

Bini-Scarborough Family Trust  
August 28, 2024

SOLD Trapps Villas - Stowe  
08/28/23 - 08/28/24 (12 Mos)

DOM = days on market

**Subject: 78 East Villa Ln #28 2007 3 4 3588 \$2,548,800**

Property			Fin		2024		Sale \$ Sale as % Sale as %			
Sale Date	Address	Yr Blt #	BR #	BA	Sq Ft	DOM	Assessment	List \$	Sale \$	/Sq Ft of List of Assess
5/14/2024	364 Villa Dr #604	2022	2	3	1517	201	\$1,123,500	\$1,295,000	\$1,300,000	\$857 100.39% 115.71%
7/11/2024	229 Villa Dr #614	2021	2	3	1670	0	\$1,082,400	\$1,350,000	\$1,350,000	\$808 100.00% 124.72%
8/12/2024	0 Villa Dr #621	2022	2	3	1517	59	\$1,136,400	\$1,459,000	\$1,425,000	\$939 97.67% 125.40%
9/11/2023	33 East Villa Ln #31	NEW	3	5	4030	628	\$2,617,300	\$2,600,000	\$2,956,243	\$734 113.70% 112.95%
Average		2022	2	4	2184	222	\$1,489,900	\$1,676,000	\$1,757,811	\$835 102.94% 119.69%



*Pall Spera*

**Condo**  
**4975678**  
**Closed**

**364 Villa Drive**  
**Stowe**

**VT 05672**

Unit/Lot Number  
604

**List Price: \$1,295,000**  
**Sale Price: \$1,300,000**



Property Panorama

County VT-Lamoille  
Year Built 2022  
Color  
Total Stories 2  
Zoning RR5  
Taxes TBD No  
Gross Taxes/Year \$14,336.32 / 2024  
Tax Year Notes 23/24  
Tax Class NHMST  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt 0.00 /  
Common Land  
Garage/Capacity Yes / 1  
Garage Type  
Basement / Access No /  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name Trapp Villa  
Assoc. Fee: \$13,728. YEAR

Rooms - Total 5  
Bedrooms - Total 2  
Baths - Total 3  
Baths - Full 2  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 1,517  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 1,517  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 1,517  
Price Per SqFt \$856.95  
Road Frontage TBD  
Road Frontage Length  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone No  
Days On Market 148

Welcome to the The Villas at Trapp Family Lodge. As the road winds uphill, you are met with a sense of wonder as Vermont air mixes with a touch of Austria. Tucked into the hillside, these Villas offer classic lines with a modern flare. Ideally located and designed to take in the expansive view of the Worcester Mountains from the living room, bedrooms, screened porch, and stone patio with a gas fire pit. You'll find high-end craftsmanship when you enter, from the custom-built cubbies in the mudroom to the wood beams to the luxurious kitchen and baths. A gas fireplace and wood mantel anchor the living area. It features white oak floors, custom maple cabinets, and stone counters. The first-floor primary suite offers views, and the ensuite bathroom offers convenience. Moving to the second floor, you'll find a guest bedroom with amazing views, high ceilings, a bonus sleeping area or den, and a Jack-and-Jill bathroom with laundry and an oversized closet. Enjoy full access to Trapp's amenities, including the fitness center, an indoor and outdoor pool, an outdoor hot tub, a weight room, a yoga room, and a sauna. Access to 2,500 acres of TFL property for hiking/walking. Use of cross-country ski and snowshoe trails, mountain bike trails, four clay tennis courts, a disc golf course, an on-property shuttle, and much more. Stroll to any of Trapp's restaurants or spend an afternoon sipping VT-crafted Austrian-style beer at the Bierhall. Sold furnished and turnkey (some exclusions)

Prepared By: **Pall Spera - Phone: 561-762-8188**

**pall.spera@pallspera.com**

**Pall Spera Company Realtors-Stowe**

**Condo**  
**5004620**  
**Closed**

**229 Villa Drive**  
**Stowe**

**VT 05672**

Unit/Lot Number  
614

**List Price: \$1,350,000**  
**Sale Price: \$1,350,000**



County VT-Lamoille  
Year Built 2021  
Color  
Total Stories 1.5  
Zoning PUD  
Taxes TBD No  
Gross Taxes/Year \$5,604.00 / 2023  
Tax Year Notes  
Tax Class NHMST  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt /  
Common Land  
Garage/Capacity Yes / 1  
Garage Type  
Basement / Access No /  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name  
Assoc. Fee: \$15,229. YEAR

Rooms - Total 7  
Bedrooms - Total 2  
Baths - Total 3  
Baths - Full 1  
Baths - 3/4 1  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 1,670  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 1,670  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 1,670  
Price Per SqFt \$808.38  
Road Frontage No  
Road Frontage Length  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone No  
Days On Market 0

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**Pall Spera Company Realtors-Stowe**



**Condo**  
**5000521**  
**Closed**

**0 Villa Drive**  
**Stowe**

**VT 05672**

Unit/Lot Number  
621

**List Price: \$1,459,000**  
**Sale Price: \$1,425,000**



Property Panorama  
Unbranded Tour URL

County VT-Lamoille  
Year Built 2022  
Color Brown  
Total Stories 2  
Zoning RR5  
Taxes TBD No  
Gross Taxes/Year \$7,169.44 / 2023  
Tax Year Notes 2023-2024  
Tax Class NHMST  
Tax Rate /  
Assessment / Year /  
Special Assessment /  
Lot Acres/SqFt 0.00 /  
Common Land /  
Garage/Capacity Yes / 1  
Garage Type /  
Basement / Access No /  
Water Body Name /  
Water Body Type /  
Water Frntg. /  
Water Body Access /  
Condo Name Trapp Villa  
Assoc. Fee: \$15,229. YEAR

Rooms - Total 5  
Bedrooms - Total 2  
Baths - Total 3  
Baths - Full 2  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 1,517  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 1,517  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 1,517  
Price Per SqFt \$939.35  
Road Frontage TBD  
Road Frontage Length  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone No  
Days On Market 7

Welcome to an idyllic haven nestled in the picturesque hills of Stowe. This Trapp Villa invites you to embrace a lifestyle of serenity and adventure. Step inside and be greeted by luxury at every turn, where meticulous attention to detail combines modern style with functionality. The spacious open-concept living area, complete with a gourmet kitchen and large dining area, offers ample room for gatherings, complemented by expansive windows framing breathtaking mountain views. Relax by the beautifully designed fireplace or share stories from the day on the screened porch. Retreat to the comfort of the primary bedroom, featuring an en-suite bathroom for a blissful sanctuary to unwind. A second spacious bedroom, with access to a well-appointed bathroom, ensures ample space for guests or family members. The versatile bonus room provides flexibility for a home office or media room. Outdoor access is central to this property's allure, with a built-in firepit inviting you to cozy gatherings under the stars. Enjoy access to the amenities of the renowned Trapp Family Lodge facilities, including cross-country skiing, hiking, biking, a swimming pool, tennis courts and fitness facility, ensuring endless opportunities for outdoor recreation and relaxation. Offered fully furnished with exceptional high-end furnishings, your transition to mountain retreat living will be seamless.

Prepared By: **Pall Spera - Phone: 561-762-8188**

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**Pall Spera Company Realtors-Stowe**

**Condo**  
**4893838**  
**Closed**

**33 East Villa Lane**  
**Stowe**

**VT 05672**

Unit/Lot Number  
31

**List Price: \$2,600,000**  
**Sale Price: \$2,956,243**



to be built - likeness only

Property Panorama

County VT-Lamoille  
Year Built  
Color Brown  
Total Stories 2  
Zoning condo  
Taxes TBD Yes  
Gross Taxes/Year /  
Tax Year Notes  
Tax Class TBD  
Tax Rate /  
Assessment / Year /  
Special Assessment /  
Lot Acres/SqFt 0.08 / 3,485  
Common Land /  
Garage/Capacity Yes / 2  
Garage Type /  
Basement / Access Yes / Walkout  
Water Body Name /  
Water Body Type /  
Water Frntg. /  
Water Body Access /  
Condo Name Villas at Trapp Family Lo  
Assoc. Fee: \$24,000. YEAR

Rooms - Total 17  
Bedrooms - Total 3  
Baths - Total 5  
Baths - Full 4  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 3,042  
SqFt-Apx Fin B-Grade 988  
SqFt-Total Finished 4,030  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 4,030  
Price Per SqFt \$733.56  
Road Frontage No  
Road Frontage Length  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed U  
Flood Zone No  
Days On Market 628

To be built. Single family home, part of the Villas at Trapp Family Lodge. Subject to permitting. Includes access to Trapp Family Lodge amenities, including indoor/outdoor pools, tennis courts, trails, etc. Fully maintained, furniture package available. Owners have access to an elite exchange network of resorts. Finished models available for viewing. Some customization possible!


Prepared By: **Pall Spera - Phone: 561-762-8188**

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**Pall Spera Company Realtors-Stowe**

TRAPPS VILLAS, STOWE

ACTIVE (1) & UNDER CONTRACT (0)

Pics	Status	MLS #	Type	Address	City	Year	BedsTot	#Baths	SqFtTotFn	Acres	Price	DOM
	A	5005994	Condo	110 Villa Drive	Stowe	2023	2	3	1,517		\$1,459,000	39

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Bini-Scarborough Family Trust  
August 28, 2024

SOLD Condominiums - Stowe  
08/28/23 - 08/28/24 (12 Mos)

\$2,500,000 - \$4,000,000  
DOM = days on market

**Subject:**    **78 East Villa Ln #28**    **2007**    **3**    **4**    **3588**    **\$2,548,800**

Property		Fin		2024		Sale \$		Sale as %		Sale as %		
Sell Date	Address	Yr Blt #	BR #	BA	Sq Ft	DOM	Assessment	List \$	Sale \$	Sq Ft	of List	of Assess
9/11/2023	33 East Villa Ln #31	NEW	3	5	4030	628	\$2,617,300	\$2,600,000	\$2,956,243	\$734	113.70%	112.95%
6/18/2024	47A Sterling Ln	2017	4	4	2488	195	\$1,813,600	\$3,200,000	\$3,150,000	\$1,266	98.44%	173.69%
1/22/2024	142 Red Sled Dr #302	2016	2	4	2514	43	\$1,418,000	\$3,650,000	\$3,500,000	\$1,392	95.89%	246.83%
11/29/2023	142 Red Sled Dr #305	2016	3	4	2551	65	\$1,961,200	\$3,695,000	\$3,550,000	\$1,392	96.08%	181.01%
11/22/2023	142 Red Sled Dr #412	2016	4	5	3279	39	\$2,082,100	\$3,995,000	\$3,900,000	\$1,189	97.62%	187.31%
Average		2016	3	4	2972	194	\$1,978,440	\$3,428,000	\$3,411,249	\$1,195	100.35%	180.36%



*Pall Spera*

Condo  
4893838  
Closed

33 East Villa Lane  
Stowe VT 05672

Unit/Lot Number  
31

List Price: \$2,600,000  
Sale Price: \$2,956,243



to be built - likeness only

Property Panorama

County VT-Lamoille  
Year Built  
Color Brown  
Total Stories 2  
Zoning condo  
Taxes TBD Yes  
Gross Taxes/Year /  
Tax Year Notes  
Tax Class TBD  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt 0.08 / 3,485  
Common Land  
Garage/Capacity Yes / 2  
Garage Type  
Basement / Access Yes / Walkout  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name Villas at Trapp Family Lo  
Assoc. Fee: \$24,000. YEAR

Rooms - Total 17  
Bedrooms - Total 3  
Baths - Total 5  
Baths - Full 4  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 3,042  
SqFt-Apx Fin B-Grade 988  
SqFt-Total Finished 4,030  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 4,030  
Price Per SqFt \$733.56  
Road Frontage No  
Road Frontage Length  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed U  
Flood Zone No  
Days On Market 628

To be built. Single family home, part of the Villas at Trapp Family Lodge. Subject to permitting. Includes access to Trapp Family Lodge amenities, including indoor/outdoor pools, tennis courts, trails, etc. Fully maintained, furniture package available. Owners have access to an elite exchange network of resorts. Finished models available for viewing. Some customization possible!

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Pall Spera Company Realtors-Stowe

Condo  
4979540  
Closed

47A Sterling Lane  
Stowe VT 05672

Unit/Lot Number

List Price: \$3,200,000  
Sale Price: \$3,150,000



County VT-Lamoille  
Year Built 2017  
Color Brown  
Total Stories 3  
Zoning PUD  
Taxes TBD No  
Gross Taxes/Year \$42,328.00 / 2023  
Tax Year Notes  
Tax Class NHMST  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt 0.00 /  
Common Land  
Garage/Capacity Yes / 1  
Garage Type  
Basement / Access No /  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name Village Townhomes  
Assoc. Fee: \$5,192.0 QUAR

Rooms - Total 9  
Bedrooms - Total 4  
Baths - Total 4  
Baths - Full 3  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 2,488  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 2,488  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 2,488  
Price Per SqFt \$1,266.08  
Road Frontage Yes  
Road Frontage Length 50  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone Unknown  
Days On Market 43

This village townhome is mountain living at its best! Beautiful end unit Village Townhome nestled right in the heart of The Village just steps from the lifts, village center, Club at Spruce Peak, golf course, ice rink and spa. Floor to ceiling windows looking straight at the iconic trails on Mt Mansfield. Amazing big views on three sides. This four bedroom, three and a half bath is beautifully furnished, ready to go. Sold fully furnished. Come find your home on the mountain!

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Pall Spera Company Realtors-Stowe



Condo  
4979864  
Closed

142 Red Sled Drive  
Stowe VT 05672  
Stowe Mountain Lodge

Unit/Lot Number  
302

List Price: \$3,650,000  
Sale Price: \$3,500,000



County VT-Lamoille  
Year Built 2016  
Color  
Total Stories 4+  
Zoning PUD  
Taxes TBD No  
Gross Taxes/Year \$36,373.00 / 2024  
Tax Year Notes  
Tax Class NHMST  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt 0.00 /  
Common Land  
Garage/Capacity Yes / 1  
Garage Type  
Basement / Access Yes / Interior  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name Club Residences  
Assoc. Fee: \$6,450.0 QUAR

Rooms - Total 7  
Bedrooms - Total 2  
Baths - Total 4  
Baths - Full 3  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 2,514  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 2,514  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 2,514  
Price Per SqFt \$1,392.20  
Road Frontage Yes  
Road Frontage Length 100  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone Unknown  
Days On Market 29

Location, Location, Location!!! Views, views, views! Live at Epicenter of Spruce Peak! Two stories of glass overlooking Mt Mansfield, ice rink and village center. Incredible Club Residence 2,500 plus square foot two bedroom, 3.5 bath with two large bonus rooms. Beautifully furnished, sit back in your magical snow globe living room the view never gets old! Located above the Club at Spruce Peak... heated underground parking ...just steps away from all the amenities at Spruce Peak!

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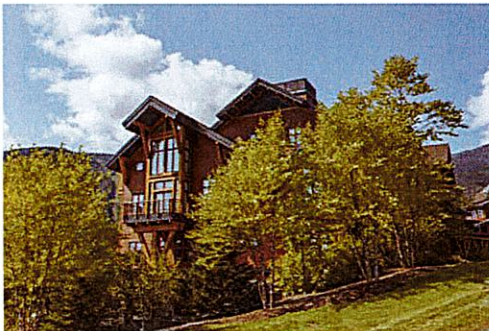
Pall Spera Company Realtors-Stowe

Condo  
4971543  
Closed

142 Red Sled Drive  
Stowe VT 05672  
Stowe Mountain Lodge

Unit/Lot Number  
305

List Price: \$3,695,000  
Sale Price: \$3,550,000



Residence Exterior

County VT-Lamoille  
Year Built 2016  
Color  
Total Stories 4+  
Zoning PUD  
Taxes TBD No  
Gross Taxes/Year \$45,772.00 / 2023  
Tax Year Notes  
Tax Class NHMST  
Tax Rate  
Assessment / Year /  
Special Assessment  
Lot Acres/SqFt 0.00 /  
Common Land  
Garage/Capacity Yes / 1  
Garage Type  
Basement / Access Yes / Interior  
Water Body Name  
Water Body Type  
Water Frntg.  
Water Body Access  
Condo Name Club Residences  
Assoc. Fee: \$25,852. YEAR

Rooms - Total 6  
Bedrooms - Total 3  
Baths - Total 4  
Baths - Full 3  
Baths - 3/4 0  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Fin A-Grade 2,551  
SqFt-Apx Fin B-Grade 0  
SqFt-Total Finished 2,551  
SqFt-Apx Unfn 0  
SqFt-Apx Unfn 0  
SqFt-Apx Total 2,551  
Price Per SqFt \$1,391.61  
Road Frontage Yes  
Road Frontage Length 100  
Parcel Access ROW  
ROW For Other Parcel  
ROW - Length  
ROW - Width  
Surveyed Y  
Flood Zone Unknown  
Days On Market 35

This is your opportunity to own one of the most sought-after homes at Spruce Peak and one of the few true ski-in ski-out homes here on the mountain. Being sold fully furnished (except for all artwork) this three bedroom four and a half bath two story residence in the exclusive Club Residences has 25+ foot ceilings with windows to match, a large eat in gourmet kitchen, living and dining great room, primary and guest suites both with en-suite baths, and large bunk room with adjacent ski-in ski-out family room. Filling the end of the third floor and onto the ground level below this home has views in three directions including the trails on Spruce Peak, the valley to the south and the trails on Mt Mansfield. Situated right on the Village at Spruce Peak you are only steps away from the village green and skating rink, Club at Spruce Peak, dining, shopping, Performing Arts Center, concerts on the green, and of course, skiing. Don't miss your chance to own one of the best homes at Spruce Peak, just in time for this ski season.

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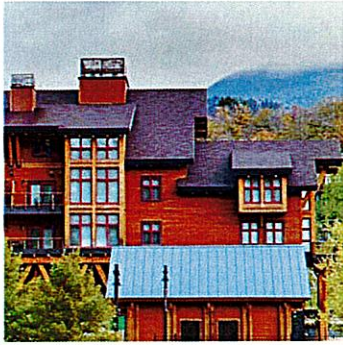
Pall Spera Company Realtors-Stowe

**Condo**  
**4974178**  
**Closed**

**142 Red Sled Drive**  
**Stowe VT 05672**  
**Stowe Mountain Lodge**

Unit/Lot Number  
 412

**List Price: \$3,995,000**  
**Sale Price: \$3,900,000**



County	VT-Lamoille	
Year Built	2016	
Color		
Total Stories	4+	
Zoning	PUD	
Taxes TBD	No	
Gross Taxes/Year	\$53,407.00	/ 2023
Tax Year Notes		
Tax Class	NHMST	
Tax Rate		
Assessment / Year		/
Special Assessment		
Lot Acres/SqFt	0.00	/
Common Land		
Garage/Capacity	Yes	/ 1
Garage Type		
Basement / Access	Yes	/ Interior
Water Body Name		
Water Body Type		
Water Frntg.		
Water Body Access		
Condo Name	Club Residences	
Assoc. Fee:	\$8,152.0	QUAR

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 Fin A-Grade	3,279
SqFt-Apx Fin B-Grade	0
SqFt-Total Finished	3,279
SqFt-Apx Unfn	0
SqFt-Apx Unfn	0
SqFt-Apx Total	3,279
Price Per SqFt	\$1,189.39
Road Frontage	Yes
Road Frontage Length	100
Parcel Access ROW	
ROW For Other Parcel	
ROW - Length	
ROW - Width	
Surveyed	Y
Flood Zone	Unknown
Days On Market	10

This is your opportunity to own a home in one of the most sought after locations at Spruce Peak. This four plus bedroom in the exclusive Club Residences is being sold fully furnished and is move-in ready. A grand two story residence with double height ceilings, and tall floor to ceiling windows to match, this home has a large eat in gourmet kitchen, dining room, great room, primary, guest suite (with two queen beds), and bunk room all with en-suite baths and a fourth guest bedroom as well. There is also a large loft family/game room with space for everyone and a pool table. Located on the fourth and fifth floors this home has views of the trails on Mt Mansfield from all rooms and its location right on the Village at Spruce Peak means you are only steps away from the Village Green and skating rink, Club at Spruce Peak, Spa, pools, dining, shopping, Performing Arts Center, concerts on the green, and of course, skiing. Don't miss your chance to own one of the best homes at Spruce Peak, just in time for this ski season.



Prepared By: **Pall Spera - Phone: 561-762-8188**

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**Pall Spera Company Realtors-Stowe**



STOWE CONDOMINIUMS      \$2,500,000-\$4,000,000      ACTIVE (2) & UNDER CONTRACT (0)

Pics	Status	MLS #	Type	Address	City	Year	BedTot	#Baths	SqFtTotFn	Acres	Price	DOM
	A	5003709	Condo	416 Mountainside Drive	Stowe	2009	4	5	4,004	1.10	\$2,950,000	54
	A	5003758	Condo	29 Nosedive Drive	Stowe	2013	4	6	2,996		\$3,575,000	53

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