

Residential / Single Family**4728072****Closed****789 Mud City Loop****Morristown****VT****Unit/Lot #:****05661****Price - List****\$139,900****Price - Closed****\$138,000****Year Built**

1989

Style

Cape, Cottage/Camp

Color**Total Stories**

2

Zoning

RR

Taxes TBD

Y

Gross Taxes/Year

/ :

Lot Acres/SqFt

0.500000 / 21,780

Directions Walton Road to Mud City Loop Road - left approximately 1.5 miles to property on left (789 on mail box).**Rooms - Total**

5

Bedrooms - Total

2

Baths - Total

1

Baths - Full

1

Baths - 3/4

0

Baths - 1/2

0

Baths - 1/4

0

SqFt-Tot Finished

1,200

DOM

15

Wonderful country setting with working farms in neighborhood. Brook and forest. Would make a wonderful retreat or Airbnb.

Virtual Tours:**STRUCTURE**

Construction Status	Existing	Footprint	
Construction	Wood Frame	SqFt-Apx Fin AG/Source	1,200 / Municipal
Foundation	Poured Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Wood, Wood Siding	SqFt-Apx Unfn AG/Source	0 /
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	Yes / Walkout	SqFt-Apx Tot Below Grade	
Basement Description	Concrete, Finished, Walkout	SqFt-Apx Total Finished	1,200
		SqFt-Apx Total	1,200
Garage/Capacity	No /	Mobile Make/Model	/
Garage Type		Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE**DIMENSIONS LEVEL****ROOM TYPE****DIMENSIONS LEVEL****UTILITIES**

Heating	Direct Vent, Gas Heater, Wall Furnace
Heat Fuel	Gas - LP/Bottle
Cooling	None
Water	Drilled Well
Sewer	500 Gallon
Electric	100 Amp

Services

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

LOT / LOCATION

Page 2 of 3

County	VT-Lamoille	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Lamoille South	ROW-Length/Width	/
Water Body Type		School - Elementary	Morristown Elementary School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Peoples Academy Middle Level	Roads	Unpaved
Water Frontage Lngth		School - High	Peoples Academy	Road Front/Length	Yes / 300
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use	Bed and Breakfast, Recreation	Lot Desc	Conserved Land, Country Setting, Sloping, Wooded	Area Desc	Rural

FEATURES

Water Heater	Gas - LP/Bottle	Driveway	Gravel
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Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	58 / 420
Map		Block		Lot	
SPAN #	414-129-11392	Property ID	06001	Plan Survey Number	
Assment Amount/Year	/	Assments - Special		Current Use	
Tax Class	Non-Homestead	Tax Rate		Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	No	Easements	
Possession		Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determd By			

LISTING INFORMATION

Listing Office - Office Name	Pall Spera Company Realtors-Stowe	Listing Type	Exclusive Right
Listing Office - Phone Number	Off: 802-253-9771	Listing Service	Full Service
Listing Office - Phone Number 2	Fax: 802-253-9993	Designated/Apptd. Agency	No
List Agent - Agent Name	Pall Spera	Variable Commission	No
List Agent - Phone Number	Phone: 802-253-9771	Compensation Based On	
List Agent - E-mail	pall.spera@pallspera.com	See Non-Public Remarks	No
Co List Agent - Agent Name		Buyer Agency	2.50
Co List Agent - Phone Number		Buyer Agency Type	%
Co List Agent - E-mail		SubAgency	
Alternate Contact - Agent Name		SubAgency Type	
Alternate Contact - Phone Number		NonAgency Facilitator	
Alternate Contact - E-mail		NonAgency Facilitator Type	
List Team - Team Name		Transactional Broker	
List Team - Phone Number 1		Transactional Broker Type	
List Team - Team Email 1			

OCCUPANT / SHOWING INFORMATION**Showing Instructions** Call List Agent**Showing Service****Owner Name**

Estate of Jeanette Lepine

Owner Phone**Delayed Showing** No**Date - Showings Begin****Occupant Type****Occupant Name****Occupant Phone****STATUS INFORMATION****Date - MLS List** 11/14/2018**Contingencies**

Inspection, Other

Date - AUC**Date - Pending** 11/29/2018**Date - Withdrawn****Date - Terminated****Price - Original**

\$139,900

Date - Expiration**\$/SqFt Fin. Above Grade**

\$116.58

Date - Closed 1/25/2019**CLOSING INFORMATION****Selling Office - Office Name** Pall Spera Company Realtors-Stowe**Selling Office - Phone Number** Off: 802-253-9771**Selling Agent - Agent Name** Joni Gaines**Selling Agent - Phone Number** Cell: 802-238-8510**Selling Agent - E-mail** joni@jonigaines.com**Sell Team - Team Name****Sell Team - Phone Number 1****Sell Team - Team Email 1****Title Company****Concessions** No**Concession Comments****Concessions Amt****Appraisal Complete** Yes**Appraiser** Ed Lacroix

/ 802-878-7886

Financing-Buyer CONV**Buyer Name****Residence****REMARKS****Remarks - Non-Public****Remarks - Intra-Firm****MY INFO****My Name**

George Nelson

My Phone Number

Phone: 802-760-3137

My E-mail

george.nelson@pallspera.com

My Office Name

Pall Spera Company Realtors...

My Office Phone Number

Off: 802-253-9771

Residential / Single Family
4728124
Active

849 Walton Road
Morristown VT 05661

Unit/Lot #:

Price - List
Price - Closed

\$225,000



Year Built	1910	Rooms - Total	6
Style	Cape, Historic Vintage	Bedrooms - Total	3
Color		Baths - Total	2
Total Stories	1	Baths - Full	1
Zoning	RR	Baths - 3/4	1
Taxes TBD	Y	Baths - 1/2	0
Gross Taxes/Year	/	Baths - 1/4	0
Lot Acres/SqFt	82.000000 / 3,571,920	SqFt-Tot Finished	1,012
DOM		DOM	93

Directions Morristown Corners to Walton Road. First house (white) on left side of road, over first bridge.

Wonderful opportunity to own a perfect hobby farm or productive theme farm. Former dairy farm with house and barn - additional house permitted with pond and drilled well. Currently in VT Land Use and VT Land Trust Conservation enrollment. Could be candidate for hemp or other livestock and/or crops.

Virtual Tours:

STRUCTURE

Construction Status	Existing	Footprint	
Construction	Wood Frame	SqFt-Apx Fin AG/Source	612 / Municipal
Foundation	Fieldstone	SqFt-Apx Fin BG/Source	400 / Municipal
Exterior	Asphalt, Shingle	SqFt-Apx Unfn AG/Source	0 /
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	Yes /Interior	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Crawl Space, Dirt Floor, Gravel, Partial	SqFt-Apx Total Finished	1,012
		SqFt-Apx Total	1,012
Garage/Capacity	Yes /4	Mobile Make/Model	/
Garage Type	Carport	Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE **DIMENSIONS** **LEVEL**

ROOM TYPE **DIMENSIONS** **LEVEL**

UTILITIES

Heating	Stove - Wood	Services	
Heat Fuel	Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Spring	Phone Company	
Sewer	Other	Cable Company	
Electric	100 Amp	Electric Company	

LOT / LOCATION				Page 2 of 3
County	VT-Lamoille	Devel/Subdiv	ROW-Parcel Access	
Water Body Access		School - District	ROW-Length/Width	/
Water Body Type		School - Elementary	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Roads	Gravel, Paved, Public
Water Frontage Lngth		School - High	Road Front/Length	Yes / 2,400
Water Restrictions		Mobile Park Name	Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name	Owned Land	
Common Land Acres		Building #	Units Per Building	
Suitable Use		Lot Desc	Area Desc	
				Country Setting, Field/Pasture, Mountain View, Open, Pond, Wooded

FEATURES	
Water Heater	None
Driveway	Crushed Stone, Dirt, Gravel

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

PUBLIC RECORDS			
Deed - Recorded Type	Warranty	Deeds - Total	Deed Book/Page 82 / 91
Map		Block	Lot
SPAN #	414-129-11392	Property ID	06001
Assment Amount/Year	/	Assments - Special	Plan Survey Number
Tax Class	Non-Homestead	Tax Rate	Current Use
			Land Gains

DISCLOSURES			
Fee/Fee Frequency	/	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	No	Easements	
Possession		Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determd By			

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Listing Office - Phone Number 2	Fax: 802-253-9993	Designated/Apptd. Agency	No
List Agent - Agent Name	Pall Spera	Variable Commission	No
List Agent - Phone Number	Phone: 802-253-9771	Compensation Based On	
List Agent - E-mail	pall.spera@pallspera.com	See Non-Public Remarks	No
Co List Agent - Agent Name		Buyer Agency	2.50
Co List Agent - Phone Number		Buyer Agency Type	%
Co List Agent - E-mail		SubAgency	
Alternate Contact - Agent Name		SubAgency Type	
Alternate Contact - Phone Number		NonAgency Facilitator	
Alternate Contact - E-mail		NonAgency Facilitator Type	
List Team - Team Name		Transactional Broker	
List Team - Phone Number 1		Transactional Broker Type	
List Team - Team Email 1			

OCCUPANT / SHOWING INFORMATION

Page 3 of 3

Showing Instructions Call List Broker
Showing Service
Owner Name Estate of Jeanette Lepine
Owner Phone

Delayed Showing No
Date - Showings Begin
Occupant Type
Occupant Name
Occupant Phone

STATUS INFORMATION

Date - MLS List 11/14/2018 **Contingencies**
Date - AUC
Date - Pending
Date - Withdrawn
Date - Terminated **Price - Original** \$225,000
Date - Expiration **\$/SqFt Fin. Above Grade** \$367.65
Date - Closed

CLOSING INFORMATION

Selling Office - Office Name **Sell Team - Team Name**
Selling Office - Phone Number **Sell Team - Phone Number 1**
Selling Agent - Agent Name **Sell Team - Team Email 1**
Selling Agent - Phone Number
Selling Agent - E-mail

Title Company

Concessions **Concession Comments**
Concessions Amt
Appraisal Complete **Appraiser** / **Residence**
Financing-Buyer **Buyer Name**

REMARKS

Remarks - Non-Public
Remarks - Intra-Firm

MY INFO

My Name George Nelson
My Phone Number Phone: 802-760-3137
My E-mail george.nelson@pallspera.com

My Office Name Pall Spera Company Realtors...
My Office Phone Number Off: 802-253-9771