

**Residential**  
**5010619**  
**Closed**

**Single Family**

**22 DeForest Road**  
**Burlington**  
**Unit/Lot #**

**VT 05401**

**Listed: 8/21/2024**  
**Closed: 10/28/2024**  
**DOM: 8**

**\$699,000**  
**\$710,000**



**County** VT-Chittenden  
**VillDStLoc**  
**Year Built** 1942  
**Architectural Style** Contemporary  
**Color** Brown  
**Total Stories** 2  
**Taxes TBD** No  
**TaxAnnIAmt** \$14,545.80  
**Tax Year** 2024  
**Tax Year Notes** 2024-2025

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 1,394  
**SqFt-Apx Total** 2,024  
**Lot Size Acres** 0.27  
**Lot - Sqft** 11,761  
**Footprint**

**Date Initial Showings Begin**

**Directions** South of Cliff Street off South Willard, turn on DeForest Road, #22. No driveway. Stairs to property.

**Remarks - Public** Welcome to Deforest Road! Capture this rare opportunity to live in an iconic Hill Section location. This ¼-acre-plus property features everything you love about Deforest – pine trees, Redstone ledge, lake views, and a low-traffic street within a vibrant city. The home was originally designed by Ruth Reynolds Freeman, Vermont's first female architect. Ruth and her husband William designed the house in 1941 for their personal residence. They used modest, clean lines while keeping them proportionally balanced. Head up the winding stone stairs to the clean, modern entryway. Come upstairs to the main living space to your panoramic view over Burlington to Lake Champlain and across to the Adirondacks. Enjoy a cup of coffee on the seasonal porch and relax to the view that makes the Hill Section so desirable. This highly desirable location offers immediate access to downtown, Church Street, the hospital, University of Vermont, Burlington Country Club, and Burlington's growing South End – it is truly irreplaceable. Come see for yourself and book your tour today! This home has no driveway or off street parking. Residential permitted street parking.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Brick Exterior, Wood Exterior  
**Foundation** Concrete  
**Roof** Other  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Crawl Space, Other  
**Garage** No  
**Garage Capacity** 0

**Estimated Completion**

**SqFt-Apx Fin Above Grade** 1,394  
**List \$/SqFt Fin ABV Grade** \$501.43  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Assessor  
**SqFt-Apx Fin Below Grade** 0  
**List \$/SqFt Fin Below Grade**  
**SqFt-Apx Fin BG Source** Assessor  
**List \$/SqFt Fin Total** \$501.43  
**SqFt-Apx Unfn Below Grade** 630  
**SqFt-Apx Unfn BG Source** Assessor  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS.	/	LVL	ROOMS	DIMS.	/	LVL
Kitchen	13'6"	x	9'	2			
Living/Dining	31'	x	14'6"	2			
Porch	14'6"	x	14'	2			
Primary BR Suite	13'	x	11'6"	2			
Bedroom	13'	x	11'6"	2			
Office/Study	14'	x	6'6"	1			
Utility Room	17'	x	14'6"	1			

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1228  
**Deed - Page** 553-554  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 054-1-134-000  
**Zoning** Residential

#### PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 114-035-18903  
**Tax Class** Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** No  
**Assessment Year**  
**Assessment Amount**

#### LOT & LOCATION

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

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

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

**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 90  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Lot Features** Lake View, Landscaped, Mountain View, Sloping, View, Water View, Near Public Transportatn

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

## UTILITIES

**Heating** Natural Gas, Hot Air  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public  
**Electric** 150 Amp, Circuit Breaker(s)

**Utilities** Cable - Available, Telephone Available  
**Internet** Internet - Cable

**Fuel Company** Vermont Gas  
**Electric Company** Burlington Electric  
**Cable Company** Comcast  
**Phone Company**  
**Internet Service Provider**

## FEATURES

**Features - Exterior** Patio, Porch - Screened, Window Screens  
**Driveway** None  
**Parking** On Street, Permit Required  
**Flooring** Carpet, Ceramic Tile, Marble, Slate/Stone, Tile, Vinyl, Wood  
**Features - Interior** Blinds, Dining Area, Fireplace - Gas, Living/Dining, Primary BR w/ BA, Laundry - 1st Floor

**Appliances** Dishwasher, Disposal, Dryer, Range Hood, Range - Gas, Refrigerator, Washer, Water Heater - Electric, Water Heater - Owned  
**Equipment** Smoke Detector  
**Features - Accessibility** 1st Floor 1/2 Bathroom, 1st Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, Bathroom w/Tub

## CONDO -- MOBILE -- AUCTION INFO

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**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** No  
**Rented**  
**Rental Amount**

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

**Items Excluded**

**Documents Available** Deed, Property Disclosure

**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 Verificatn NewCon 2  
Green Verification Source 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

**PREPARED BY**

Nancy J duMont  
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**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

Brian M. Boardman/ Coldwell Banker Hickok and Boardman

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**Residential**      **Single Family**  
**4994151**  
**Closed**

**117 Shore Road**  
**Burlington**  
**Unit/Lot #**

**VT 05401**

**Listed: 5/3/2024**  
**Closed: 5/3/2024**  
**DOM: 0**

**\$699,000**  
**\$715,000**



**County** VT-Chittenden  
**VillDstLoc**  
**Year Built** 1953  
**Architectural Style** Ranch  
**Color** White  
**Total Stories** 1  
**Taxes TBD** No  
**TaxAnnlAmt** \$7,645.08  
**Tax Year**  
**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** 2,065  
**SqFt-Apx Total** 2,930  
**Lot Size Acres** 0.22  
**Lot - Sqft** 9,583  
**Footprint**

**Date Initial Showings Begin**

**Directions**



**Remarks - Public** Renovated to the studs. All new mechanicals and cosmetics throughout. See old listings for before reference

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Insulation-FiberglssBatt, Insulation-FiberglassBlwn, Insulation-Foam, Timber Frame, Vinyl Siding  
**Foundation** Block  
**Roof** Shingle - Architectural  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Finished, Stairs - Exterior, Stairs - Interior, Interior Access, Stairs - Basement  
**Garage** Yes  
**Garage Capacity** 1

**SqFt-Apx Fin Above Grade** 1,465  
**List \$/SqFt Fin ABV Grade** \$477.13  
**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  
**List \$/SqFt Fin Below Grade** \$1,165.00  
**SqFt-Apx Fin BG Source** Other  
**List \$/SqFt Fin Total** \$338.50  
**SqFt-Apx Unfn Below Grade** 865  
**SqFt-Apx Unfn BG Source** Other  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

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

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1733  
**Deed - Page** 249  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** res

#### PUBLIC RECORDS

**Map**  
**Block**  
**Lot**  
**SPAN#** 114-035-12565  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**

#### LOT & LOCATION

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

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

**Lot Features** City Lot

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

**Water Body Name**

**Road Frontage** TBD  
**Road Frontage Type** Public  
**Road Frontage Length**  
**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**



## UTILITIES

**Heating** Natural Gas, Hot Air  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Utilities** Cable - Available, Gas - On-Site  
**Internet** Internet - Cable

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

## FEATURES

**Driveway** Concrete

## CONDO -- MOBILE -- AUCTION INFO

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

**Auction No**  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**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**

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

**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 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 Verificatn NewCon 2  
Green Verification Source 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

PREPARED BY

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My Office Info:

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806





**Residential**   **Single Family**  
**4978111**  
**Closed**

**777 South Prospect Street**  
**Burlington**  
**Unit/Lot #**

**VT 05401**

**Listed: 11/17/2023**   **\$695,000**  
**Closed: 11/17/2023**   **\$750,000**  
**DOM: 0**



**County** VT-Chittenden  
**VillDstLoc**  
**Year Built** 1954  
**Architectural Style** Ranch  
**Color**  
**Total Stories** 1  
**Taxes TBD** No  
**TaxAnnIAmt** \$12,528.96  
**Tax Year** 2022  
**Tax Year Notes** 2022-2023

**Rooms - Total** 8  
**Bedrooms - Total** 4  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,201  
**SqFt-Apx Total** 4,402  
**Lot Size Acres** 0.79  
**Lot - Sqft** 34,412  
**Footprint**

**Date Initial Showings Begin**

**Directions** I-89 Exit 13 to right on Shelburne Rd (VT Route 7) to Burlington. Turn right onto Prospect Parkway and continue straight. Home will be on the left, as the street merges with South Prospect St.

**Remarks - Public**

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Wood Frame, Brick Exterior, Clapboard Exterior  
**Foundation** Block  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Stairs - Interior  
**Garage** Yes  
**Garage Capacity** 1

#### Estimated Completion

**SqFt-Apx Fin Above Grade** 2,201  
**List \$/SqFt Fin ABV Grade** \$315.77  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 0  
**List \$/SqFt Fin Below Grade**  
**SqFt-Apx Fin BG Source**  
**List \$/SqFt Fin Total** \$315.77  
**SqFt-Apx Unfn Below Grade** 2,201  
**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** Quit Claim  
**Deeds - Total**  
**Deed - Book** 961  
**Deed - Page** 582-583  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID** 058-3-051.000  
**Zoning** Residential

**Map**  
**Block**  
**Lot**  
**SPAN#** 114-035-20159  
**Tax Class** Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**

#### LOT & LOCATION

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

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

**Lot Features** Sidewalks, Street Lights, Near Country Club, Near Golf Course, Neighborhood, Near Hospital

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

**Water Body Name**

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

**Road Frontage** Yes  
**Road Frontage Type** Public  
**Road Frontage Length** 100  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

## UTILITIES

**Heating** Natural Gas, Baseboard, Electric  
**Cooling** None  
**Water Source** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Utilities** Cable - Available, Telephone Available  
**Internet** High Speed Intrnt -Avail

**Fuel Company** Vermont Gas  
**Electric Company** Burlington Electric  
**Cable Company** Xfinity  
**Phone Company** Comcast  
**Internet Service Provider**

## FEATURES

**Driveway** Paved  
**Parking** Attached

**Appliances** Water Heater-Natural Gas, Water Heater - Owned, Water Heater  
- Tank

## CONDO -- MOBILE -- AUCTION INFO

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**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 Developmnt**  
**Rented**  
**Rental Amount**

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

**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 Verificatn NewCon 2  
Green Verification Source 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

PREPARED BY

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My Office Info:

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62 Main St

Stowe VT 05672  
Off: 802-253-1806



**Residential / Single Family**  
**4962924**  
**Closed**

**73 Birchcliff Parkway**  
**Burlington VT 05401**

**Unit/Lot #:**

**Price - List \$689,000**  
**Price - Closed \$750,000**  
**Date - Closed 9/6/2023**



**Year Built** 1953  
**Style** Ranch

**Color**

**Total Stories** 1

**Zoning** RL

**Taxes TBD** Y

**Gross Taxes/Year** \$9,507.40 / 2023 2023-20

**Lot Acres/SqFt** 0.49 / 21,344

**Directions**

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,976  
**DOM** 6

Welcome to this stunningly maintained oasis in the highly sought-after South End of Burlington! This charming 3-bedroom ranch, boasting one full bathroom and one half bathroom, offers an ideal blend of modern updates and timeless charm. Situated on an expansive nearly half-acre lot, an incredibly rare find in this neighborhood, this property provides ample space for relaxation, outdoor activities, and potential expansion. The home itself has been updated and meticulously cared for, ensuring a comfortable and inviting living space. Upon entering the home, you're greeted by a large living room area that provides more than enough space to entertain guests or relax with family. In the kitchen, you'll find it comes equipped with a Viking Range and has been updated in recent years. The dining room has a modern high-end feel with plenty of space to enjoy meals. Upon entering the backyard, you'll feel like you're in a private country setting, all while being moments away from the finest amenities Burlington has to offer. The home has been thoughtfully updated in recent years, featuring a new roof, new driveway, retaining wall, hot water tank, and heat pump in addition to central air - ensuring year-round comfort. Don't miss this incredible opportunity to own a beautiful home on a spacious lot in one of Burlington's most coveted neighborhoods. Come and experience the serenity and convenience of this delightful property for yourself! Open houses Saturday 7/29 & Sunday 7/30 11am-1pm.

#### STRUCTURE

**Construction Status** Existing  
**Construction** Wood Frame, Vinyl Exterior  
**Foundation** Block, Slab - Concrete  
**Exterior**  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Interior  
**Basement Description** Walkout, Interior Access, Stairs - Basement  
**Garage/Capacity** Yes / 1  
**Garage Type**  
**Garage Description**

**Footprint**  
**SqFt-Apx Fin AG/Source** 1,976 / Appraiser  
**SqFt-Apx Fin BG/Source** 0 / Appraiser  
**SqFt-Apx Unfn AG/Source** 0 / Appraiser  
**SqFt-Apx Unfn BG/Source** 1,514 / Appraiser  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,976  
**SqFt-Apx Total** 3,490  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living Room	20' x 14'	1			
Family Room	21' x 13'	1			
Dining Room	19' x 13'	1			
Kitchen	13' x 14'	1			
Primary Bedroom	30' x 19'	1			
Bedroom	12' x 10'	1			
Bedroom	8' x 12'	1			

#### UTILITIES

**Heating** Natural Gas, Heat Pump, Hot Air  
**Heat Fuel**  
**Cooling** Central AC  
**Water** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)

**Services** Cable  
**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**



# LOT / LOCATION

Page 2 of 2

<b>County</b>	VT-Chittenden	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Burlington School District	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Assigned	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Edmunds Middle School	<b>Roads</b>	Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Burlington High School	<b>Road Front/Length</b>	TBD /
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	City Lot, Landscaped, Open, Rolling, Water View, Wooded	<b>Area Desc</b>	

# FEATURES

<b>Features - Interior</b>	Dining Area, Fireplace - Wood, Kitchen/Living, Laundry Hook-ups, Living/Dining, Natural Light, Security, Storage - Indoor, Walk-in Closet, Walk-in Pantry, Laundry - Basement	<b>Features - Exterior</b>	Garden Space, Patio, Pool - Above Ground, Shed
<b>Flooring</b>	Carpet, Tile, Wood	<b>Driveway</b>	Paved
<b>Appliances</b>	Cooktop - Gas, Dishwasher, Disposal, Range Hood, Freezer, Microwave, Refrigerator, Stove - Gas, Water Heater - Tank	<b>Parking</b>	Driveway, Attached
<b>Equipment</b>	CO Detector, Security System, Smoke Detectr-Hard Wired		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Other	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	913 / 116-118
<b>Map</b>		<b>Block</b>		<b>Lot</b>	
<b>SPAN #</b>	114-035-19701	<b>Property ID</b>	057-3-028.000	<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>	Homestead	<b>Tax Rate</b>		<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>\$/SqFt Fin. Above Grade</b>	\$348.68	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	No	<b>Rented</b>	
<b>Covenants</b>	No	<b>Easements</b>	
<b>Possession</b>	At Closing, CUFSH	<b>Documents Available</b>	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Price - Original</b>	\$689,000
<b>Financing-Current</b>	Conventional, Other	<b>Financing-Possible Opt</b>	Cash

# PREPARED BY

Nancy J duMont - Cell: 802-793-1430

nancy.dumont@pallspera.com

Pall Spera Company Realtors-Stowe Village - Off: 802-253-1806

62 Main St

Stowe VT 05672



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Listed By:

Will Hurd - Coldwell Banker Hickok and Boardman

**Residential**  
**4997058**  
**Closed**

**Single Family**

**139 Prospect Parkway**  
**Burlington**  
**Unit/Lot #**

**VT 05401**

**Listed: 5/23/2024**  
**Closed: 7/1/2024**  
**DOM: 2**

**\$739,000**  
**\$750,000**



**County** VT-Chittenden  
**VillDstLoc**  
**Year Built** 1949  
**Architectural Style** Ranch  
**Color**  
**Total Stories** 1  
**Taxes TBD** No  
**TaxAnnlAmt** \$9,633.00  
**Tax Year** 2022  
**Tax Year Notes**

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 1,592  
**SqFt-Apx Total** 2,616  
**Lot Size Acres** 0.35  
**Lot - Sqft** 15,246  
**Footprint**

**Date Initial Showings Begin**



**Directions** East off of Route 7 near Kinney Drugs in Burlington.

**Remarks - Public** Welcome to this charming, hill section home. Enjoy the bright and airy space this 3-bedroom, 2-bathroom home has to offer with the convenience of one level living. The home has many beautiful updates including new Sierra Pacific windows, siding, gutters, heating system, appliances and more. The living room features a wood burning fireplace and a large slider which opens up to the expansive back patio - perfect for entertaining. In the basement you will find a large semi finished space, ample storage and a home office. The house is surrounded by established perennial gardens and privacy plantings. The property also has two large outbuilding (12x16 and 10x20) one of which is insulated and has power - perfect for whatever hobbies or toys you may have. Come and experience the unique feel this home has to offer with the convenience of South End living.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Wood Frame  
**Foundation** Block, Concrete  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Concrete, Daylight, Finished, Partially Finished, Storage Space, Sump Pump, Unfinished  
**Garage** Yes  
**Garage Capacity** 1

**Estimated Completion**

**SqFt-Apx Fin Above Grade** 1,388  
**List \$/SqFt Fin ABV Grade** \$532.42  
**SqFt-Apx Fin AG Source** Appraiser  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Appraiser  
**SqFt-Apx Fin Below Grade** 204  
**List \$/SqFt Fin Below Grade** \$3,622.55  
**SqFt-Apx Fin BG Source** Appraiser  
**List \$/SqFt Fin Total** \$464.20  
**SqFt-Apx Unfn Below Grade** 1,024  
**SqFt-Apx Unfn BG Source** Appraiser  
**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** 1691  
**Deed - Page** 263  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** RL

**Map**  
**Block**  
**Lot**  
**SPAN#** 114-035-20082  
**Tax Class** Homestead  
**Tax Rate**  
**Current Use**  
**Land Gains** To Be Determined  
**Assessment Year** 2022  
**Assessment Amount** \$455,900

#### LOT & LOCATION

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

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

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

**Road Frontage** TBD  
**Road Frontage Type** Public  
**Road Frontage Length**  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Lot Features** City Lot, Level, Sidewalks, In Town, Near Golf Course, Near Shopping, Neighborhood, Near Public Transportatn

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



**UTILITIES**

**Heating** Natural Gas, Baseboard, Hot Water, Radiator  
**Cooling** None  
**Water Source** Public Water - On-Site  
**Sewer** Public Sewer On-Site  
**Electric** 200 Amp

**Utilities** Phone, Cable - Available, Gas -  
 Underground, Telephone Available  
**Internet** Internet - Fiber Optic, Internet - Fixed

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**FEATURES**

**Features - Exterior** Fence - Partial, Outbuilding, Patio, Porch - Covered, Shed, Window Screens  
**Driveway** Concrete  
**Parking** Driveway, Garage, On Street  
**Flooring** Carpet, Hardwood, Vinyl  
**Features - Interior** Blinds, Ceiling Fan, Dining Area, Fireplace - Wood, Primary BR w/ BA  
**Appliances** Dishwasher, Disposal, Dryer, Microwave, Range - Electric, Refrigerator, Washer  
**Equipment** Smoke Detector

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

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

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**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**

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

**Items Excluded**  
**Documents Available** Deed

**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**

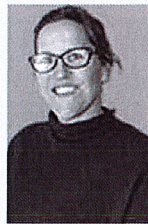
Green Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verificatn NewCon 2  
Green Verification Source 2  
Green Verificatn URL 2

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

**PREPARED BY**

Nancy J duMont  
Cell: 802-793-1430  
nancy.dumont@pallspera.com

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806

Listed by:

Jason Sapphire/ [www.HomeZu.com](http://www.HomeZu.com)

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