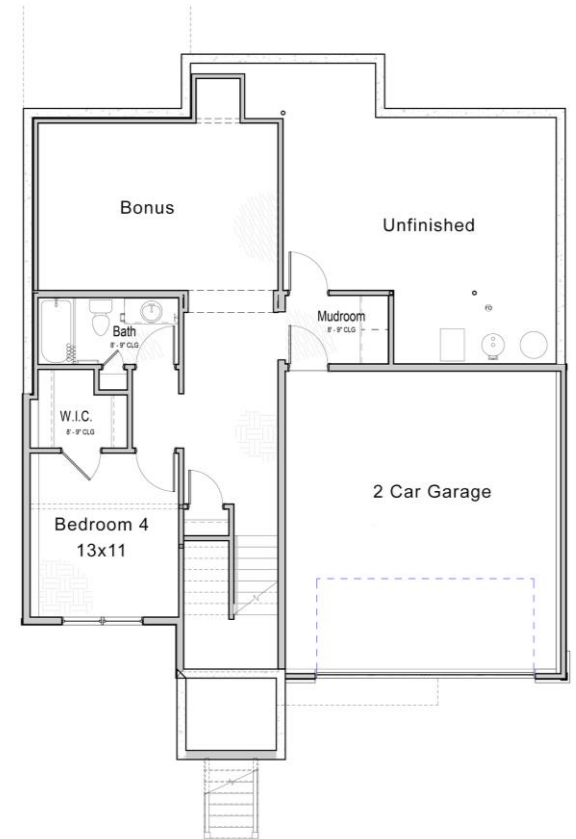
+ Option Finished Expanded Lower Level
Option: 211 Square Feet, 3rd bedroom,
3rd bathroom



Bluebell Main Floor Plan



Bluebell Partial Finished Walkout Level Plan



Bluebell Walkout Lower Level Plan

Birch



The Birch offers an open floor plan for easy living and entertaining. Your new kitchen includes stainless appliances, a large central island with plenty of seating, plus your choice of granite or quartz counters. You'll love beginning and ending your day in the spacious master suite complete with a walk in closet and soothing bathroom. The Birch Townhouse is an End Unit and includes a two-car garage, private deck out back, and plenty of storage for your active lifestyle.

With 1766 square feet, 3 bedrooms, 2.5 baths, unfinished lower level

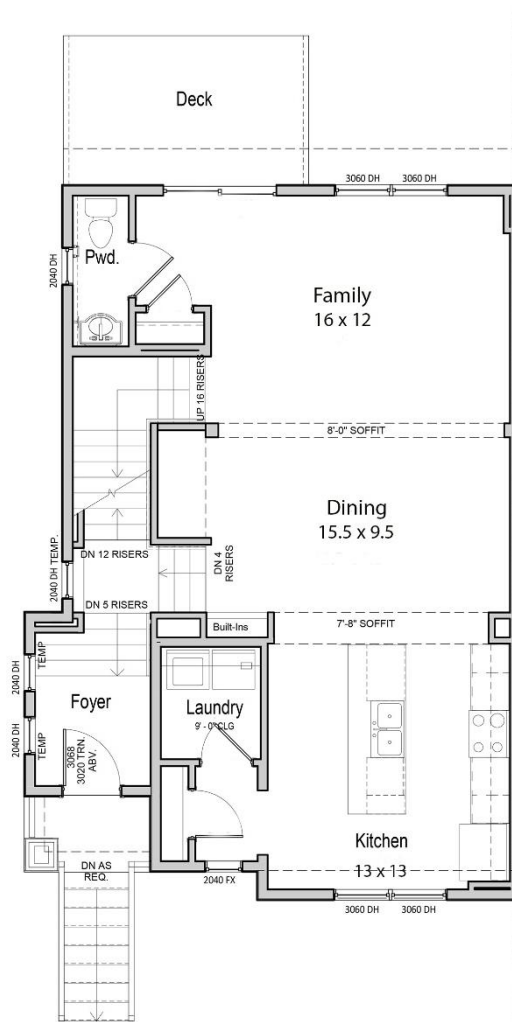
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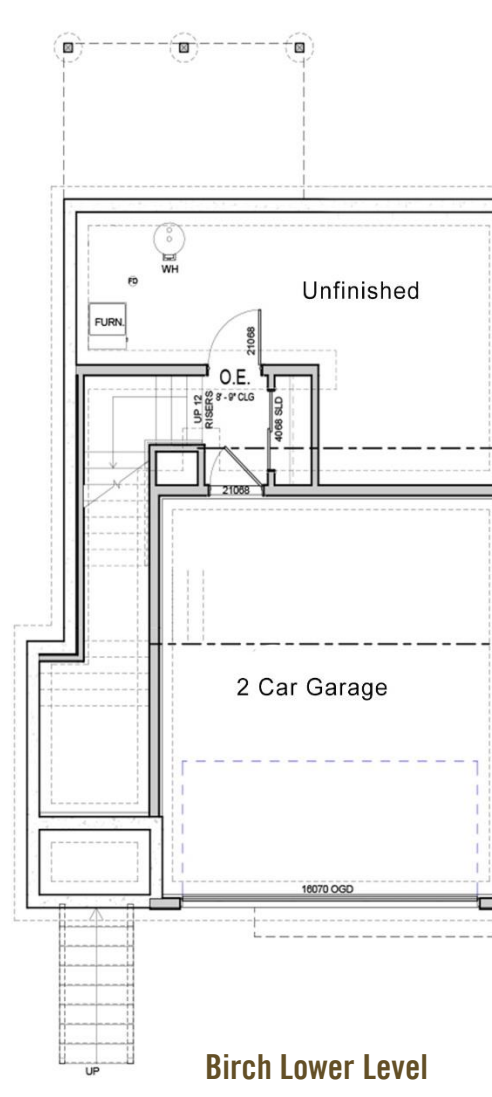
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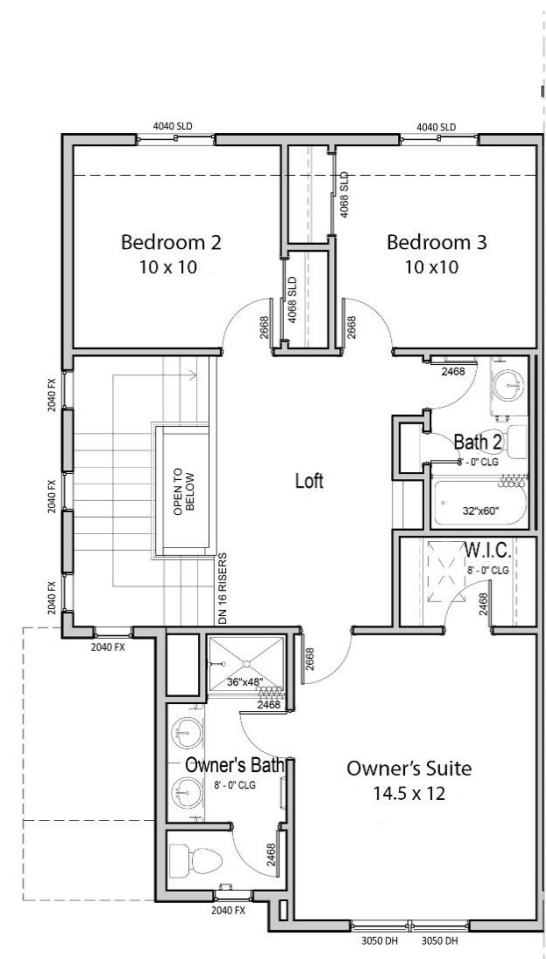
Birch Floor Plan



Birch Main Floor Plan



Birch Lower Level



Birch Upper Floor Plan

Maple



The Maple features a spacious, open floor plan for easy living and entertaining plus 3 bedrooms, 2 baths, and a convenient 2nd floor laundry. You'll love beginning and ending your day in the soothing master suite complete with a walk in closet and private en suite bathroom. The Maple Townhouse also includes a two-car garage, private back deck, and plenty of storage for your active lifestyle.

With 1848 square feet, 3 bedrooms, 2.5 baths, unfinished lower level

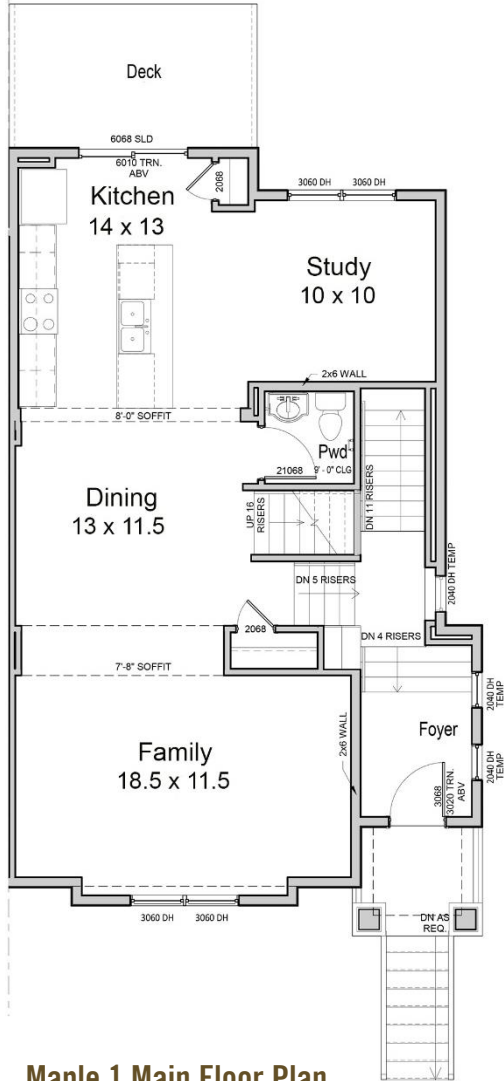
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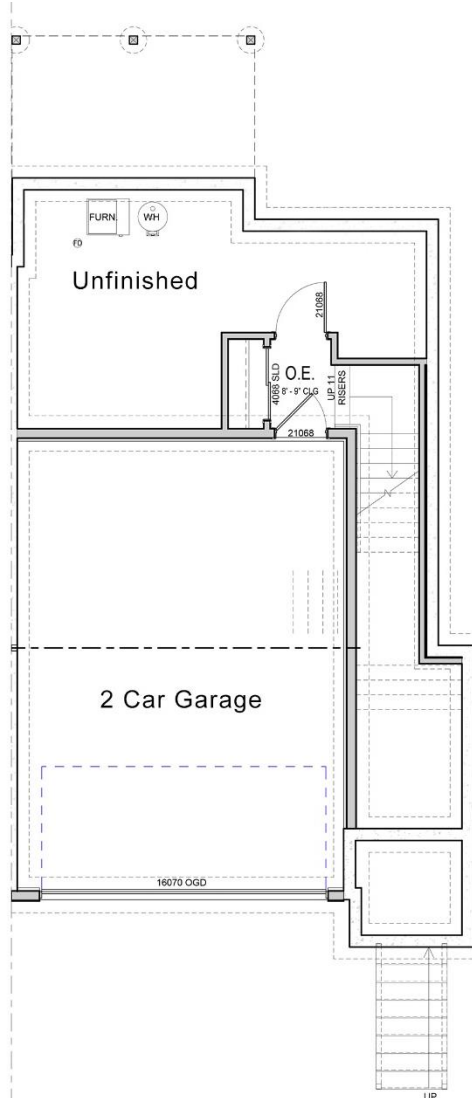
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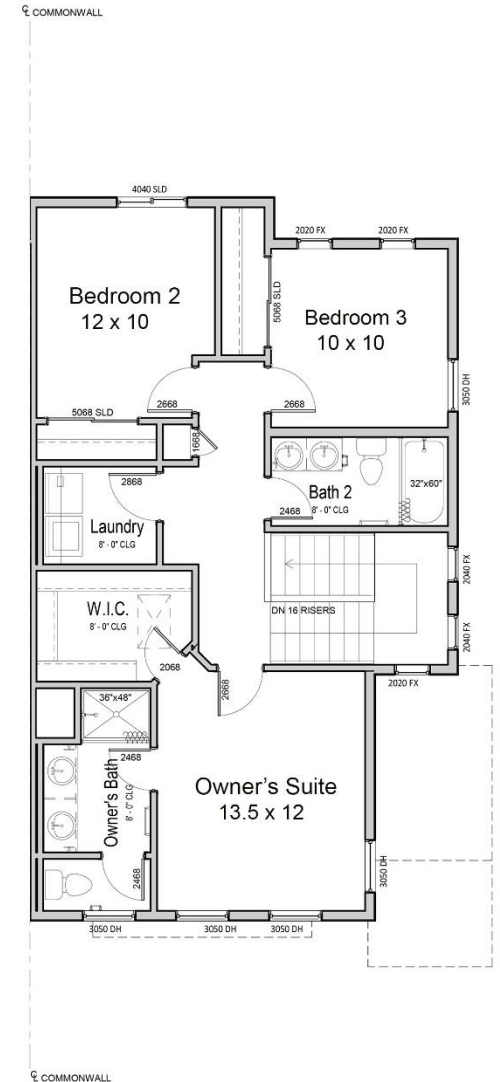
Maple Floor Plan



Maple 1 Main Floor Plan



Maple 1 Lower Level



Maple 1 Upper Floor Plan

Cedar



The Cedar offers a first floor master suite for easy living at an Incredible Value! Standard features include 1766 square feet of living space, vaulted ceilings, hardwood floors, granite or quartz counters, and an open floor plan! New construction allows you to choose your custom features, including smart home technology. For even more living space-you can even choose to customize the light filled walk out lower level.

**Starting at 1766 square feet, 3 bedrooms, 2.5 baths,
with unfinished walkout lower level**

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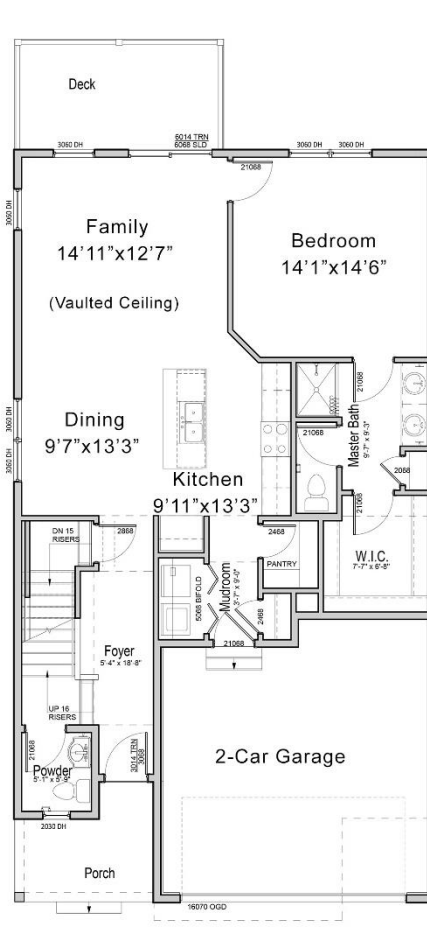
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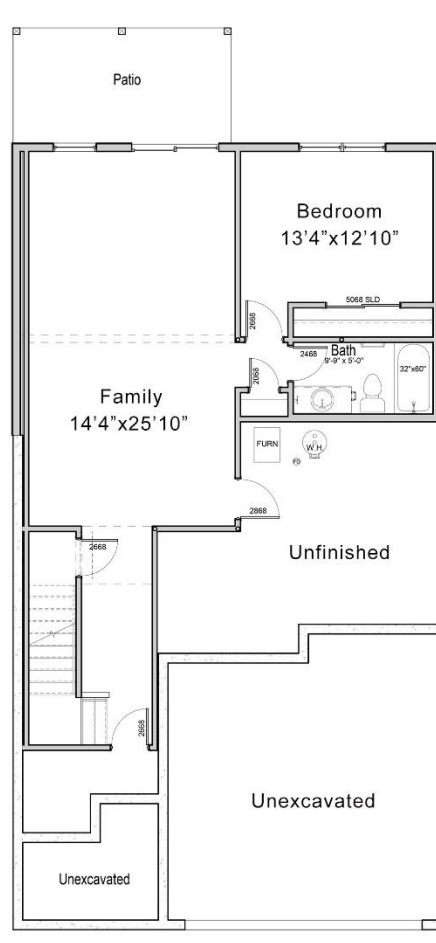
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Cedar Floor Plan

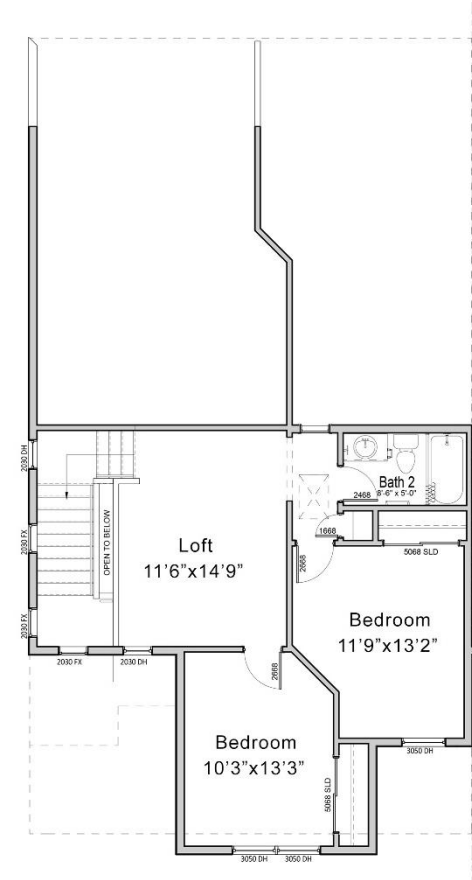
+ **Option** Finished Lower Level Option:
814 Square Feet; additional Bedroom;
additional Bathroom; Family Room



Cedar Main Floor Plan



Cedar Finished Walkout Lower Level



Cedar Upper Floor Plan

Juniper



The Juniper features a desirable first floor master suite for easy comfortable living! Standard features also include impressive vaulted ceilings, open loft space, 10 foot triple glass sliding doors out to the deck, hardwood floors, granite or quartz counters, and an open floor plan! New construction allows you to choose your custom features, including smart home technology.

**Starting at 1766 square feet, 3 bedrooms, 2.5 baths,
with unfinished walkout lower level**

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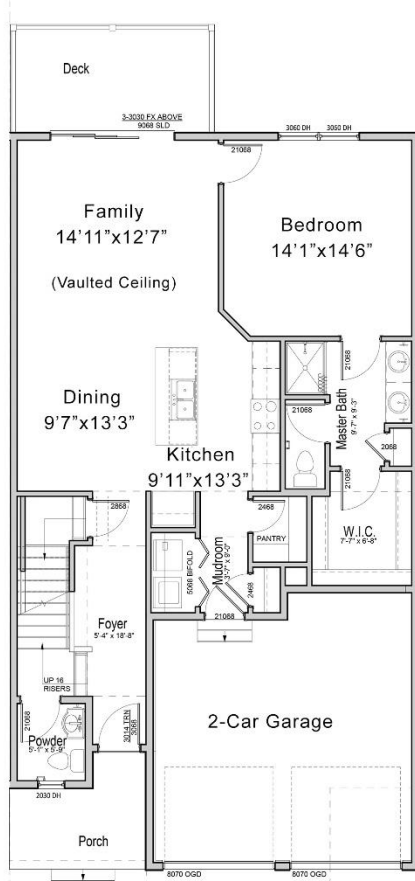
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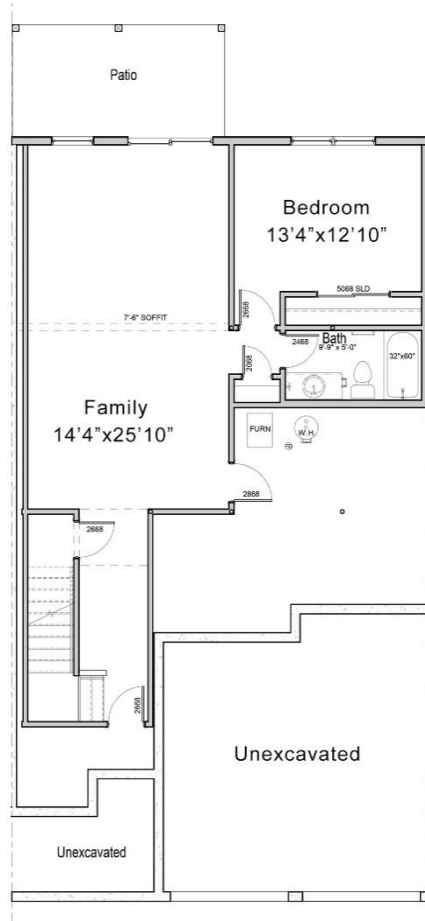
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Juniper Floor Plan

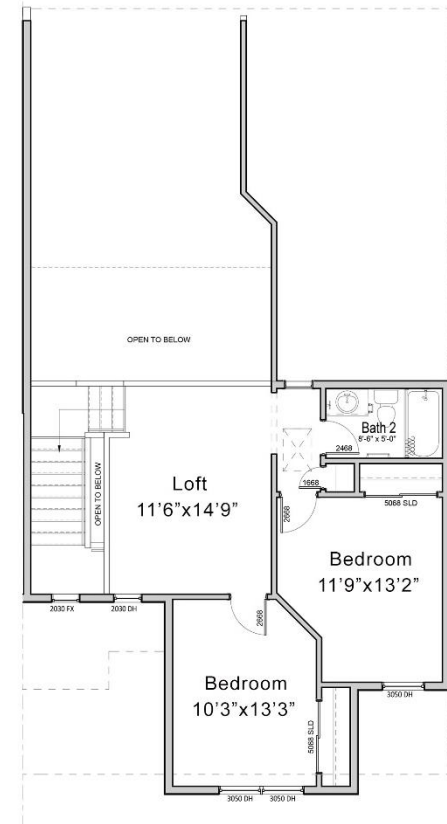
+ **Option** Finished Lower Level Option:
814 Square Feet; additional Bedroom;
additional Bathroom; Family Room



Juniper Main Floor Plan



Juniper Finished Walkout Lower Level



Juniper Upper Floor Plan

Balsam



The Balsam features an open floor for easy comfortable living! Standard features also include hardwood floors, granite or quartz counters, stainless appliances and plus a flex room on the first and second levels. New construction allows you to choose your custom features, including smart home technology.

**Starting at 1953 square feet, 3 bedrooms, 2.5 baths,
with unfinished walkout lower level**

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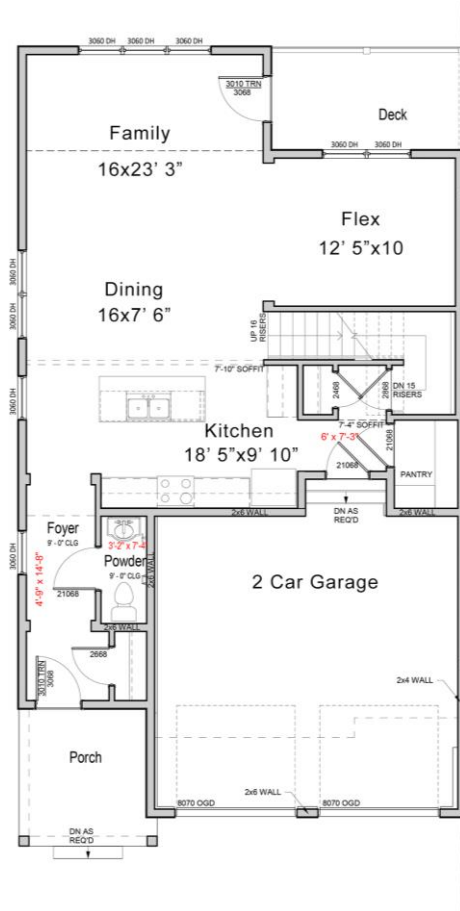
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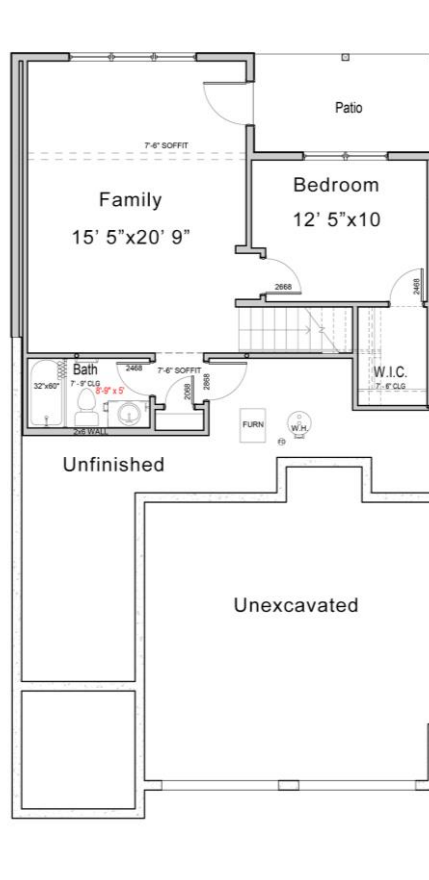
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Balsam Floor Plan

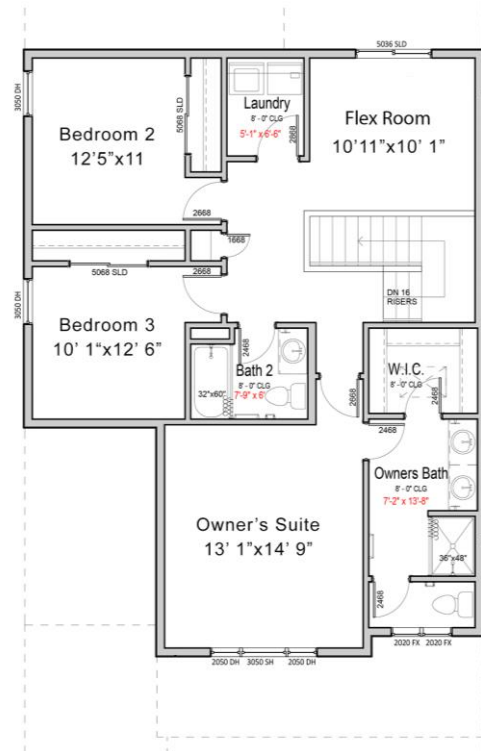
+ **Option** Finished Lower Level Option:
626 Square Feet; additional Bedroom;
additional Bathroom; Family Room



Balsam Main Floor Plan



Balsam Finished Walkout Lower Level



Balsam Upper Floor Plan

Pine



The Pine features a large, open floor plan for comfortable living! Standard features also include hardwood floors, granite or quartz counters, stainless appliances and plus a flex room on the first and second levels. New construction allows you to choose your custom features, including smart home technology.

**Starting at 1953 square feet, 3 bedrooms, 2.5 baths,
with unfinished walkout lower level**

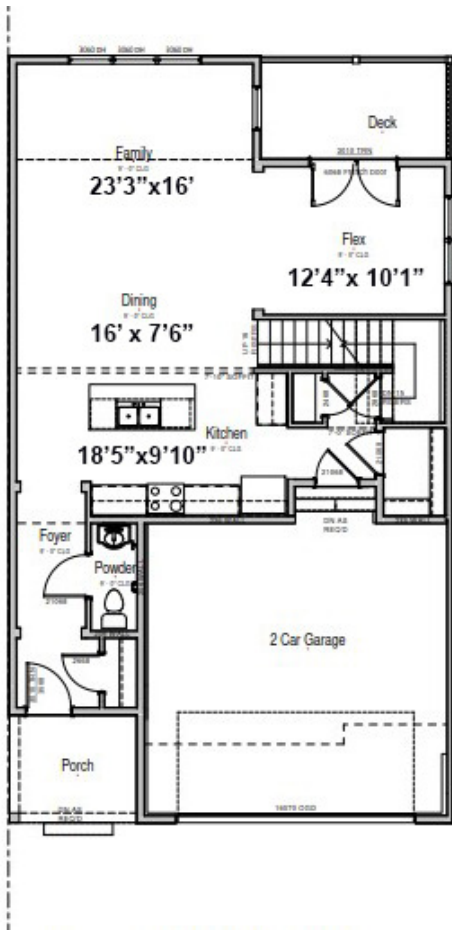
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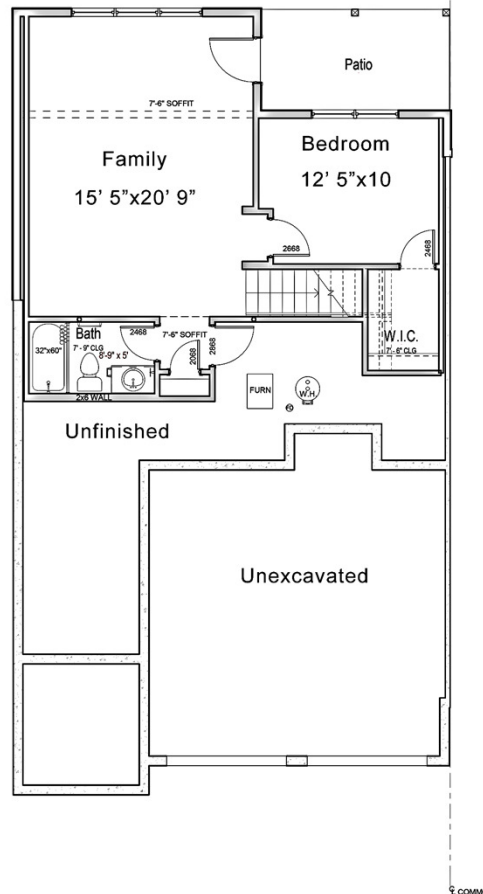
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Pine Floor Plan

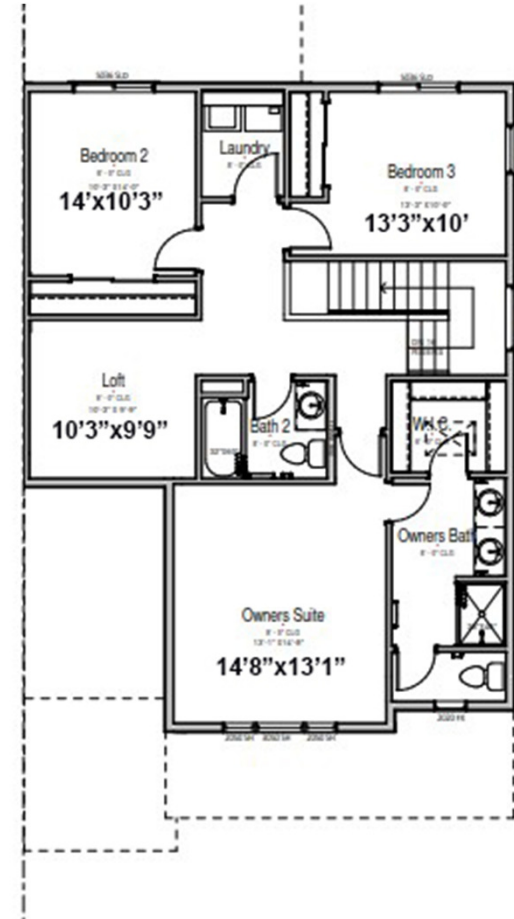


Pine Main Floor Plan



Pine Finished Walkout Lower Level

+ **Option** Finished Lower Level Option: 626 Square Feet; additional Bedroom; additional Bathroom; Family Room



Pine Upper Floor Plan



The Lipkin Audette Team



Front Row, Left to Right: Steve Lipkin, Carol Audette, Luke Clavelle. Middle Row: Kathy Hale, Kim Corey, Cindy Adair, Sue Mathieu, Brian Racine, Amanda Bell, Dawn Harvey, Jill Vespa, Lindsay Jackson. Back Row: Keeley Painter, Jacob Smith, Alec Murphy

Their expertise in real estate has earned Steve and his team recognition as the number one Team for Burlington sales and number one in Multi-Family sales in the State of Vermont for the past nine years running. The team also sold the most homes by sales volume in 2018 out of all Vermont agents. Choose to work with a Team that has the experience, focus and understands the local market.

Hickok and Boardman has a long and respected history beginning in 1821 at the corner of Burlington's Church and College St. Originally founded as an insurance agency, the company has grown by adding financial planning and real estate divisions. In 1985 Hickok and Boardman Realty joined Coldwell Banker, the premier national real estate franchise. Leslee Mackenzie and Brian Boardman joined the company in 1992 and under their leadership the company has expanded to more than 90 Realtors and staff. As a prominent business in the region - we volunteer over 5,000 hours a year to non-profits in our community. Today Coldwell Banker Hickok & Boardman is the number one real estate firm in Burlington and Northeast Vermont by being the trusted source for custom innovative real estate solutions.

Steve Lipkin joined the company in 1998, and has been serving the Chittenden County real estate community for over 20 years. As one of the top performing teams in New England, Steve and his business partners **Carol Audette** and **Luke Clavelle**, believe in creating exceptional experiences for their clients.

Steve, Carol and Luke are joined by an experienced team of trained professionals known as The Lipkin Audette Team, (LipkinAudette.com). They are one of the top teams for Burlington and Chittenden County Single Family and Multi-Family sales.

Everyone on the Lipkin Audette Team works and lives in the Burlington Area; they know the local market and believe in the value of investing in Burlington area real estate. They have extensive knowledge of the local market, schools and the best neighborhoods to live in. They work hard to provide insight and help to guide you through the home buying or selling process.