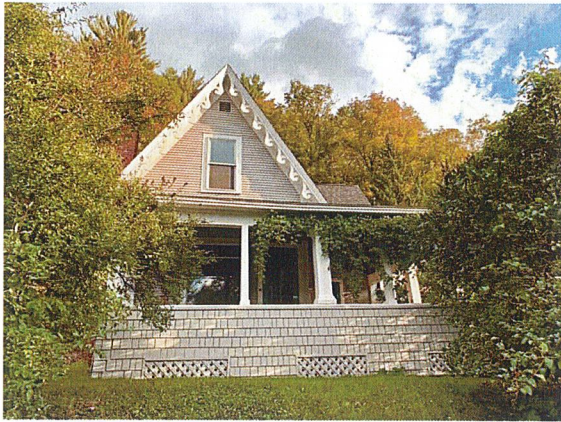


**Residential**      **Single Family**  
**4885928**  
**Active**

**406 Maple Street**  
**Stowe**      **VT 05672**  
**Unit/Lot #**

**Listed: 10/7/2021**      **\$475,000**  
**Closed:**  
**DOM: 0**



**County** VT-Lamoille  
**VillDStLoc**  
**Year Built** 1850  
**Style** New Englander  
**Color**  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$4,297.76  
**Tax Year** 2022  
**Tax Year Notes**

**Rooms - Total** 5  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 1,272  
**SqFt-Apx Total** 2,708  
**Lot Size Acres** 0.430000  
**Lot - Sqft** 18,731  
**Footprint**

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** 10.26 miles from I-89 exit 10 Waterbury/Stowe on the right.



Property Panorama VT URL

**Remarks - Public** Stowe village classic - walk to Stowe village schools, art galleries, fine dining, and shops. The Stowe Bike and Quiet paths are located just across the street. Situated on a half acre of land, this two bedroom, two bath home features an updated kitchen, dining room, living area and half bath on the first floor. Up the original wood stair case you'll find a full bath with claw foot tub, and stand alone shower; 2 bedrooms with abundant light finish off the upstairs. There are beautiful, recently refinished hardwood floors and newer vinyl windows throughout. A screened in porch overlooking the back yard was recently added and the two story attached barn has just been re-sided, given new windows, a poured concrete slab, a new roof, and sub-panel. This additional 800 square feet of space is waiting for finishing so its new owner can make it their own. Meander to the top of the backyard and you'll find beautiful views, a perfect spot for a fire pit, and access to the Sunset trail. This home's amenities and location make it the perfect Stowe village home. Open house Sunday, October 10th, 1-3 pm.

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete, Stone  
**Exterior** Clapboard, Wood Siding  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Full, Unfinished  
**Garage** No  
**Garage Capacity** 0  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,272  
**List \$ /SqFt Fin ABV Grade** \$373.43  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 800  
**SqFt-Apx Unfn AG Source** Owner  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 636  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	1		
Living Room	1		
Dining Room	1		
Bedroom	1		
Bedroom	1		

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1061  
**Deed - Page** 272-273  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Res

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 62119511027  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

**Development / Subdivision**  
**Owned Land**  
**Common Land Acres**

**School - District** Lamoille South  
**School - Elementary** Stowe Elementary School  
**School - Middle/Jr** Stowe Middle/High School  
**School - High** Stowe Middle/High School

**Lot Description** City Lot, Landscaped, Sidewalks

**Waterfront Property** No  
**Water View** No  
**Water Body Access** No

**Roads** Paved, Public  
**Road Frontage** TBD  
**Road Frontage Length**

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel** No  
**Surveyed** Unknown

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Heating** Forced Air, Stove - Wood  
**Heat Fuel** Oil  
**Water Heater** Electric  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**UTILITIES****Utilities** Cable - Available

**Fuel Company**  
**Electric Company** Stowe Electric  
**Cable Company**  
**Phone Company**

**Features - Exterior** Barn, Garden Space, Natural Shade, Porch - Screened  
**Driveway** Gravel  
**Parking** Driveway  
**Flooring** Wood  
**Features - Interior** Dining Area, Kitchen Island, Kitchen/Dining, Natural Light, Natural Woodwork, Soaking Tub, Storage - Indoor

**FEATURES**

**Appliances** Dishwasher, Exhaust Hood, Range - Gas, Refrigerator, Stove - Gas  
**Equipment** CO Detector, Smoke Detector, Stove-Wood

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**  
**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Development**  
**Rented**  
**Rental Amount**  
**Items Excluded**

**Flood Zone** Unknown  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort** No

**Timeshare/Fract. Ownership** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**

**POWER PRODUCTION**

**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

**HOME PERFORMANCE INDICATORS**

**Green Verification Body 2**  
**Green Verification Program 2**  
**Green Verification Year 2**  
**Green Verification Rating 2**  
**Green Verification Metric 2**  
**Green Verification Status 2**  
**Green Verification Source 2**  
**Green Verification NewCon 2**  
**Green Verification URL 2**

**Green Verification Body**  
**Green Verification Program**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**Green Verification Body 3**  
**Green Verification Program 3**  
**Green Verification Year 3**  
**Green Verification Rating 3**  
**Green Verification Metric 3**  
**Green Verification Status 3**  
**Green Verification Source 3**  
**Green Verification NewCon 3**  
**Green Verification URL 3**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Remarks - Non-Public** If you don't have Supra, and need a one time Supra code, email aliceflexrealtyvt.com with your name, date and time of showing, and phone number, and she will send you one for access. For more information or offers, please contact Maura at (802)-598-3867 or Maura@flexrealtyvt.com. Go and show WITH appointment. Please follow COVID-19 guidelines. Please wear masks inside the home.

**Remarks - Intra-Firm****COMPENSATION**

<b>Buyer Agency</b>	2.50
<b>Buyer Agency Type</b>	%
<b>SubAgency</b>	
<b>SubAgency Type</b>	
<b>NonAgency Facilitator</b>	
<b>NonAgency Facilitator Type</b>	
<b>Transactional Broker</b>	
<b>Transactional Broker Type</b>	
<b>Compensation Based On</b>	Net Sales Price
<b>See Non-Public Remarks</b>	Yes

**Showing Instructions** Electronic Lockbox, See Remarks - Non-Public, Showing Via Appt Service,

Masks Required

**Showing Service**

Showing Time

**Input of Owner Name** I have written permission to submit name

**Owner Name** Balser Middleton Family Trust

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name**

Flex Realty

**Listing Office - Phone Number**

Off: 802-399-2860

**Listing Office - Phone Number 2**

Fax: 802-783-0057

**List Agent - Agent Name and Phone**

Flex Realty Group - Fax: 802-448-3427

**List Agent - Phone Number**

Fax: 802-448-3427

**List Agent - E-mail**

info@flexrealtyvt.com

**List Team - Team Name**

**List Team - Phone Number 1**

**List Team - Team Email 1**

**Co List Agent - Agent Name and Phone**

**Co List Agent - Phone Number**

**Co List Agent - E-mail**

**Alternate Contact - Agent Name**

Maura O'Neill

**Alternate Contact - Phone Number**

Cell: 802-598-3867

**Alternate Contact - E-mail**

maura@flexrealtyvt.com

**Selling Office - Office Name**

**Selling Office - Phone Number**

**Selling Office - E-mail**

**Selling Agent - Agent Name**

**Selling Agent - Phone Number**

**Selling Agent - E-mail**

**Sell Team - Team Name**

**Sell Team - Phone Number 1**

**Co Selling Office - Office Name and Phone**

**Co Selling Agent - Agent Name and Phone**

**Date - MLS List**

10/7/2021

**Date - Expiration**

**Date - Active Under Contr**

**Date - Pending**

**Date - Withdrawn**

**Date - Terminated**

**Date - Closed**

**Listed in other Prop Type** No

**Primary MLS#**

**Comp Only**

No

**Comp Type**

**Listing Type**

Exclusive Right

**Listing Service**

Full Service

**Designated/ Apptd. Agency**

Yes

**Variable Commission**

Yes

**Short Sale**

No

**Price - Original**

\$475,000

**Concessions**

**Concession - Amount**

**Concession - Comments**

**Appraisal Complete**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

**Financing-Buyer**

**Contingencies**

Handwritten note in a cloud shape: "Maura O'Neill Cell: 802-598-3867 maura@flexrealtyvt.com"

Handwritten text: "OFFER TO: note" with an arrow pointing to the cloud.

Handwritten text: "SEND" with an arrow pointing to the cloud.



October 9  
2021.

OFFER. 406 MAPLE ST  
STONE

TIMOTHY J. DOHERTY

LISA M. DOHERTY

#1

18 EASTON DRIVE

White Plains NY.  
10605

#2.

OFFER. # \$577,000 -

#3

DEPOSIT: # 30,000.

(copy of  
check  
requested)

#4

Closing

11/12/2021

#5.

Conditions -

none except

7 days attorney review.

CASH

NO INSPECTION

1/2



10/9/2021

OFFER. (Doherty)

P/2/2

Sale includes:

as per listing:

#6

→ #4885928

appliances, wood stove included

email:

lisadoherty1021@yahoo.com

Tim.doherty05677@gmail.com

(C) tim. - (802) 522-4898

#7.

Send Buyer agency agreement  
as well and

request copy of deposit check

payable to:

Flet Realty

\$30,000 -

memo

"deposit on 406 maple St.



