



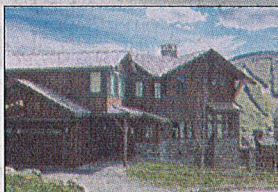
# PALL SPERA COMPANY REALTORS, LLC

WWW.PALLSPERA.COM

1800 MOUNTAIN ROAD, STOWE - 802.253.9771

62 MAIN STREET, STOWE - 802.253.1806

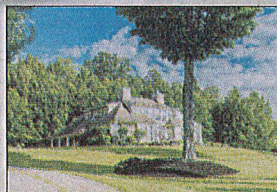
65-5 NORTHGATE PLAZA, MORRISVILLE - 802.888.1102



## Spruce Peak at Stowe

4,500± Square foot mountain-chic home at Spruce Peak offering 5-BR, 5-BA, ski-in/ski-out access, ski trail views, contemporary lines, energy efficiency and access to incredible amenities. Built by Gristmill Builders, builders of the 2011 HGTV Dream Home.

(802) 253-1806 \$3,950,000



## Stowe Home For All Seasons

Enjoy this very private 10± acre setting with pond and magnificent views! The 5-BR, 5-BA, 4,586± sq. ft. home features pristine hardwood floors, updated kitchen and baths, custom built-ins, and exceptional attention to detail. Approximately 5 minutes to the village.

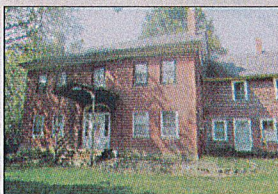
(802) 253-1806 \$1,450,000



## Stately Waterbury Home

Enjoy this 2± acre setting in a private neighborhood with easy access to 189. The 4-BR, 4-BA home offers a luxurious master suite, central air, chef's kitchen, great room with gas fireplace, formal dining area, billiard room, heated 3-car garage, and more.

(802) 253-1806 \$660,000



## Stowe Apartment Building

8-Unit (1-BR and 2-BR) apartment building in an outstanding location for proximity to Stowe Village, ski area and Morrisville. Large private rear lawn faces Mt. Mansfield across the Little River. Units in high demand with a very stable tenant list.

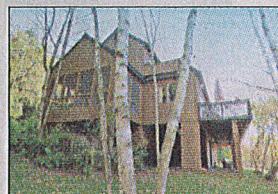
(802) 253-9771 \$650,000



## Luxurious Topnotch Condominium

Fully furnished 3 bedroom, 3 bath Topnotch condominium. Updated kitchen, furnishings, central heat and air conditioning. Two master bedroom suites, one on the main level. Very private setting overlooking a brook. Topnotch offers 5-star amenities.

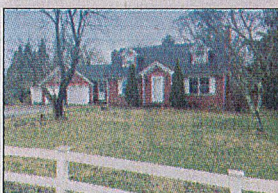
(802) 253-9771 \$514,950



## Stonybrook at Stowe

A primary or second home getaway at Stonybrook with 160 common acres, ponds, pools and tennis courts. This 3 bedroom, 4 bath unit features cathedral ceilings, fireplace, den, balcony, deck, screened porch and an unfinished walkout basement.

(802) 253-9771 \$495,000



## Charming Morristown Cape

3 Bedroom, 2 bath home on 1+ acre. Lots of living space... large eat-in kitchen, wood stoves in both formal dining area and family room, plus a newly renovated sunroom. A 3-season porch, large deck and attached 2-car garage complete the property.

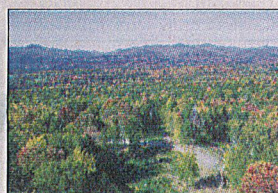
(802) 888-1102 \$275,000



## Homesteading Farm, Hyde Park

Wonderful 1880 farmhouse on 5± acres including an in-law apartment, barn, greenhouse, decks with southern exposure and mountain views and a guest house for visitors or rental. Ample opportunity for homesteading, farming, livestock, and gardens.

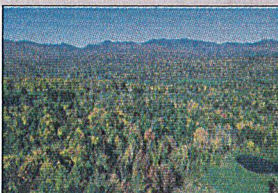
(802) 888-1102 \$229,000



## Ripley Springs, Waterbury Center

Spectacular 10± acre parcel with privacy and views of Mt. Mansfield, Camel's Hump and Waterbury Reservoir. Septic permit will be for 4-5 bedrooms. Convenient location close to recreation - including exceptional golf at the Country Club of VT - and I-89.

(802) 253-9771 \$219,000



## Private Stowe Land Parcel

Tucked back at the end of the drive, 120 Ollies Lane sports views towards Mt. Mansfield and a private location. 3.13± Acres with a 4-BR residence and 2-BR apartment wastewater permit make this building lot a prime candidate for your perfect Stowe home.

(802) 253-1806 \$190,000



## Trapp Family Lodge Timeshare

Enjoy 4 weeks per year at this amazing 3 bedroom chalet, set within the Trapp Family Lodge in Stowe, Vermont. Experience the finest in 4-season alpine living and direct access to recreational pursuits. Access to a luxury property exchange is available.

(802) 253-1806 \$70,000



## Building Lot with Lake Frontage

Cady's Falls is a private 37± acre enclave surrounded by water, comprised of 9 lots. Lot 4 offers 3.25± acres with a large, cleared, level building site. Lot slopes down to frontage on Lake Lamollee and enjoys southern exposure and distant mountain views.

(802) 253-1806 \$50,000

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65-5 NORTHGATE PLAZA - P.O. BOX 507

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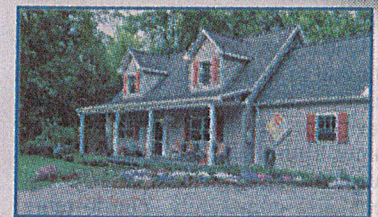
### The Essence of Vermont Country Living

This 522.9± acre VT homestead is fully self-sufficient and off-the-grid. The 2,496± sq. ft. log cabin has 4-BR and 3-BA. 6,000 Maples are currently tapped, with potential for thousands more. Trails, brooks, waterfalls and mountain views are yours to enjoy!  
(802) 253-1806 \$2,200,000



### Bonaventure ~ Morristown

Exquisite country estate comprised of a 3 bedroom main house, 2 bedroom guest cottage, and a 3-bay garage with apartment. Located in the Ten Bends community overlooking waterways and mountain vistas, and with excellent fishing and hiking trails.  
(802) 253-9771 \$1,450,000



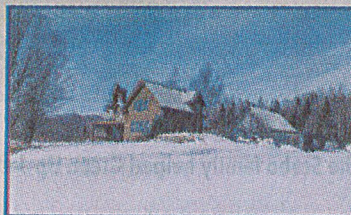
### Privacy Awaits...

This owner/contractor-built home features top-of-the-line materials, glowing oak floors, gas fireplace, open floor plan, exposed beams, and main level master. An attached 2-car garage and heated shop complete the picture. Permitted for 5 bedrooms.  
(802) 888-1102 \$435,000



### Montpelier Gem

Overlook a century-old farm from this well maintained 3 bedroom, 2 bath home. Wonderful living inside... enjoy fireplaces in the great room and family room and a finished lower level. Gracious yard with beautiful gardens on a prestigious corner lot.  
(802) 253-9771 \$395,000



### Live the Vermont Dream

Classic post & beam on 51.7± acres in quaint Belvidere. This energy efficient home is ideally located between Jay Peak and Smugglers' Notch ski areas with lovely mountain views. Includes a timber frame barn with heated workshop and 2-stall horse barn.  
(802) 253-1806 \$360,000



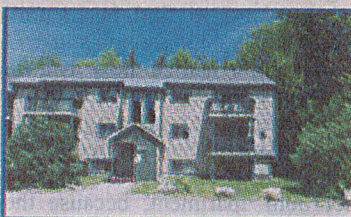
### Year-Round Lake Living

Lake living at its best! Home offers 3 bedrooms, 2 baths, an open floor plan, office, brick hearth for gas, pellet or wood stove, and a brand new furnace. Enjoy the private setting from the wonderful covered porch overlooking the lake. This one won't last!  
(802) 888-1102 \$275,000



### Homesteading Farm

Wonderful 1880 farmhouse on 5± acres including an in-law apartment, barn, greenhouse, decks with southern exposure and mountain views and a guest house for visitors or rental. Ample opportunity for homesteading, farming livestock, and gardens.  
(802) 888-1102 \$229,000



### 2-BR Condo in Smugglers' Notch Resort

Fully furnished 2-BR condo in the heart of Village East Community at Smugglers' Notch Resort. 66 Riverside is centrally located to the pools, restaurants, stores, Funzone 2.0 and the slopes. Smuggs rental program available with homeowner benefits.  
(802) 253-1806 \$190,000



### Private Country Cape

Sweet hillside mini-farm awaits its new owners! 3 Bedrooms, 2 baths and large deck overlooking the pond. The 3.8± acre setting also includes a garage and outbuilding. Plant your garden, listen to the peepers on the pond and fish the morning away!  
(802) 888-1102 \$178,000



NANCY DUFAND • PENNY MASON-ANDERSON • NANCY PRITCHARD  
LAUREL HOULE • CASEY GRONDIN • ANGEEA LAMBERT • MONICA HEATH • BOB DURAND



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REAL ESTATE SALES AND RENTALS