

**Residential**  
**4887167**  
**Closed**

**Single Family**

**Note: Report includes internal fields.**

**71 Pollard Road**

**Plymouth**

**Unit/Lot #**

**VT 05056**

**Listed: 10/15/2021**

**\$699,000**

**Closed: 12/17/2021**

**\$716,000**

**DOM: 6**

**Rooms - Total** 15

**Bedrooms - Total** 5

**Baths - Total** 4

**Baths - Full** 3

**Baths - 3/4** 0

**Baths - 1/2** 1

**Baths - 1/4** 0

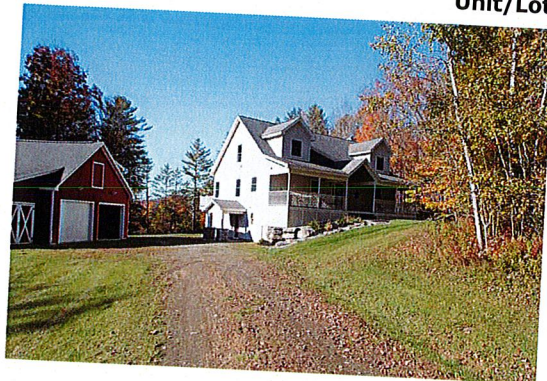
**SqFt-Apx Total Finished** 3,916

**SqFt-Apx Total** 3,916

**Lot Size Acres** 4.200000

**Lot - Sqft** 182,952

**Footprint**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 2005  
**Style** Cape  
**Color**  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$8,227.00  
**Tax Year** 2021  
**Tax Year Notes**

**Delayed Showing** No

**Date - Showings Begin**

**Directions** Rte. 100 North to Kingdom Road, left on to Pollard Road. First driveway on the left.

[Property Panorama VT URL](#)

**Remarks - Public** This well maintained cape style home is a retreat you've been waiting for -located in one of the most sought after recreational areas in the Vermont Green Mountain range. You'll discover it's a short distance to Okemo Mountain's Jackson Gore Peak, Plymouth State Park beach on Echo Lake, and the VAST snowmobile trails running through Calvin Coolidge State Forest. This five bedroom home offers three levels of living for your family and friends. The main level boasts an open kitchen, dining room and living area along with a Primary Bedroom suite filled with natural sunlight and an Okemo View. The Lower level includes a bedroom and a large family room with enough space for a ping-pong table and entertainment center and two walk out sliders to the patio and grill. The top floor has three bedrooms, a full bath and a loft sitting area. A great farmer's porch and expansive deck with distant views add to the ultimate outdoor experience. Add an oversized 2-car garage to store your toys and equipment and you have the property you have been looking for. The many upgrades include Energy-Star stainless steel kitchen appliances, granite countertops, marble vanities, gas fireplace, hardwood floors, natural wood trim and doors, oak staircase, jacuzzi tub and Low E Anderson windows. Country living at it's finest - come see for yourself.

## STRUCTURE

**Construction Status** Existing

**Rehab Needed**

**Construction** Wood Frame

**Foundation** Poured Concrete

**Exterior** Clapboard

**Roof** Shingle - Asphalt

**Basement** Yes

**Basement Access Type** Walkout

**Basement Description** Concrete, Concrete Floor, Finished, Full, Insulated, Stairs - Interior, Interior Access, Exterior Access, Stairs - Basement

**Garage** Yes

**Garage Capacity** 2

**Garage Type** Detached

**Garage Description** Storage Above

**SqFt-Apx Fin Above Grade** 2,508  
**List \$/SqFt Fin ABV Grade** \$278.71  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 1,408  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source**  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Bath - Full	10.5X6.5	B Bedroom	13x13
Family Room	30x27	B Bedroom	15x13
Bedroom	15.5x14	B Bedroom	17x12
Utility Room	16x7	B Bath - Full	13x12
Kitchen	15x14		
Living Room	17x16		
Dining Room	15x14		
Bedroom	17.5x13		
Bath - Full	13x17.5		
Bath - 1/2	10.5x7		
Loft	17x14.5		

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 103  
**Deed - Page** 328-330  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Rural Residential

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 48615310015  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

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

**Water Body Name**

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

## LOT & LOCATION

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

**Lot Description** Country Setting, Landscaped, Mountain View, Rolling, Stream, View, Wooded

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

**Roads** Gravel, Public  
**Road Frontage** Yes  
**Road Frontage Length** 1,000

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

**Heating** Baseboard, Hot Water  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle, Tank  
**Cooling** None  
**Water** Drilled Well  
**Sewer** Leach Field - Mound, Leach Field - On-Site, On-Site Septic Exists, Private, Septic  
**Electric** 200 Amp

**UTILITIES**

**Utilities** Gas - LP/Bottle, Internet - Fiber Optic,  
 Satellite, Telephone At Site

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

**Features - Exterior** Deck, Patio, Porch - Covered, Window Screens, Windows -  
 Low E

**Driveway** Gravel

**Parking** Garage, On-Site, Unpaved

**Flooring** Carpet, Tile, Wood

**Features - Interior** Blinds, Ceiling Fan, Dining Area, Draperies, Fireplace - Gas,  
 Master BR w/ BA, Natural Light, Natural Woodwork, Vaulted Ceiling, Whirlpool Tub,

**FEATURES**

**Appliances** Dishwasher - Energy Star, Dryer - Energy Star, Refrigerator-Energy Star,  
 Washer - Energy Star, Stove - Gas, Wine Cooler

**Equipment** CO Detector, Smoke Detectr-HrdWrdw/Bat

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

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determd 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 Developmt**

**Rented**

**Rental Amount**

**Items Excluded**

**Documents Available** Deed, Tax Map

**Possession** At Closing

**Flood Zone** No

**Seasonal** No

**Easements** No

**Covenants** No

**Resort**

**Timeshare/Fract. Ownrshp** No

**T/F Ownership Amount**

**T/F Ownership Type**

**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 Verificatn Body 2**

**Green Verificatn Progrm 2**

**Green Verificatn Year 2**

**Green Verificatn Rating 2**

**Green Verificatn Metric 2**

**Green Verificatn Status 2**

**Green Verification Source 2**

**Green Verificatn NewCon 2**

**Green Verificatn URL 2**

**Green Verificatn Body 3**

**Green Verificatn Progrm 3**

**Green Verificatn Year 3**

**Green Verificatn Rating 3**

**Green Verificatn Metric 3**

**Green Verificatn Status 3**

**Green Verification Source 3**

**Green Verificatn NewCon 3**

**Green Verificatn URL 3**

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



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

**Remarks - Non-Public** Property is being sold furnished less personals, wall hangings, artwork, & collectibles/antiques.

**COMPENSATION**

**Buyer Agency** 1.00  
**Buyer Agency Type** %  
**SubAgency** 2.50  
**SubAgency Type** %  
**NonAgency Facilitator**  
**NonAgency Facilitator Type**  
**Transactional Broker**  
**Transactional Broker Type**  
**Compensation Based On**  
**See Non-Public Remarks** No

**Remarks - Intra-Firm**

**Showing Instructions** Call List Office, Email Co-List Agent, Call Co-List Agent  
**Showing Service**

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

**Owner Name** Brown

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name**

**Listing Office - Phone Number**

**Listing Office - Phone Number 2**

**List Agent - Agent Name and Phone**

**List Agent - Phone Number**

**List Agent - E-mail**

**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**

**Alternate Contact - Phone Number**

**Alternate Contact - E-mail**

**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**

Mary W. Davis Realtor & Assoc., Inc.

Off: 802-228-8811

Fax: 802-228-8002

Suzanne Garvey - Cell: 802-236-4341

Cell: 802-236-4341

[s.garvey@davisandcompany.com](mailto:s.garvey@davisandcompany.com)

Boris Lavanovich - Cell: 802-353-6958

Cell: 802-353-6958

[boris@davisandcompany.com](mailto:boris@davisandcompany.com)

William Raveis Vermont Properties

Off: 802-228-8877

[info@vtprop.com](mailto:info@vtprop.com)

Kevin Barnes

Cell: 802-558-0479

[kevin@vtprop.com](mailto:kevin@vtprop.com)

**Date - MLS List** 10/15/2021

**Date - Expiration**

**Date - Active Under Contr** 10/21/2021

**Date - Pending**

**Date - Withdrawn**

**Date - Terminated**

**Date - Closed** 12/17/2021

**Anticipated Closing Date**

**Listed in other Prop Type** No

**Primary MLS#**

**Comp Only** No

**Comp Type**

**Listing Type** Exclusive Right

**Listing Service** Full Service

**Designated/Apptd. Agency** No

**Variable Commission** No

**Short Sale** No

**Price - Original** \$699,000

**Concessions** No

**Concession - Amount**

**Concession - Comments**

**Appraisal Complete** Yes

**Appraiser** Kevin Wells

**Appraiser Phone** 802-342-4537

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

**Financing-Buyer** Conventional

**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4887316**  
**Closed**

**Single Family**

**149 Hawk Pond Road**  
**Plymouth**  
**Unit/Lot #**

**VT 05056**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1985  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$4,076.11  
**Tax Year** 2021  
**Tax Year Notes**

**Listed: 10/17/2021 \$519,000**

**Closed: 12/17/2021 \$523,500**

**DOM: 8**

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,129  
**SqFt-Apx Total** 2,129  
**Lot Size Acres** 1.150000  
**Lot - Sqft** 50,094  
**Footprint**

**Delayed Showing** No

**Date - Showings Begin**

**Directions** Just south of Hawk Resort main entrance, turn into Hawk Pond Road, go to end, house is on left; see sign for Pond House.

**M**  
**% D**  
[Unbranded Tour URL 1](#)

**Remarks - Public** The Pond House at Hawk Resort is a wonderful secluded retreat on a quiet private road, surrounded largely by undeveloped common land. The property has direct access to community walking trails, is located adjacent to Hawk Pond, and a short walk to scenic Lake Amherst. Two decks overlook a 47-acre natural area featuring wetland flora and fauna - a virtual private bird sanctuary - and offer amazing fall and winter views of the surrounding Green Mountains. The tranquility of the homesite is nearly unmatched in the Hawk Resort community. You enter the home on the upper level, which features a bright and open main living area including the kitchen, dining and living room. A lovely woodburning fireplace with a stunning fieldstone hearth anchors the living room, while atrium windows, sliders and full-length windows flood the space with natural light, offer beautiful winter views and practically bring the outdoors in. The middle level, which features luxurious radiant floor heating, offers two complete bedroom suites, one with a full tub, the other updated with a glass enclosed walk-in shower. The walkout level includes a generous family room with a deck looking straight into the natural preserve, a bedroom with built-in bunks and direct access to another updated full bathroom, plus a utility room with washer and dryer. Located in the lakes region, midway between Killington and Okemo, this mountain getaway is an ideal vacation home all year round and can be yours this winter.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Vertical, Wood Siding  
**Roof** Shake  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Daylight, Finished, Full, Walkout  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,453  
**List \$/SqFt Fin ABV Grade** \$357.19  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 676  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source**  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Living Room	13x20 2		
Kitchen/Dining	12x23 2		
Bath - 1/2	3x8 2		
Master Bedroom	17x14 1		
Bath - 3/4	9x7 1		
Bedroom	14x12 1		
Bath - Full	5x8 1		
Family Room	14x17 B		
Bedroom	12x10 B		
Bath - Full	6x14 B		
Utility Room	7x8 B		

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 105  
**Deed - Page** 10-12  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 000821  
**Zoning** Residential

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10936  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year** 2020  
**Assessment Amount** \$197,850  
**Assessments - Special**

#### LOT & LOCATION

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

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

**Roads** Gravel, Private  
**Road Frontage** Yes  
**Road Frontage Length** 100

**Lot Description** Sloping, Walking Trails, Wooded  
**Area Description** Near Paths, Neighborhood, Rural

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel** Yes  
**Surveyed** Yes

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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



**UTILITIES**

**Heating** Baseboard, Heat Pump, Hot Water, Multi Zone, Radiant Floor, Mini Split  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle, On Demand  
**Cooling** Mini Split  
**Water** Community, Drilled Well, Shared  
**Sewer** Private, Septic  
**Electric** Circuit Breaker(s)

**Utilities** Phone, Cable, Gas - LP/Bottle, Internet - Cable

**Fuel Company** Irving  
**Electric Company** Green Mountain Power  
**Cable Company** Xfinity  
**Phone Company** Xfinity

**FEATURES**

**Features - Exterior** Deck  
**Driveway** Gravel  
**Parking** Driveway  
**Flooring** Combination, Softwood, Tile  
**Features - Interior** Cathedral Ceiling, Dining Area, Fireplace - Wood, Furnished, Living/Dining, Master BR w/ BA, Natural Light, Natural Woodwork

**Appliances** Dishwasher, Dryer - Energy Star, Microwave, Range - Electric, Refrigerator-Energy Star, Washer - Energy Star  
**Equipment** Air Conditioner

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

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Common Acreage

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

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

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

**DISCLOSURES**

**Fee** \$4,000.00 **Yearly** **Fee Includes** Other, Water, HOA Fee  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Possession** At Closing  
**Flood Zone** Unknown  
**Seasonal** No  
**Easements** Yes  
**Covenants** Yes  
**Resort**

**Items Excluded**  
**Documents Available** Deed, Property Disclosure, Tax Map

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

**POWER PRODUCTION**

**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 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**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**Green Verificatn Body 2**  
**Green Verificatn Progrm 2**  
**Green Verificatn Year 2**  
**Green Verificatn Rating 2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**  
**Green Verificatn Body 3**  
**Green Verificatn Progrm 3**  
**Green Verificatn Year 3**  
**Green Verificatn Rating 3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS****Remarks - Non-Public** Price reduced from \$555K due to low appraisal**Remarks - Intra-Firm****Showing Instructions** Call List Office, Email Listing Agent  
**Showing Service** Showing Time**Input of Owner Name** I have written permission to submit name**Owner Name** Mary E. Hendrickson**Owner Phone****Occupant Type****Occupant Name****Occupant Phone****Management Company****Management Company Phone****COMPENSATION**

<b>Buyer Agency</b>	3.00
<b>Buyer Agency Type</b>	%
<b>SubAgency</b>	0.00
<b>SubAgency Type</b>	%
<b>NonAgency Facilitator</b>	0.00
<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>	No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Killington Pico Realty  
**Listing Office - Phone Number** Off: 802-422-3600  
**Listing Office - Phone Number 2**  
**List Agent - Agent Name and Phone** Kyle Kershner - Phone: 802-422-3600  
**List Agent - Phone Number** Phone: 802-422-3600  
**List Agent - E-mail** [kyle@killingtonpicorealty.com](mailto:kyle@killingtonpicorealty.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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Selling Office - Office Name** Four Seasons Sotheby's Int'l Realty  
**Selling Office - Phone Number** Off: 802-774-7007  
**Selling Office - E-mail** [laurie.mecierbrochu@fourseasonssir.com](mailto:laurie.mecierbrochu@fourseasonssir.com)  
**Selling Agent - Agent Name** Mandolyn McIntyre  
**Selling Agent - Phone Number** Phone: 802-417-3187  
**Selling Agent - E-mail** [mandolyn.mcintyre@fourseasonssir.com](mailto:mandolyn.mcintyre@fourseasonssir.com)  
**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** 10/17/2021  
**Date - Expiration**  
**Date - Active Under Contr** 10/25/2021  
**Date - Pending**  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 12/17/2021  
**Anticipated Closing Date**

**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** No  
**Short Sale** No  
**Price - Original** \$519,000

**Concessions** No Comment**Concession - Amount****Concession - Comments****Appraisal Complete** Yes**Appraiser** Geoff Wells**Appraiser Phone** 802-558-4742**Appraiser Email****Buyer Name****Residence****Title Company****Financing-Buyer** Conventional**Contingencies****My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential** **Single Family**  
**4888468**  
**Closed**

**96 Bear Hill Road**  
**Plymouth VT 05056**  
**Unit/Lot #**

**Listed: 10/27/2021 \$765,000**  
**Closed: 12/21/2021 \$770,000**  
**DOM: 9**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 2004  
**Style** Post and Beam  
**Color** Sage  
**Total Stories** 3  
**Taxes TBD** No  
**TaxGrosAmt** \$8,061.77  
**Tax Year** 2021  
**Tax Year Notes**

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,467  
**SqFt-Apx Total** 3,857  
**Lot Size Acres** 0.760000  
**Lot - Sqft** 33,106  
**Footprint**

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

**Directions** Note: Route 100S closed, follow detour. From Route 4/Route 100S intersection, proceed East on Route 4 5.6mi, Right on Route 100A South for 7mi, proceed straight across onto Dead End Road for 0.3 miles, bear left on Bear Hill Road for 0.2 miles. House is on the right.



[Property Panorama VT URL](#)

**Remarks - Public** Beautifully appointed custom Timber Frame home with mountain views and trailside location. Modern open concept floor plan with vaulted ceilings and warm radiant heat wood floors. Spacious kitchen with granite countertops and eat-in kitchen island opens to large living/dining great room. Perfect for entertaining and celebrating special occasions. First floor master bedroom has a spacious 4 fixture bath, including a large soaking tub and walk in shower. 2nd floor balcony overlooking great room leads to two bedrooms, bonus room and another full bath. Convenient first floor laundry off mudroom. Lots of closet and storage space throughout. Central vacuum and alarm system. Full walkout basement has 8 ft ceilings, radiant heat in the floor ready to be plumbed, and bathroom rough in. Large basement is ready to be finished with wiring and plumbing up in the joists, and a 20x20 ft section of the 1390 sq ft basement is at grade on 3 sides with windows and lot's of light. Add a home office and work from the mountains with Gig-speed fiber internet. Relax on the back patio or deck, or play in the level backyard overlooking the ski trails and mountains. Low maintenance standing seam metal roof and Hardie plank siding. Home has been meticulously maintained and is move-in ready. Being sold mostly furnished. Close to Okemo, Killington Sky Ship, Camp Plymouth State Park and lakes.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Timber Frame, Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Clapboard, Composition  
**Roof** Standing Seam  
**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Concrete, Concrete Floor, Daylight, Full, Roughed In, Stairs - Interior, Unfinished, Walkout, Interior Access, Exterior Access  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 2,467  
**List \$/SqFt Fin ABV Grade** \$310.09  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 400  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 990  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	13 x 15	1	
Living/Dining	25.5 x 15.5	1	
MBR Suite	20 x 12	1	
Bedroom	10.5 x 14	2	
Bedroom	10.5 x 10.5	2	
Bonus Room	19 x 19	2	
Mudroom	9 x 8	1	
Laundry Room	6 x 6.5	1	

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 91  
**Deed - Page** 92  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 1472  
**Zoning** Residential

#### PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-11250  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

#### LOT & LOCATION

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

**School - District** Windsor Central  
**School - Elementary** Choice  
**School - Middle/Jr** Woodstock Union Middle Sch  
**School - High** Woodstock Senior UHSD #4

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Roads** Dead End, Gravel, Private  
**Road Frontage** No  
**Road Frontage Length**

**Lot Description** Level, Mountain View, Ski Area, Ski Trailside, Sloping, Trail/Near Trail, View, Wooded

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

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

**Heating** Baseboard, Hot Water, Multi Zone, Radiant Floor  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Drilled Well  
**Sewer** 500 Gallon, Leach Field - Off-Site, Pumping Station, Septic Shared  
**Electric** 200 Amp, Circuit Breaker(s)

**UTILITIES**

**Utilities** Phone, Cable - At Site, High Speed Intrnt  
 -AtSite, Internet - Fiber Optic

**Fuel Company** CV Oil  
**Electric Company** Green Mountain Power  
**Cable Company** VTel  
**Phone Company** VTel

**Features - Exterior** Deck, Patio, Window Screens  
**Driveway** Gravel  
**Parking** Driveway  
**Flooring** Tile, Wood

**Features - Interior** Central Vacuum, Ceiling Fan, Kitchen Island, Kitchen/Dining,  
 Master BR w/ BA, Natural Light, Natural Woodwork, Security, Soaking Tub, Storage  
 - Indoor, Vaulted Ceiling, Programmable Thermostat, Laundry - 1st Floor, Smart

**FEATURES**

**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Trash  
 Compactor, Washer  
**Equipment** CO Detector, Security System, Smoke Detector

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

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd 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 Developmt**  
**Rented** No  
**Rental Amount**

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

**Items Excluded** See list attached to listing.  
**Documents Available** Deed

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

**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**

**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**

**HOME PERFORMANCE INDICATORS**

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

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

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



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

Remarks - Non-Public

Remarks - Intra-Firm

**Showing Instructions** Call List Agent, Call List Office, Email Listing Agent, Text List Agent  
**Showing Service** None

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

**Owner Name** Ryan

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**COMPENSATION**

<b>Buyer Agency</b>	2.50
<b>Buyer Agency Type</b>	%
<b>SubAgency</b>	2.50
<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>	Gross Sales Price
<b>See Non-Public Remarks</b>	No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Ski Country Real Estate  
**Listing Office - Phone Number** Off: 800-877-5111  
**Listing Office - Phone Number 2** Fax: 802-773-4671  
**List Agent - Agent Name and Phone** Chris Bianchi - Phone: 802-775-5111  
**List Agent - Phone Number** Phone: 802-775-5111  
**List Agent - E-mail** [chris@skicountryrealestate.com](mailto:chris@skicountryrealestate.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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Selling Office - Office Name** Four Seasons Sotheby's Int'l Realty  
**Selling Office - Phone Number** Off: 802-228-4537  
**Selling Office - E-mail** [joyce.waite@fourseasonssir.com](mailto:joyce.waite@fourseasonssir.com)  
**Selling Agent - Agent Name** McLaughlin Team  
**Selling Agent - Phone Number** Cell: 203-994-6768  
**Selling Agent - E-mail** [mclaughlinteam@davisandcompany.com](mailto:mclaughlinteam@davisandcompany.com)  
**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** 10/27/2021  
**Date - Expiration**  
**Date - Active Under Contr** 11/5/2021  
**Date - Pending**  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 12/21/2021  
**Anticipated Closing Date**

**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** No  
**Short Sale** No  
**Price - Original** \$765,000

**Concessions** No

**Concession - Amount**

**Concession - Comments**

**Appraisal Complete** No

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

**Financing-Buyer** Cash

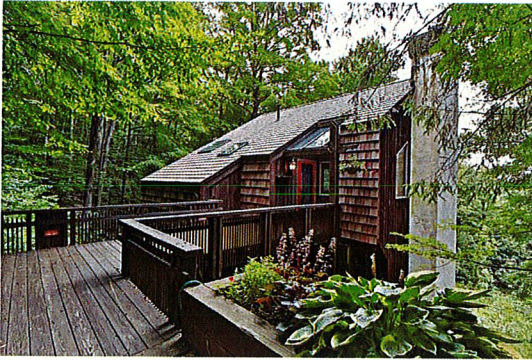
**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential**      **Single Family**  
**4880005**  
**Closed**

**966 Salt Ash Road**  
**Plymouth**      **VT 05056**  
**Unit/Lot # 3-24**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1985  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$4,583.54  
**Tax Year** 2021  
**Tax Year Notes**

**Listed: 8/29/2021**      **\$512,000**  
**Closed: 10/22/2021**      **\$512,000**  
**DOM: 8**  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,128  
**SqFt-Apx Total** 2,158  
**Lot Size Acres** 1.510000  
**Lot - Sqft** 65,776  
**Footprint**

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

**Directions** From Ludlow, head north on Route 103. At the intersection, turn right onto Route 100 North and follow for approximately 9 miles. Turn right onto Billings Road and then turn left on Salt Ash road. Follow up the road to 966 Salt Ash Road.



[Unbranded Tour URL 1](#)

[Property Panorama VT URL](#)

**Remarks - Public** This privately set three bedroom Hawk home won't last long. The interior is open, spacious, and bright with cathedral ceilings, pine floors, a beautiful soaring stone fireplace and updated kitchen. The main floor comprises a powder room near the entry, open kitchen, living and dining with sliders to the deck. The pretty summer view opens up in the winter to show the Okemo slopes. The bedroom level has a bunk room and bedroom that share a bathroom, and the master bedroom with a private bath. The lower level is a walkout with family room and large bathroom. Roof is newer long-lasting composite shake. Great four-season get away with easy access to Okemo, Killington and the lakes.

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Vertical, Wood, Wood Siding  
**Roof** Shingle - Other  
**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Climate Controlled, Daylight, Finished, Full, Insulated, Stairs - Interior, Walkout  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,452  
**List \$/SqFt Fin ABV Grade** \$352.62  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 676  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 30  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Kitchen	14'6"x 7'4"	2
Dining Room	12'3"x10'7"	2
Living Room	20'5"x13'5"	2
Master Bedroom	12'x14'4"	1
Bedroom	10'3"x14'3"	1
Bedroom	9'8"x9'5"	1
Family Room	16'2"x15'7"	B

ROOMS	DIMS. / LVL
-------	-------------

**Deed - Recorded Type** Quit Claim  
**Deeds - Total**  
**Deed - Book** 98  
**Deed - Page** 97  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 0001130  
**Zoning** VR1

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10024  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

## LOT & LOCATION

**Development / Subdivision** Hawk Resort  
**Owned Land**  
**Common Land Acres**  
**Roads** Association, Gravel  
**Road Frontage** Yes  
**Road Frontage Length** 97  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**School - District** Windsor Central  
**School - Elementary**  
**School - Middle/Jr** Woodstock Union Middle Sch  
**School - High** Woodstock Senior UHSD #4  
**Lot Description** Mountain View, View  
**Area Description** Near Skiing

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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



**Heating** Baseboard  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle  
**Cooling** None  
**Water** Drilled Well  
**Sewer** Community  
**Electric** Circuit Breaker(s)

**UTILITIES**

**Utilities** Cable, Internet - Fiber Optic, Underground  
 Utilities

**Fuel Company** Irving  
**Electric Company** Green Mountain Power  
**Cable Company**  
**Phone Company** VTel

**Features - Exterior** Deck  
**Driveway** Gravel  
**Flooring** Carpet, Tile, Wood  
**Features - Interior** Cathedral Ceiling, Ceiling Fan, Fireplace - Wood, Fireplaces - 1, Furnished, Master BR w/ BA, Natural Light, Natural Woodwork, Whirlpool Tub

**FEATURES**

**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer  
**Equipment** Radon Mitigation, Smoke Detector

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Playground, Tennis Court

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

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

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

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

**DISCLOSURES**

**Fee** \$1,207.75 **Quarterly** **Fee Includes** Sewer, Water, HOA Fee  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

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

**Items Excluded**  
**Documents Available** Covenants, Deed, Property Disclosure

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

**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**

**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**

**HOME PERFORMANCE INDICATORS**

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

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

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

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

Remarks - Non-Public

Remarks - Intra-Firm

Showing Instructions Call List Agent  
Showing Service

Input of Owner Name I have written permission to submit name

Owner Name Eugene and Cynthia Arnone

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

**COMPENSATION**

Buyer Agency	3.00
Buyer Agency Type	%
SubAgency	3.00
SubAgency Type	%
NonAgency Facilitator	
NonAgency Facilitator Type	
Transactional Broker	
Transactional Broker Type	
Compensation Based On	
See Non-Public Remarks	No

**LISTING & CLOSING INFORMATION**

Listing Office - Office Name  
Listing Office - Phone Number  
Listing Office - Phone Number 2  
List Agent - Agent Name and Phone  
List Agent - Phone Number  
List Agent - E-mail  
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  
Alternate Contact - Phone Number  
Alternate Contact - E-mail  
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

Four Seasons Sotheby's Int'l Realty  
Off: 802-228-4537

Debra Staniscia - Cell: 802-779-7545  
Cell: 802-779-7545  
[debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)

KW Vermont  
Off: 802-654-8500  
[frontdesk@vermontkw.com](mailto:frontdesk@vermontkw.com)  
Livian Vermont  
[vtmls@herggroup.com](mailto:vtmls@herggroup.com)

Date - MLS List 8/29/2021  
Date - Expiration  
Date - Active Under Contr 9/6/2021  
Date - Pending  
Date - Withdrawn  
Date - Terminated  
Date - Closed 10/22/2021  
Anticipated Closing Date

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 No  
Short Sale No  
Price - Original \$512,000

Concessions No  
Concession - Amount  
Concession - Comments  
Appraisal Complete No  
Appraiser  
Appraiser Phone  
Appraiser Email  
Buyer Name  
Residence  
Title Company

Financing-Buyer Cash

Contingencies

My Info: Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4866814**  
**Closed**

**Single Family**

**2370 Route 100**

**Plymouth**

**VT 05056**

**Unit/Lot #**

**Listed: 6/11/2021 \$575,000**

**Closed: 9/28/2021 \$565,000**

**DOM: 40**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1985  
**Style** Contemporary  
**Color**  
**Total Stories** 3  
**Taxes TBD** No  
**TaxGrosAmt** \$6,636.10  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 2  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,210  
**SqFt-Apx Total** 2,310  
**Lot Size Acres** 1.180000  
**Lot - Sqft** 51,401  
**Footprint**

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

**Directions** From Ludlow, go North on Route 103. Turn Right onto Route 100 North. Follow Route 100 for almost 6 miles. House 2370 is on the right after Lake Amherst.

**Remarks - Public** Welcome to "The Antler House" where it is all about the details. This 3 bedroom plus loft home has been completely renovated and tastefully furnished so all you have to do is move right in. The entrance opens to a nice mud room and ¾ bath with updated washer/dryer. Move on past the bedroom, to a welcoming living room with vaulted ceilings and a beautiful stone fireplace. The solarium style windows bring in tons of natural light along with the feeling that you are surrounded by nature. You will feel right at home cooking in the beautiful kitchen with custom cabinets, tile backsplash and updated appliances. Step out onto the covered porch overlooking a nice private wooded area. The improvements include the composite shake style roof, newer hot water heater and generator, along with many other upgrades make this home turnkey for years to come. This home is conveniently located just a minute from Lake Amherst public boat launch and within 15 minutes to Okemo Mountain and the Killington Skyship Gondola.

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Wood  
**Roof** Other, Shake  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Finished, Walkout, Interior Access, Exterior Access, Stairs - Basement  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,610  
**List \$/SqFt Fin ABV Grade** \$357.14  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 600  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 100  
**SqFt-Apx Unfn BG Source** Estimated  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	9 x 9	1	
Dining Room	13 x 8	1	
Living Room	16 x 20	1	
Bedroom	11x9	1	
Master Bedroom	12x17	2	
Bedroom	11x14	2	
Loft	12x9.5	2	
Family Room	16x22	B	

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 125  
**Deed - Page** 8-10  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 000934.00  
**Zoning** Residential

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10956  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** No  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

## LOT & LOCATION

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

**School - District** Windsor Central  
**School - Elementary** Choice  
**School - Middle/Jr** Choice  
**School - High** Choice  
**Lot Description** Country Setting, Sloping, Wooded  
**Area Description** Near Golf Course, Near Skiing, Rural

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Roads** Public  
**Road Frontage** Yes  
**Road Frontage Length** 300

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

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

**Heating** Baseboard  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Community, Drilled Well  
**Sewer** 1000 Gallon, Leach Field  
**Electric** 150 Amp

**UTILITIES**

**Utilities** Internet - Cable

**Fuel Company** Irving  
**Electric Company** GMP  
**Cable Company** Vtel  
**Phone Company** VTel

**Features - Exterior** Deck, Storage  
**Driveway** Gravel  
**Parking** Driveway, Off Street, On-Site, Unassigned, Unpaved  
**Flooring** Carpet, Slate/Stone, Tile, Wood  
**Features - Interior** Fireplace - Wood, Furnished, Hearth, Kitchen/Dining, Living /Dining, Master BR w/ BA, Natural Light, Natural Woodwork, Sauna, Skylight, Storage - Indoor, Vaulted Ceiling, Wet Bar, Window Treatment, Laundry - 2nd

**FEATURES**

**Appliances** Dishwasher, Dryer, Microwave, Mini Fridge, Range - Electric, Refrigerator, Washer  
**Equipment** CO Detector, Smoke Detector

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

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

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

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

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

**Fee** \$279.75      **Quarterly**      **Fee Includes** Water  
**Fee 2**  
**Fee 3**

**DISCLOSURES**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

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

**Timeshare/Fract. Ownrshp** 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 Verificatn Body 2**  
**Green Verificatn Progrm 2**  
**Green Verificatn Year 2**  
**Green Verificatn Rating 2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**  
**Green Verificatn Body 3**  
**Green Verificatn Progrm 3**  
**Green Verificatn Year 3**  
**Green Verificatn Rating 3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

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



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

Remarks - Non-Public

Remarks - Intra-Firm

**Showing Instructions** 24 Hour Notice, Appointment, Assisted Showings Reqrd, Call List Office  
**Showing Service**

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

**Owner Name** Scher

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**COMPENSATION**

**Buyer Agency** 1.00  
**Buyer Agency Type** %  
**SubAgency** 2.50  
**SubAgency Type** %  
**NonAgency Facilitator** 0.00  
**NonAgency Facilitator Type** \$  
**Transactional Broker**  
**Transactional Broker Type**  
**Compensation Based On**  
**See Non-Public Remarks** No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name**  
**Listing Office - Phone Number**  
**Listing Office - Phone Number 2**  
**List Agent - Agent Name and Phone**  
**List Agent - Phone Number**  
**List Agent - E-mail**  
**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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**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**

William Raveis Vermont Properties  
 Off: 802-228-8877  
 Fax: 802-228-8876  
 Kevin Barnes - Cell: 802-558-0479  
 Cell: 802-558-0479  
[kevin@vtprop.com](mailto:kevin@vtprop.com)

Engel & Volkers Okemo-Woodstock  
 Off: 802-975-0338  
[okemo@evusa.com](mailto:okemo@evusa.com)  
 Mendi Michael  
 Phone: 802-342-8410  
[Mendi.Michael@evrealestate.com](mailto:Mendi.Michael@evrealestate.com)

**Date - MLS List** 6/11/2021  
**Date - Expiration**  
**Date - Active Under Contr** 7/21/2021  
**Date - Pending**  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 9/28/2021  
**Anticipated Closing Date**

**Listed in other Prop Type** No  
**Primary MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/Apptd. Agency** No  
**Variable Commission** No  
**Short Sale** No  
**Price - Original** \$575,000

**Concessions** No Comment  
**Concession - Amount**  
**Concession - Comments**  
**Appraisal Complete** Yes  
**Appraiser** Ron Mecier  
**Appraiser Phone** 802-773-2404  
**Appraiser Email**  
**Buyer Name**  
**Residence**  
**Title Company**

**Financing-Buyer** Conventional

**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4870158**  
**Closed**

**Single Family**

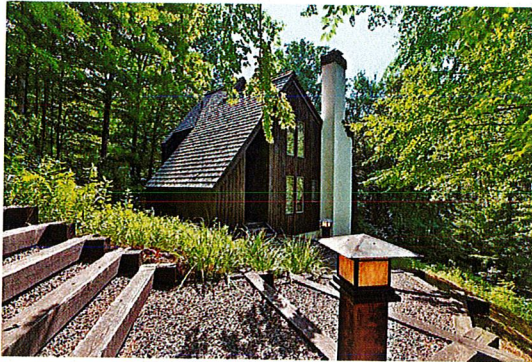
**267 Goshawk Drive**  
**Plymouth**  
**Unit/Lot # 2-65**

**VT 05056**

**Listed: 7/2/2021** **\$525,000**

**Closed: 9/9/2021** **\$552,500**

**DOM: 11**



**County** VT-Windsor  
**VillDStLoc**  
**Year Built** 1984  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$5,306.00  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 3  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,645  
**SqFt-Apx Total** 2,645  
**Lot Size Acres** 1.520000  
**Lot - Sqft** 66,211  
**Footprint**

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

**Directions** From Route 100, Turn into Hawk Resort. Take a left on Salt Ash Rd. Keep straight on Goshawk Dr. Property will be on the left. 267 Goshawk Dr (Lot 2-65).



[Unbranded Tour URL 1](#)

[Property Panorama VT URL](#)

**Remarks - Public** Turnkey Hawk home, privately situated within Hawk Resort. This spacious 3-bedroom, 4-bath home has been impeccably maintained by the family that built it in 1984. Main floor has a bright and open kitchen, dining and living room with ample windows, cathedral ceilings, wide pine floors and a pretty stone fireplace. There is also a bedroom, 3/4 bath and air lock mudroom entry on this level. Second floor consists of large master suite with loft and a second en-suite bedroom. Lower level walkout with a family room, laundry/storage room, and large bathroom with a Jacuzzi and sauna add to the spaciousness of this comfortable home. Screened porch provides a nice outdoor retreat, even in inclement weather. Special features and updates include central air conditioning, central vacuum, newer roof and living room windows. Addition in 1990 added space to kitchen, master bedroom and lower level. Fireplace was converted to propane, but could easily be converted back for those who prefer wood. Close to lakes, Okemo and Killington, this custom Hawk villa is a great value and should not be missed.

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Exterior** Vertical, Wood, Wood Siding  
**Roof** Shake, Shingle - Wood, Standing Seam  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Climate Controlled, Daylight, Finished, Full, Insulated, Stairs - Interior, Walkout, Interior Access  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,709  
**List \$/SqFt Fin ABV Grade** \$307.20  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 936  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Mudroom	6'10"x11'10"	1
Bath - 3/4		1
Bedroom	11x9.5	1
Living Room	18'2"x15'3"	1
Dining Room	14'4x11'3	1
Kitchen	12'4"x12'1"	1
Bedroom	13'1x16'7"	2
MBR Suite	15'10x21'7"	2
Loft	9'1x9'3"	3
Family Room	16'3"x11'8"	B
Laundry Room	10'9"x13'6"	B

ROOMS	DIMS. / LVL
-------	-------------

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 44  
**Deed - Page** 36  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 000163  
**Zoning** VR 1

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10061  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

## LOT & LOCATION

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

**School - District**  
**School - Elementary**  
**School - Middle/Jr** Woodstock Union Middle Sch  
**School - High** Woodstock Senior UHSD #4

**Roads** Association, Unpaved  
**Road Frontage** Yes  
**Road Frontage Length** 287

**Lot Description** Country Setting  
**Area Description** Near Skiing

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

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



**Heating** Baseboard, Hot Air  
**Heat Fuel** Electric, Gas - LP/Bottle  
**Water Heater** Electric, Owned  
**Cooling** Central AC  
**Water** Drilled Well, Shared  
**Sewer** 1000 Gallon, Septic  
**Electric** 200 Amp, Circuit Breaker(s)

**UTILITIES**

**Utilities** Cable, Gas - LP/Bottle, Internet - Cable,  
 Internet - Fiber Optic, Telephone At Site,  
 Underground Utilities

**Fuel Company** Dead River  
**Electric Company** GMP  
**Cable Company** Vtel  
**Phone Company** Vtel

**Features - Exterior** Porch - Screened

**Driveway** Gravel

**Flooring** Tile, Wood

**Features - Interior** Central Vacuum, Blinds, Cathedral Ceiling, Ceiling Fan,  
 Dining Area, Fireplace - Gas, Furnished, Kitchen/Dining, Master BR w/ BA, Natural  
 Light, Natural Woodwork, Sauna, Whirlpool Tub

**FEATURES**

**Appliances** Dishwasher, Disposal, Dryer, Microwave, Range - Gas, Refrigerator,  
 Washer

**Equipment** Security System, Smoke Detectr-HrdWrdw/Bat

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

**Association Amenities** Playground, Common Acreage, Tennis Court

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

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

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

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

**Fee** \$1,027.75 **Quarterly** **Fee Includes** Water, HOA Fee  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**

**Rented**  
**Rental Amount**

**Items Excluded**  
**Documents Available** Covenants, Deed, Property Disclosure

**DISCLOSURES**

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

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

**POWER PRODUCTION**

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

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

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

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

Remarks - Non-Public

Remarks - Intra-Firm

Showing Instructions Call List Agent  
Showing Service

Input of Owner Name I have written permission to submit name  
 Owner Name R Candace Bernard/ Robert J Glickman  
 Owner Phone  
 Occupant Type  
 Occupant Name  
 Occupant Phone  
 Management Company  
 Management Company Phone

**LISTING & CLOSING INFORMATION**

Four Seasons Sotheby's Int'l Realty  
 Off: 802-228-4537

Debra Staniscia - Cell: 802-779-7545  
 Cell: 802-779-7545  
[debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)

William Raveis Vermont Properties  
 Off: 802-228-8877  
[info@vtprop.com](mailto:info@vtprop.com)  
 Joseph Karl  
 Phone: 802-228-8877  
[Joe@vtprop.com](mailto:Joe@vtprop.com)

Date - MLS List 7/2/2021  
 Date - Expiration  
 Date - Active Under Contr 7/13/2021  
 Date - Pending  
 Date - Withdrawn  
 Date - Terminated  
 Date - Closed 9/9/2021  
 Anticipated Closing Date

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 No  
 Short Sale No  
 Price - Original \$525,000

Listing Office - Office Name  
 Listing Office - Phone Number  
 Listing Office - Phone Number 2  
 List Agent - Agent Name and Phone  
 List Agent - Phone Number  
 List Agent - E-mail  
 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  
 Alternate Contact - Phone Number  
 Alternate Contact - E-mail  
 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

Concessions No Comment  
 Concession - Amount  
 Concession - Comments  
 Appraisal Complete Yes  
 Appraiser Ron Mecier  
 Appraiser Phone 802-558-2530  
 Appraiser Email  
 Buyer Name  
 Residence  
 Title Company

Financing-Buyer Conventional

Contingencies

My Info: Nancy J duMont - Cell: 802-793-1430

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**Residential**      **Single Family**  
**4884229**  
**Closed**

**128 Hawk Pond Road**  
**Plymouth**      **VT 05056**  
**Unit/Lot #**

**Listed: 9/24/2021**      **\$795,000**

**Closed: 12/1/2021**      **\$825,000**

**DOM: 4**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 2011  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$8,943.74  
**Tax Year** 2021  
**Tax Year Notes**

**Rooms - Total** 9  
**Bedrooms - Total** 4  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 3,182  
**SqFt-Apx Total** 3,262  
**Lot Size Acres** 2.530000  
**Lot - Sqft** 110,207  
**Footprint**

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

**Directions** From Ludlow, Route 100 North, Right on Hawk Pond Rd (Across from Campground Rd). First driveway on the right.



[Property Panorama VT URL](#)

**Remarks - Public** Look no further...this 4 bedroom, 2.5 bath home has much to offer. There is easy access to Okemo, Killington, and the lakes. The lot is very private with a flat yard, trail down to Lake Amherst, and a pretty winter view of the lake. The home is spacious and open with lots of natural light. Mudroom, wood floors, granite counters. wood cathedral ceilings, stone fireplace, master bedroom on the main level, large composite deck, loft and family room, composite shake roof with 50-yr life...it checks a lot of boxes! There is a shed for storage, an outdoor shower, and the offering includes a separate 1.43 acre building lot (already included in the listed acreage). Furnishings are included, too. Don't wait!

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Board and Batten, Clapboard, Wood  
**Roof** Shake, Shingle - Other  
**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Climate Controlled, Daylight, Finished, Full, Insulated, Stairs - Interior, Walkout, Interior Access, Exterior Access  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 1,882  
**List \$/SqFt Fin ABV Grade** \$422.42  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 1,300  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 80  
**SqFt-Apx Unfn BG Source** Estimated  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Living Room	24'9"x17'	1
Kitchen	12'5"x19'2"	1
Dining Room	8'8"x10'8"	1
MBR Suite	14'8"x18'4"	1
Mudroom	10'11"x7'2"	1
Loft		2
Bedroom	13'6"x11'10"	B
Bedroom	13'11"x10'11"	B
Bedroom	13'11"x10'11"	B
Family Room	23'10"x15'9"	B

**ROOMS**      **DIMS. / LVL**

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 107  
**Deed - Page** 290  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 001234  
**Zoning** VR1

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10284  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

## LOT & LOCATION

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

**School - District** Windsor Central  
**School - Elementary**  
**School - Middle/Jr** Woodstock Union Middle Sch  
**School - High** Woodstock Senior UHSD #4

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Roads** Association, Unpaved  
**Road Frontage** Yes  
**Road Frontage Length** 180

**Lot Description** Country Setting, Level  
**Area Description** Near Skiing

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

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

**Heating** Baseboard, Heat Pump, Radiant  
**Heat Fuel** Electric, Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle, On Demand  
**Cooling** None  
**Water** Drilled Well  
**Sewer** 1250 Gallon, Concrete, On-Site Septic Exists, Private  
**Electric** Circuit Breaker(s)

**UTILITIES**

**Utilities** Cable

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

**Features - Exterior** Deck, Shed  
**Driveway** Gravel  
**Flooring** Laminate, Wood  
**Features - Interior** Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood,  
 Fireplaces - 1, Master BR w/ BA, Natural Light, Natural Woodwork, Security

**FEATURES**

**Appliances** Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Wall, Washer  
**Equipment** Security System, Smoke Detector

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Playground, Tennis Court

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

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

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

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

**Fee** \$867.75 Quarterly  
**Fee 2** \$867.75 Quarterly  
**Fee 3**  
**Fee Includes** HOA Fee

**DISCLOSURES**

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

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

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

**POWER PRODUCTION**

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

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

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



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

**Remarks - Non-Public** Property is being sold with a vacant lot. Acreage listed is for both. Taxes listed are for both lots. There is an association fee for both lots. There are some short-term rentals in place. Road frontage is approximate.

**Remarks - Intra-Firm**

**Showing Instructions** Call List Agent  
**Showing Service**

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

**Owner Name** Helen and Timothy Larkin

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**COMPENSATION**

**Buyer Agency** 3.00  
**Buyer Agency Type** %  
**SubAgency** 3.00  
**SubAgency Type** %  
**NonAgency Facilitator**  
**NonAgency Facilitator Type**  
**Transactional Broker**  
**Transactional Broker Type**  
**Compensation Based On**  
**See Non-Public Remarks** No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name**  
**Listing Office - Phone Number**  
**Listing Office - Phone Number 2**  
**List Agent - Agent Name and Phone**  
**List Agent - Phone Number**  
**List Agent - E-mail**  
**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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**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**

Four Seasons Sotheby's Int'l Realty  
 Off: 802-228-4537

Debra Staniscia - Cell: 802-779-7545  
 Cell: 802-779-7545  
[debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)

Four Seasons Sotheby's Int'l Realty  
 Off: 802-228-4537  
[joyce.waite@fourseasonssir.com](mailto:joyce.waite@fourseasonssir.com)  
 Debra Staniscia  
 Cell: 802-779-7545  
[debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)

**Date - MLS List** 9/24/2021  
**Date - Expiration**  
**Date - Active Under Contr**  
**Date - Pending** 9/28/2021  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 12/1/2021  
**Anticipated Closing Date**

**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** No  
**Short Sale** No  
**Price - Original** \$795,000

**Concessions** No  
**Concession - Amount**  
**Concession - Comments**  
**Appraisal Complete** No  
**Appraiser**  
**Appraiser Phone**  
**Appraiser Email**  
**Buyer Name**  
**Residence**  
**Title Company**

**Financing-Buyer** Cash

**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4869947**  
**Closed**

**Single Family**

**140 Bruyn Road**  
**Plymouth**  
**Unit/Lot #**

**VT 05056**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1973  
**Style** Cape  
**Color**  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$7,389.29  
**Tax Year** 2021  
**Tax Year Notes**

**Listed: 7/1/2021** **\$529,000**  
**Closed: 9/30/2021** **\$535,000**  
**DOM: 13**  
**Rooms - Total** 8  
**Bedrooms - Total** 4  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 3,750  
**SqFt-Apx Total** 4,550  
**Lot Size Acres** 38.000000  
**Lot - Sqft** 1,655,280  
**Footprint**

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

**Directions** Rte 100A to Bruyn Road. Bear right at fork-



[Property Panorama VT URL](#)

**Remarks - Public** The ultimate VT escape where serenity awaits you on 38+ acres, minutes to Killington, Okemo or Woodstock! This very private property has everything you would want in a vacation retreat or primary home. It must be seen to fully appreciate all it has to offer. Wonderful oversized rooms and spacious floor plan superb for entertaining. The home boasts a huge eat-in country kitchen with large island & dining area, gorgeous formal dining room with built ins, living room with cathedral ceilings & a fireplace with handsome antique wooden mantle/hearth, huge library/piano/recreation room to enjoy. Spacious Master Suite on first floor with great bathroom & walk in closet, 3 beautiful guest rooms on the second level with 2 private baths. This home has wood floors throughout. Two car attached garage, generator & multiple options for covered porches, large back deck that extends to a stone patio. Property has brook, stonewalls, groomed hiking/x-country ski trails & easy access for snowmobiling too. Easy access to championship golf, fly fishing, skiing and biking. A special find!

## STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Clapboard, Wood  
**Roof** Standing Seam  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Concrete, Unfinished  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**SqFt-Apx Fin Above Grade** 3,750  
**List \$/SqFt Fin ABV Grade** \$141.07  
**SqFt-Apx Fin AG Source** Other  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 800  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	18x20	1 Bath - 1/2	
Dining Room	16x16		
Living Room	14x24		
Family Room	20x24		
Master Bedroom	20x20		
Bedroom	14x16		
Bedroom	14x12		
Loft	14x10		
Bath - Full			
Bath - 3/4			
Bath - Full			

**1 Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 122  
**Deed - Page** 494-  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 213  
**Zoning** residential

## PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10113  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

## LOT & LOCATION

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

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

**Lot Description** Country Setting, Landscaped, Level, Open, Pond, Sloping, Trail/Near Trail, Wooded

**Roads** Dead End, Public  
**Road Frontage** Yes  
**Road Frontage Length** 688

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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



**Heating** Multi Zone  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Drilled Well  
**Sewer** On-Site Septic Exists  
**Electric** 200 Amp

**UTILITIES**

**Utilities** Cable

**Fuel Company**  
**Electric Company**  
**Cable Company** comcast  
**Phone Company** vtel

**Features - Exterior** Deck, Garden Space, Natural Shade, Porch - Covered  
**Driveway** Dirt, Gravel  
**Flooring** Other, Wood

**Features - Interior** Ceiling Fan, Dining Area, Draperies, Fireplace - Wood,  
 Kitchen Island, Living/Dining, Master BR w/ BA, Natural Light, Natural Woodwork,  
 Skylight, Walk-in Closet, Laundry - 1st Floor

**FEATURES**

**Appliances** Dishwasher, Dryer, Refrigerator, Washer, Stove - Gas  
**Equipment** Security System, Smoke Detector, Generator - Standby

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

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd 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 Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

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

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

**POWER PRODUCTION**

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

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

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

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

Remarks - Non-Public

Remarks - Intra-Firm

Showing Instructions Call List Agent  
Showing Service

Input of Owner Name I have written permission to submit name

Owner Name Golden

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

**COMPENSATION**

Buyer Agency	1.00
Buyer Agency Type	\$
SubAgency	3.00
SubAgency Type	%
NonAgency Facilitator	
NonAgency Facilitator Type	
Transactional Broker	
Transactional Broker Type	
Compensation Based On	Net Sales Price
See Non-Public Remarks	No

**LISTING & CLOSING INFORMATION**

Listing Office - Office Name Williamson Group Sothebys Intl. Realty  
Listing Office - Phone Number Off: 802-457-2000  
Listing Office - Phone Number 2 Fax: 802-457-2761  
List Agent - Agent Name and Phone Gretchjen Smith - Cell: 802-356-1873  
List Agent - Phone Number Cell: 802-356-1873  
List Agent - E-mail [gretchjen.smith@sothebysrealty.com](mailto:gretchjen.smith@sothebysrealty.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  
Alternate Contact - Phone Number  
Alternate Contact - E-mail  
Selling Office - Office Name Montgomery Properties  
Selling Office - Phone Number Off: 802-326-4581  
Selling Office - E-mail [karen@montgomeryproperties.net](mailto:karen@montgomeryproperties.net)  
Selling Agent - Agent Name Karen Frascella  
Selling Agent - Phone Number Phone: 802-326-4581  
Selling Agent - E-mail [karen@montgomeryproperties.net](mailto:karen@montgomeryproperties.net)  
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 7/1/2021  
Date - Expiration  
Date - Active Under Contr 7/14/2021  
Date - Pending  
Date - Withdrawn  
Date - Terminated  
Date - Closed 9/30/2021  
Anticipated Closing Date

Listed in other Prop Type No  
Primary MLS#  
Comp Only No  
Comp Type  
Listing Type Exclusive Right  
Listing Service Full Service  
Designated/Apptd. Agency No  
Variable Commission No  
Short Sale No  
Price - Original \$529,000

Concessions No  
Concession - Amount  
Concession - Comments  
Appraisal Complete Yes  
Appraiser Dawn Sargent  
Appraiser Phone 802-775-5916  
Appraiser Email  
Buyer Name  
Residence  
Title Company

Financing-Buyer Conventional

Contingencies

My Info: Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4857060**  
**Closed**

**Single Family**

**421 Peregrine Road**  
**Plymouth**  
**Unit/Lot #**

**VT 05056**



**County** VT-Windsor  
**VillDStLoc**  
**Year Built** 1990  
**Style** Contemporary  
**Color**  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$9,800.00  
**Tax Year** 2020  
**Tax Year Notes**

**Delayed Showing** No

**Date - Showings Begin**

**Directions**

**Listed: 4/21/2021** **\$525,000**  
**Closed: 7/8/2021** **\$550,000**  
**DOM: 13**

**Rooms - Total** 7  
**Bedrooms - Total** 4  
**Baths - Total** 5  
**Baths - Full** 4  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,319  
**SqFt-Apx Total** 2,769  
**Lot Size Acres** 1.380000  
**Lot - Sqft** 60,113  
**Footprint**



[Property Panorama VT URL](#)

**Remarks - Public** CUSTOM CONTEMPORARY located near the end of a dead end road. This home features an open living/dining/kitchen area with a vaulted wood ceiling and one of the homes (3) stone fireplaces that can be enjoyed from all areas, there is access out to a deck off the dining area and beautiful wood flooring throughout. There are (4) bedrooms, each with its own private bath, one with vaulted ceiling and a cedar walk-in closet, (2) stone fireplaces and extensive marble baths in (2) of the bedrooms, lower level walk outs on both sides of the home, one to a second deck area with a hot tub. In addition the property has privacy, views, southern exposure and a detached (2) car garage, all within the private four season community of Hawk Resort that offers numerous amenities.

### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Poured Concrete  
**Exterior** Combination, Shake, Wood Siding  
**Roof** Shake  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Daylight, Finished, Walkout, Interior Access  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Detached

**SqFt-Apx Fin Above Grade** 1,643  
**List \$/SqFt Fin ABV Grade** \$319.54  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 676  
**SqFt-Apx Fin BG Source** Other  
**SqFt-Apx Unfn Below Grade** 450  
**SqFt-Apx Unfn BG Source** Other  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

**ROOMS** **DIMS. / LVL** **ROOMS** **DIMS. / LVL**

### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 57  
**Deed - Page** 124  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** residential

**Map**  
**Block**  
**Lot**  
**SPAN#** 48615310786  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** To Be Determined  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

### LOT & LOCATION

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

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

**Lot Description** Country Setting, Mountain View, Slight

**Roads** Dead End, Gravel, Private, Privately Maintained

**Road Frontage** TBD  
**Road Frontage Length**  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**

**Surveyed** Unknown

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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

Heating Baseboard, Hot Water  
Heat Fuel Gas - LP/Bottle  
Water Heater Gas - LP/Bottle, Off Boiler  
Cooling Wall AC Units  
Water Drilled Well, Private  
Sewer Septic  
Electric Underground

**UTILITIES**

Utilities Phone, High Speed Intrnt -AtSite

Fuel Company  
Electric Company  
Cable Company  
Phone Company

Driveway Gravel

**FEATURES**

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

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

Auction No  
Date - Auction  
Auction Time  
Auctioneer - Responsible  
Auctioneer License Number  
Auction Price Determnd 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 Developmt  
Rented  
Rental Amount  
Items Excluded

Flood Zone No  
Seasonal No  
Easements  
Covenants Yes  
Resort

Timeshare/Fract. Ownrshp 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 Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verification Source 2  
Green Verificatn NewCon 2  
Green Verificatn URL 2

Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL

Green Verificatn Body 3  
Green Verificatn Progrm 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verificatn Status 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3



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

Remarks - Non-Public

Remarks - Intra-Firm

Showing Instructions Call List Office  
Showing Service

Input of Owner Name I have written permission to submit name

Owner Name Moscoso

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

**COMPENSATION**

Buyer Agency	1.00
Buyer Agency Type	%
SubAgency	3.00
SubAgency Type	%
NonAgency Facilitator	0.00
NonAgency Facilitator Type	\$
Transactional Broker	
Transactional Broker Type	
Compensation Based On	Net Sales Price
See Non-Public Remarks	No

**LISTING & CLOSING INFORMATION**

Listing Office - Office Name

Diamond Realty

Listing Office - Phone Number

Off: 802-228-1234

Listing Office - Phone Number 2

Fax: 802-228-1239

List Agent - Agent Name and Phone

Roger Danyew - Cell: 802-299-1237

List Agent - Phone Number

Cell: 802-299-1237

List Agent - E-mail

[roger@diamondrealtyvt.com](mailto:roger@diamondrealtyvt.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

Alternate Contact - Phone Number

Alternate Contact - E-mail

Selling Office - Office Name

Engel &amp; Volkers Okemo-Woodstock

Selling Office - Phone Number

Off: 802-975-0338

Selling Office - E-mail

[okemo@evusa.com](mailto:okemo@evusa.com)

Selling Agent - Agent Name

Gail Beardmore

Selling Agent - Phone Number

Cell: 802-236-5431

Selling Agent - E-mail

[gail.beardmore@evusa.com](mailto:gail.beardmore@evusa.com)

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 4/21/2021

Date - Expiration

Date - Active Under Contr 5/4/2021

Date - Pending

Date - Withdrawn

Date - Terminated

Date - Closed 7/8/2021

Anticipated Closing Date

Listed in other Prop Type No

Primary MLS#

Comp Only

No

Comp Type

Listing Type

Exclusive Right

Listing Service

Full Service

Designated/Apptd. Agency No

Variable Commission

Yes

Short Sale

No

Price - Original

\$525,000

Concessions No Comment

Concession - Amount

Concession - Comments

Appraisal Complete

Yes

Appraiser

David Buckley

Appraiser Phone

802-236-6392

Appraiser Email

Buyer Name

Residence

Title Company

Financing-Buyer Conventional

Contingencies

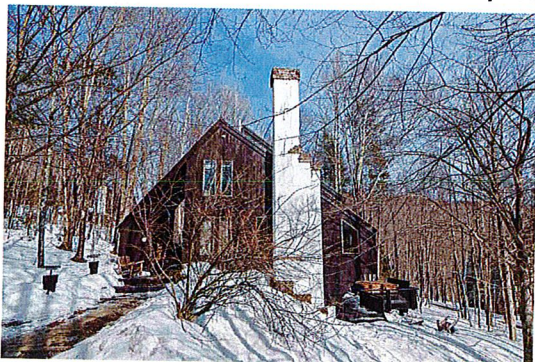
My Info: Nancy J duMont - Cell: 802-793-1430

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**Residential** **Single Family**  
**4851687**  
**Closed**

**1383 Salt Ash Road**  
**Plymouth** **VT 05056**  
**Unit/Lot #**

**Listed: 3/17/2021** **\$490,000**  
**Closed: 5/14/2021** **\$520,000**  
**DOM: 7**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1985  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$4,941.73  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 8  
**Bedrooms - Total** 4  
**Baths - Total** 4  
**Baths - Full** 4  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,418  
**SqFt-Apx Total** 2,418  
**Lot Size Acres** 1.090000  
**Lot - Sqft** 47,480  
**Footprint**

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

**Directions** From Ludlow follow Route 103 North. Turn right onto Route 100 North. Continue on Route 100 N. Turn right onto Billings Road and continue for 2 miles. Turn and stay left onto Salt Ash Road. 1383 will be on your left.

**Remarks - Public** This Hawk home has been nicely updated throughout with renovated kitchen and bathrooms, and all new pine flooring. Nice separation of space with this floor plan that features a large master suite with en-suite bathroom, loft area, and deck with pretty views. Additional guest suite upstairs and both bathrooms have newly renovated tile showers. Enjoy the sunshine that comes through the many windows and skylights which highlights the natural wood features throughout. The lower level offers an oversized bathroom with sauna, a large family room with slider to the back deck with a hot tub and a bedroom. Don't miss out on this house that is ready to go for the summer season!

### STRUCTURE

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

**SqFt-Apx Fin Above Grade** 2,418  
**List \$/SqFt Fin ABV Grade** \$202.65  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL
Family Room	15x12 B
Bedroom	15x9 B
Kitchen	10x8 1
Dining Room	15x8 1
Living Room	19x15 1
Bedroom	13x9 1
Bedroom	12x11 2
Master Bedroom	13x12 2

ROOMS	DIMS. / LVL
-------	-------------

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 76  
**Deed - Page** 64  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Residential

### PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10093  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** No  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

### LOT & LOCATION

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

**School - District** Plymouth School District  
**School - Elementary**  
**School - Middle/Jr** Choice  
**School - High** Choice

**Lot Description** Country Setting, Sloping, Steep, Wooded  
**Area Description** Near Skiing, Near Snowmobile Trails

**Roads** Gravel, Unpaved  
**Road Frontage** No  
**Road Frontage Length**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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



**Heating** Baseboard, Electric  
**Heat Fuel** Electric  
**Water Heater** Electric  
**Cooling** None  
**Water** Community  
**Sewer** On-Site Septic Exists, Septic  
**Electric** Circuit Breaker(s)

**UTILITIES**

**Utilities** Internet - Cable

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

**Features - Exterior** Deck, Hot Tub, Natural Shade  
**Driveway** Gravel

**Parking** Driveway, Off Street, On-Site

**Flooring** Tile, Wood

**Features - Interior** Fireplace - Wood, Fireplaces - 1, Hot Tub, Kitchen/Dining,  
 Natural Light, Sauna, Skylight, Whirlpool Tub, Laundry - Basement

**FEATURES**

**Appliances** Dishwasher, Dryer, Exhaust Hood, Microwave, Range - Electric,  
 Refrigerator, Washer

**Equipment** Smoke Detector

**Condo Name** Hawk Resort Ledges  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

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

**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** \$750.00 **Quarterly** **Fee Includes** Plowing, Trash, HOA Fee  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

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

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

**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**

**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**

**HOME PERFORMANCE INDICATORS**

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

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

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

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

Remarks - Non-Public

Remarks - Intra-Firm

**Showing Instructions** 24 Hour Notice, Appointment, Assisted Showings Reqrd, Call List Office  
**Showing Service**

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

**Owner Name** Boyd

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**COMPENSATION**

**Buyer Agency** 1.00  
**Buyer Agency Type** %  
**SubAgency** 3.00  
**SubAgency Type** %  
**NonAgency Facilitator** 0.00  
**NonAgency Facilitator Type** \$  
**Transactional Broker**  
**Transactional Broker Type**  
**Compensation Based On**  
**See Non-Public Remarks** No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** William Raveis Vermont Properties  
**Listing Office - Phone Number** Off: 802-228-8877  
**Listing Office - Phone Number 2** Fax: 802-228-8876  
**List Agent - Agent Name and Phone** Sarah N Sheehan - Cell: 802-558-3334  
**List Agent - Phone Number** Cell: 802-558-3334  
**List Agent - E-mail** [sarah@vtprop.com](mailto:sarah@vtprop.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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Selling Office - Office Name** Four Seasons Sotheby's Int'l Realty  
**Selling Office - Phone Number** Off: 802-228-4537  
**Selling Office - E-mail** [joyce.waite@fourseasonssir.com](mailto:joyce.waite@fourseasonssir.com)  
**Selling Agent - Agent Name** Debra Staniscia  
**Selling Agent - Phone Number** Cell: 802-779-7545  
**Selling Agent - E-mail** [debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)  
**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** 3/17/2021  
**Date - Expiration**  
**Date - Active Under Contr** 3/24/2021  
**Date - Pending**  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 5/14/2021  
**Anticipated Closing Date**

**Listed in other Prop Type** No  
**Primary MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/Apptd. Agency** No  
**Variable Commission** No  
**Short Sale** No  
**Price - Original** \$490,000

**Concessions** No Comment

**Concession - Amount**

**Concession - Comments**

**Appraisal Complete** No

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

**Financing-Buyer** Cash

**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4825992**  
**Closed**

**Single Family**

**4278 Route 100A**

**Plymouth**

**VT 05056**

**Unit/Lot #**

**Listed: 8/31/2020 \$995,000**

**Closed: 4/15/2021 \$910,000**

**DOM: 184**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 2008  
**Style** Contemporary, Multi-Level  
**Color**  
**Total Stories** 3  
**Taxes TBD** No  
**TaxGrosAmt** \$14,505.92  
**Tax Year** 2017  
**Tax Year Notes**

**Rooms - Total** 12  
**Bedrooms - Total** 4  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 5,228  
**SqFt-Apx Total** 8,128  
**Lot Size Acres** 5.830000  
**Lot - Sqft** 253,955  
**Footprint**

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

**Directions** From Woodstock: Rt 4W to Rt 100A, turn left, follow for 5 miles; property will be on your right, approx 1/2 mile prior the intersection of Rt 100; look for the Sotheby's sign. From Ludlow: Rt 100 North to Rt 100A, turn right, this property is the first driveway on the left, see Sotheby's sign.

[Property Panorama VT URL](#)

**Remarks - Public** What's your Vermont Dream? High atop Plymouth Notch sits a spectacular, custom built, Energy Star home situated between Killington and Okemo Ski Resorts and minutes from the Lakes Region along Scenic Hwy 100. Perfect for your busy family or entertaining guests, this four bedroom, four bath home features an expansive floor plan. The open chef's kitchen with custom hickory cabinets, upgraded stainless appliances, wine refrigerator and granite countertops flows into the great room, both face a soaring stone fireplace; the second family room offers a quiet gathering space for guests or the perfect den for "work from home/school from home" families. The Master Bedroom suite w/ separate office is conveniently located on the main floor. The combining of Brazilian Tigerwood flooring and slate creates a warm, casual Vermont feel. The second floor has three large bedrooms, two baths and grand loft area. The ski room has direct access from the garage and leads to the unfinished, walkout basement, plumbed for an additional kitchen/bar and bath. The expansion potential is endless. This high quality, private, energy-efficient home with long range views features a 50 year roof, HardiePlank siding, 100% lightning protection, EV300 Air Circulation system, automatic generator and 9 zone RADIANT HEAT!!! Direct access to the Vt State Forest and Vast Trail system is minutes away for snowmobiling or snow shoe enthusiasts! If you love nature and all that Vermont has to offer....Welcome Home!!!

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Cement, Clapboard, Composition  
**Roof** Shingle - Architectural  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Concrete, Concrete Floor, Daylight, Stairs - Interior, Storage Space, Unfinished, Walkout  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Heated

**SqFt-Apx Fin Above Grade** 4,839  
**List \$/SqFt Fin ABV Grade** \$205.62  
**SqFt-Apx Fin AG Source** Measured  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Measured  
**SqFt-Apx Fin Below Grade** 389  
**SqFt-Apx Fin BG Source** Measured  
**SqFt-Apx Unfn Below Grade** 2,900  
**SqFt-Apx Unfn BG Source** Measured  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL
Living Room	32x25 1
Dining Room	13x13 1
Kitchen	18x14 1
Family Room	27x24 1
Office/Study	16x11 1
MBR Suite	20x17 1
Laundry Room	10x7 1
Bedroom	24x22 2
Bedroom	18x16 2
Bedroom	18x14 2
Loft	22x13 2

**ROOMS DIMS. / LVL**

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 107  
**Deed - Page** 331  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** residential

#### PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 486-153-10966  
**Tax Class** Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

#### LOT & LOCATION

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

**School - District**  
**School - Elementary** Choice  
**School - Middle/Jr** Choice  
**School - High** Choice

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Roads** Association, Dead End, Gravel, Private, Public, Shared, Unpaved, Easement/ROW, Privately Maintained  
**Road Frontage** No  
**ROW - Length** see survey  
**ROW - Width** 50  
**ROW - Parcel Access** Yes  
**ROW to other Parcel**  
**Surveyed** Yes

**Lot Description** Country Setting, Deed Restricted, Slight, Subdivision, Trail/Near Trail, View, Wooded

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

**Heating** Radiant, Radiant Floor  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** 1000 Gallon, Mound, On-Site Septic Exists, Private, Septic Design Available, Septic  
**Electric** 200 Amp, Circuit Breaker(s), Generator

**UTILITIES**

**Utilities** Phone, DSL, Satellite

**Fuel Company** Cota & Cota  
**Electric Company** Green Mountain Power  
**Cable Company** Dish  
**Phone Company** VTEL

**Features - Exterior** Balcony, Patio, Storage, Window Screens, Windows - Energy Star, Windows - Low E

**Driveway** Circular, Common/Shared, Gravel, Right-Of-Way (ROW)

**Parking** Driveway, Garage, Parking Spaces 4

**Flooring** Carpet, Slate/Stone, Tile, Wood

**Features - Interior** Blinds, Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Gas, Fireplace - Wood, Fireplaces - 2, Furnished, Hearth, Kitchen Island, Kitchen

**FEATURES**

**Appliances** Dishwasher - Energy Star, Dryer - Energy Star, Freezer, Microwave, Range - Gas, Refrigerator-Energy Star, Washer - Energy Star

**Equipment** CO Detector, Dehumidifier, Satellite Dish, Security System, Smoke Detectr-HrdWrdw/Bat, Whole BldgVentilation

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

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd 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 Developmt**

**Rented**

**Rental Amount**

**Items Excluded**

**Documents Available** Building Plans, Covenants, Deed, Plot Plan, Property Disclosure, Septic Design, State Wastewater Permit, Survey, Tax Map

**Flood Zone** No

**Seasonal** No

**Easements** Yes

**Covenants** Yes

**Resort** No

**Financing-Possible Opt** Cash, Conventional

**Timeshare/Fract. Ownrshp** No

**T/F Ownership Amount**

**T/F Ownership Type**

**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**

**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**

**HOME PERFORMANCE INDICATORS**

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

**Green Verificatn Body 2**  
**Green Verificatn Progrm 2**  
**Green Verificatn Year 2**  
**Green Verificatn Rating 2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**  
**Green Verificatn Body 3**  
**Green Verificatn Progrm 3**  
**Green Verificatn Year 3**  
**Green Verificatn Rating 3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**



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

Remarks - Non-Public

Remarks - Intra-Firm

Showing Instructions Call List Agent  
Showing ServiceInput of Owner Name I have written permission to submit name  
Owner Name RichardSweetser

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

**LISTING & CLOSING INFORMATION**

Listing Office - Office Name

Listing Office - Phone Number

Listing Office - Phone Number 2

List Agent - Agent Name and Phone

List Agent - Phone Number

List Agent - E-mail

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

Alternate Contact - Phone Number

Alternate Contact - E-mail

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

Four Seasons Sotheby's Int'l Realty  
Off: 802-228-4537

McLaughlin Team - Cell: 203-994-6768

Cell: 203-994-6768

[mclaughlinteam@davisandcompany.com](mailto:mclaughlinteam@davisandcompany.com)Four Seasons Sotheby's Int'l Realty  
Off: 802-228-4537[joyce.waite@fourseasonssir.com](mailto:joyce.waite@fourseasonssir.com)

Teresa DiNapoli

Cell: 802-236-3375

[teresa.dinapoli@fourseasonssir.com](mailto:teresa.dinapoli@fourseasonssir.com)

Date - MLS List 8/31/2020

Date - Expiration

Date - Active Under Contr 3/3/2021

Date - Pending 4/8/2021

Date - Withdrawn

Date - Terminated

Date - Closed 4/15/2021

Anticipated Closing Date

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 No

Short Sale No

Price - Original \$995,000

Concessions No

Concession - Amount

Concession - Comments

Appraisal Complete Yes

Appraiser Laurie Cantus

Appraiser Phone 802-598-3561

Appraiser Email

Buyer Name

Residence

Title Company

Financing-Buyer Conventional

Contingencies

My Info: Nancy J duMont - Cell: 802-793-1430

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**Residential**  
**4821273**  
**Closed**

**Single Family**

**1688 Lynds Hill Road**  
**Plymouth**  
**Unit/Lot #**

**VT 05056**

**Listed: 8/7/2020 \$569,000**

**Closed: 3/19/2021 \$550,000**

**DOM: 176**



**County** VT-Windsor  
**VillDstLoc**  
**Year Built** 1980  
**Style** Gambrel  
**Color** Blue  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$9,985.04  
**Tax Year** 2019  
**Tax Year Notes**

**Rooms - Total** 15  
**Bedrooms - Total** 5  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 2  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,883  
**SqFt-Apx Total** 2,883  
**Lot Size Acres** 88.040000  
**Lot - Sqft** 3,835,022  
**Footprint**

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

**Directions** From Killington, Take Route 4 towards Bridgewater/ Plymouth. Take Right on Route 100 South. Proceed on Route 100 South to Route 100A in Plymouth. Take Left on Route 100A. Take your first Right on Lynds Hill Road. Follow up to #1688. Property is on Right side.



[Property Panorama VT URL](#)

**Remarks - Public** Absolutely spectacular mountain VIEWS from this special property comprised of 88 acres, a 4 bedroom/ 2 bath home with in-law apartment (1 bed/1 bath), attached 2 car garage, 3 bay pole barn, sugar house, pond, apple & pear trees, blueberries, and extensive trail network! This tranquil location is minutes to Killington, Okemo/Jackson Gore or Woodstock! The property offers direct access to VAST snowmobile trails, wonderful hiking, and abundant wildlife! This is an ideal spot for the outdoor enthusiast! Perfect for a horse property. Development potential and some gorgeous spots to build with magical mountain views! To fully appreciate this property you must see it today! This will not last long on market, act now!

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Vinyl  
**Roof** Metal, Standing Seam  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Full, Stairs - Interior, Unfinished  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Auto Open, Direct Entry

**SqFt-Apx Fin Above Grade** 2,883  
**List \$/SqFt Fin ABV Grade** \$197.36  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Public Records  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

**ROOMS** **DIMS. / LVL** **ROOMS** **DIMS. / LVL**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 122  
**Deed - Page** 80  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 000622  
**Zoning** Residential

**Map** 8  
**Block**  
**Lot**  
**SPAN#** 486-153-10684  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Assessments - Special**

#### LOT & LOCATION

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

**School - District** Windsor Central  
**School - Elementary** Choice  
**School - Middle/Jr** Choice  
**School - High** Choice

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

**Roads** Dirt, Gravel, Public  
**Road Frontage** Yes  
**Road Frontage Length** 525

**Lot Description** Country Setting, Farm, Field/Pasture, Lake View, Landscaped, Level, Mountain View, Open, Recreational, Rolling, Trail/Near Trail, View, Walking Trails, Water View, Wooded  
**Area Description** Mountain, Near Paths, Near Skiing, Near Snowmobile Trails, Rural, Near ATV Trail  
**Suitable Use** Development Potential, Farm, Farm - Dairy, Farm - Horse /Animal, Field/Pasture, Recreation, Residential

**Water Body Name**

**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

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



**Heating** Hot Air, Wood Boiler  
**Heat Fuel** Gas - LP/Bottle, Oil, Wood  
**Water Heater** Oil  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** Private, Septic  
**Electric** 200 Amp, Circuit Breaker(s)

**UTILITIES**

**Utilities** Fiber Optic Internt Avail, High Speed Intrnt  
 -AtSite, Internet - Fiber Optic, Telephone At Site

**Fuel Company** CV Oil  
**Electric Company** GMP  
**Cable Company** VTEL Fiber Optic  
**Phone Company** VTEL

**FEATURES**

**Features - Exterior** Barn, Deck, Garden Space, Natural Shade, Outbuilding, Patio  
 , Shed, Storage, Window Screens  
**Driveway** Dirt, Gravel  
**Parking** Driveway, Garage, On-Site, Parking Spaces 11 - 20  
**Flooring** Carpet, Laminatate, Vinyl  
**Features - Interior** Ceiling Fan, Dining Area, Draperies, In-Law/Accessory  
 Dwelling, Kitchen Island, Kitchen/Dining, Kitchen/Family, Natural Light, Natural

**Appliances** Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Stove - Electric  
**Equipment** 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 Determnd 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 Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**  
**Documents Available** Deed, Property Disclosure

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

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

**POWER PRODUCTION**

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

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

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

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS****Remarks - Non-Public** Contact Marni for showings. Easy to show.**Remarks - Intra-Firm****Showing Instructions** Appointment, Call List Broker, Sign on Property, Email Listing Agent, Text List Agent**Showing Service****Input of Owner Name** I have written permission to submit name**Owner Name** Nicholas Boaknin**Owner Phone****Occupant Type****Occupant Name****Occupant Phone****Management Company****Management Company Phone****LISTING & CLOSING INFORMATION****Listing Office - Office Name**

KW Vermont-Killington

**Listing Office - Phone Number**

Off: 802-353-1604

**Listing Office - Phone Number 2**

Fax: 802-654-8505

**List Agent - Agent Name and Phone**

Marni Rieger - Cell: 802-353-1604

**List Agent - Phone Number**

Cell: 802-353-1604

**List Agent - E-mail**[marni@peakpropertyrealestate.com](mailto:marni@peakpropertyrealestate.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****Alternate Contact - Phone Number****Alternate Contact - E-mail****Selling Office - Office Name**

Kelley Real Estate, Inc.

**Selling Office - Phone Number**

Off: 802-228-5333

**Selling Office - E-mail**[Don@KelleyRealEstate.com](mailto:Don@KelleyRealEstate.com)**Selling Agent - Agent Name**

Tyleen Murray

**Selling Agent - Phone Number**

Cell: 802-777-8047

**Selling Agent - E-mail**[Ty@KelleyRealEstate.com](mailto:Ty@KelleyRealEstate.com)**Sell Team - Team Name****Sell Team - Phone Number 1****Co Selling Office - Office Name and Phone****Co Selling Agent - Agent Name and Phone****Concessions** No**Concession - Amount****Concession - Comments****Appraisal Complete** Yes**Appraiser** Richard Lagerstedt**Appraiser Phone** 802-262-1025**Appraiser Email****Buyer Name****Residence****Title Company****Financing-Buyer** Conventional**Contingencies****COMPENSATION****Buyer Agency** 2.50**Buyer Agency Type** %**SubAgency** 2.50**SubAgency Type** %**NonAgency Facilitator****NonAgency Facilitator Type****Transactional Broker****Transactional Broker Type****Compensation Based On** Net Sales Price**See Non-Public Remarks** No**Date - MLS List** 8/7/2020**Date - Expiration****Date - Active Under Contr** 1/30/2021**Date - Pending****Date - Withdrawn****Date - Terminated****Date - Closed** 3/19/2021**Anticipated Closing Date****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** No**Short Sale** No**Price - Original** \$599,000**My Info:** Nancy J duMont - Cell: 802-793-1430

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Residential  
4844208  
Closed

Single Family

Note: Report includes internal fields.

811 Salt Ash Road  
Plymouth  
Unit/Lot #

VT 05056

Page 1 of 3



County VT-Windsor  
VillDStLoc  
Year Built 1985  
Style Contemporary  
Color Brown  
Total Stories 2  
Taxes TBD No  
TaxGrosAmt \$10,945.20  
Tax Year 2020  
Tax Year Notes

Delayed Showing No  
Date - Showings Begin

Directions West on Route 4, Left on Route 100, Left into Hawk Resort, Left on Salt Ash,  
House on Left after Falcon Ridge

Listed: 1/14/2021 \$699,000  
Closed: 2/19/2021 \$675,000

DOM: 3  
Rooms - Total 10  
Bedrooms - Total 6  
Baths - Total 6  
Baths - Full 4  
Baths - 3/4 1  
Baths - 1/2 0  
Baths - 1/4 1  
SqFt-Apx Total Finished 4,069  
SqFt-Apx Total 4,154  
Lot Size Acres 1.660000  
Lot - Sqft 72,310  
Footprint



[Property Panorama VT URL](#)

**Remarks - Public** Looking for a home to gather with friends and family? Look no further. This home can accommodate many comfortably. The main level has a beautiful primary suite, a guest room and then opens to a large living room complete with a beautiful stone fireplace. The dining area, kitchen and large deck are all adjacent. On the lower level is a family room complete with a bar for entertaining. Upstairs are two additional bedrooms. Situated between Ludlow and Killington, skiing, golf restaurants are close by.

## STRUCTURE

Construction Status Existing  
Rehab Needed  
Construction Post and Beam, Wood Frame  
Foundation Concrete  
Exterior Wood  
Roof Shake  
Basement Yes  
Basement Access Type Interior  
Basement Description Finished, Full, Insulated, Stairs - Interior, Interior Access  
Garage No  
Garage Capacity  
Garage Type

SqFt-Apx Fin Above Grade 2,689  
List \$/SqFt Fin ABV Grade \$259.95  
SqFt-Apx Fin AG Source Public Records  
SqFt-Apx Unfn Above Grade 0  
SqFt-Apx Unfn AG Source Public Records  
SqFt-Apx Fin Below Grade 1,380  
SqFt-Apx Fin BG Source Public Records  
SqFt-Apx Unfn Below Grade 85  
SqFt-Apx Unfn BG Source Public Records  
SqFt-Apx Tot Below Grade  
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	12 x 22 1		
Dining Room	13 x 13 1		
Living Room	22 x 14 1		
MBR Suite	22 x 19 1		
Bedroom	10 x 20 1		
Family Room	30 x 12 B		
Bedroom	22 x 18 B		
Bedroom	18 x 8 B		
Bedroom	14 x 16 2		
Bedroom	14 x 14 2		

Deed - Recorded Type Warranty  
Deeds - Total  
Deed - Book 92  
Deed - Page 50  
Deed 2 - Book  
Deed 2 - Page  
Plan Survey Number  
Property ID (153) 000612  
Zoning Residential

## PUBLIC RECORDS

Map  
Block  
Lot  
SPAN# 486-153-11236  
Tax Class Non-Homestead  
Tax Rate  
Current Use No  
Land Gains No  
Assessment Year  
Assessment Amount  
Assessments - Special

Waterfront Property  
Water View  
Water Body Access

Water Body Name

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

## LOT &amp; LOCATION

School - District Windsor Central  
School - Elementary Choice  
School - Middle/Jr Choice  
School - High Choice

Lot Description Country Setting, Subdivision, Walking Trails, Wooded

Development / Subdivision  
Owned Land  
Common Land Acres

Roads Association  
Road Frontage Yes  
Road Frontage Length 200

ROW - Length  
ROW - Width  
ROW - Parcel Access  
ROW to other Parcel  
Surveyed Unknown

**Heating** Baseboard  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle  
**Cooling** Mini Split  
**Water** Drilled Well  
**Sewer** Community  
**Electric** 150 Amp

**UTILITIES**

**Utilities** High Speed Intrnt -Avail

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

**Features - Exterior** Tennis Court  
**Driveway** Gravel  
**Flooring** Carpet, Ceramic Tile, Wood  
**Features - Interior** Fireplace - Wood, Fireplaces - 2, Living/Dining, Sauna,  
 Security, Vaulted Ceiling, Walk-in Closet, Laundry - 1st Floor, Laundry - Basement

**FEATURES**

**Appliances** Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Stove -  
 Electric  
**Equipment** CO Detector, Security System, Smoke Detector

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Common Acreage

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

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

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

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

**Fee** \$730.00  
**Fee 2** \$287.00  
**Fee 3**

Quarterly  
 Monthly

**Fee Includes** Sewer, Water  
**Fee 2 Includes** Other

**DISCLOSURES**

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

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded**

**Timeshare/Fract. Ownrshp** 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 Verificatn Body 2**  
**Green Verificatn Progrm 2**  
**Green Verificatn Year 2**  
**Green Verificatn Rating 2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**

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

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



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

Remarks - Non-Public

Remarks - Intra-Firm

**Showing Instructions** Call List Agent, Call List Office  
**Showing Service**

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

**Owner Name** Fernandez

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**COMPENSATION**

Buyer Agency	3.00
Buyer Agency Type	%
SubAgency	3.00
SubAgency Type	%
NonAgency Facilitator	0.00
NonAgency Facilitator Type	%
Transactional Broker	
Transactional Broker Type	
Compensation Based On	Gross Sales Price
See Non-Public Remarks	No

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Williamson Group Sothebys Intl. Realty  
**Listing Office - Phone Number** Off: 802-457-2000  
**Listing Office - Phone Number 2** Fax: 802-457-2761  
**List Agent - Agent Name and Phone** Daphne N Lowe - Cell: 802-779-1605  
**List Agent - Phone Number** Cell: 802-779-1605  
**List Agent - E-mail** [daphne.lowe@williamson-group.com](mailto:daphne.lowe@williamson-group.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**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Selling Office - Office Name** Four Seasons Sotheby's Int'l Realty  
**Selling Office - Phone Number** Off: 802-228-4537  
**Selling Office - E-mail** [joyce.waite@fourseasonssir.com](mailto:joyce.waite@fourseasonssir.com)  
**Selling Agent - Agent Name** Debra Staniscia  
**Selling Agent - Phone Number** Cell: 802-779-7545  
**Selling Agent - E-mail** [debra.staniscia@fourseasonssir.com](mailto:debra.staniscia@fourseasonssir.com)  
**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** 1/14/2021  
**Date - Expiration**  
**Date - Active Under Contr** 1/17/2021  
**Date - Pending** 2/15/2021  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Closed** 2/19/2021  
**Anticipated Closing Date**

**Listed in other Prop Type** No  
**Primary MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/Apptd. Agency** No  
**Variable Commission** No  
**Short Sale** No  
**Price - Original** \$699,000

**Concessions** No  
**Concession - Amount**  
**Concession - Comments**  
**Appraisal Complete** No  
**Appraiser**  
**Appraiser Phone**  
**Appraiser Email**  
**Buyer Name**  
**Residence**  
**Title Company**

**Financing-Buyer** Cash

**Contingencies**

**My Info:** Nancy J duMont - Cell: 802-793-1430

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