

ADDENDUM TO LISTING AGREEMENT - PROPERTY DESCRIPTION

Owner: Maria Cristina Hermida Owner: _____

Owner: _____ Owner: _____

Occupant Of Property: _____ Phone: _____

Property Address: 540 Northland Lane North Hero VT, 05474 Price: \$ 675000
Street City State/Zip

Type: _____	Porch/Deck: _____	Water: <u>Town water</u> Cost: <u>\$850.00 yearly</u>
Estimated Age: <u>6 years</u>	Fireplace: <u>NO</u>	Septic/Sewer: <u>Advantex AX20-R+</u> Cost: <u>1000 gallon concrete septic tank</u> <u>3 bedroom 1 pc unit</u>
Construction: _____	Woodstove Hookup: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Lot Size: <u>4.2+ acres</u>
Color: <u>black</u>	Woodstove: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Survey: <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Rooms: _____	Floors: _____	Deed Book: _____ Deed Page(s): _____
Number of Bedrooms: <u>2</u>	Roof: <u>Truss roof - EPDM Membrane</u>	ROW(S) (if known): <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Bathrooms: <u>1</u>	Windows: _____	Right of First Refusal: <input type="checkbox"/> Yes <input type="checkbox"/> No
Living Room: _____	Siding: <u>Horizontal Fortex</u>	Tax Assessment: _____
Dining Room: _____	Walls: _____	Taxes: _____
Kitchen: _____	Foundation: _____	Tax Year: _____
Appliances Included: <u>3 ceiling fans</u> <u>Samsung refrigerator</u> <u>Bosch dishwasher</u> <u>GE stove + oven, Whirlpool microwave</u>	Basement: _____	Association Fees: <u>None</u>
Other Rooms: _____	Type of Heat: <u>Heat pump + electric baseboard</u>	Zoning: _____
Exterior Dimensions: <u>16' x 50'</u>	Heat Use History: _____	Furnished: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Approx. Square Footage: <u>825</u>	Hot Water Type: _____	Inventory: <input type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <u>NO</u>	H.W. Heater: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented	Lockbox: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Cable Available: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Owner Financing Possible: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Outbuildings: <u>Studio Shed-insulated</u>	

The following items, unless deleted, are deemed to be part of this Property Description: central heating, lighting and plumbing fixtures, storm windows, doors, screens, screen doors, curtain rods, window shades, venetian blinds, shrubbery, trees, wall-to-wall carpeting and television antennas. Other:

Mitsubishi inverter heat/cooling unit, Minka Aire ceiling fans/light (2) -
eco friendly air fan (intake/exhaust), window shades, screen windows and double doors
insulated studio shed, beautiful rock deck + gardens

Seller's Property Information Report Available: ☐ Yes ☐ No

Showing Info: _____

Owner's Initials mc

Remarks:

Seller Agent Offering:

Buyer Agent Offering:

THE ABOVE INFORMATION IS NOT WARRANTED BY OWNER OR ANY REAL ESTATE AGENT TO ANY PURCHASER OR PROSPECTIVE PURCHASER. Legal title to the above Property is subject to all rights of way, easements, covenants and restrictions of record. This Property Description is part of an Agreement to List and Market Property.

All information contained herein, including information concerning the number of bedrooms and water and septic/sewer systems, has been provided by the Owner of the Property. This information sheet does not constitute a representation that any or all permits that might be required for the improvements on the Property have been issued or that any such permits, if issued, have been complied with. In particular, the information concerning the number of bedrooms in the residence should not be interpreted as a statement that they have been approved or authorized by state and local permitting authorities or by applicable planning and zoning ordinances.

THIS IS NOT A LEGALLY BINDING OFFER TO ANY BUYER TO SELL THE ABOVE PROPERTY

Commencement Date: 10/10/2023

Expiration Date: 10/09/2024 (at midnight)

UNDERSTOOD AND AGREED:

Listing Agency: Pall Spera Company Realtors LLC

Owner:

mclat

(signature) Date

By:

Nancy duMont

dotloop verified
10/14/23 4:33 PM EDT
Y6B9-NINC-N67X-EHMX

Listing Agent (signature) Date

Owner:

(signature) Date

Nancy duMont
Broker/Salesperson (print name)

Owner:

(signature) Date

1800 Mountain Rd
Street

Owner:

(signature) Date

Stowe, VT 05672
City State Zip

(802) 253-9771
Phone No.

Fax No.