



# 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



## Olde Sterling Farm

Unique gentleman's farm... 4-BR, 5-BA stone house, 4-horse stable, 39± AC of pastures, woods and Sterling Brook running through. Everything is interesting: gym with solarium, hot tub, steam room, sauna and meditation bed, and a separate building with theater.

(802) 253-9771

\$890,000

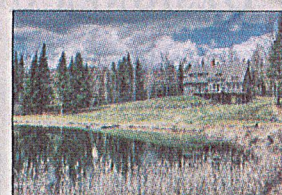


## Renovated Stowe Home

Completely renovated 3-BR, 4-BA home. Quality finishes... professional gas range with copper hood, granite counter tops and custom cabinetry in the kitchen, marble in the baths with slate and glass tile showers. Set on 3± AC with direct Mt. Mansfield views.

(802) 253-1806

\$799,000



## Desirable Stowe Hollow Setting

Stowe home on 11.8± acres in a private Stowe Hollow setting with mountain views and a swimming pond. Main floor master suite and laundry, wood burning Rumford fireplace, sunroom, unfinished walkout basement, attached 2-car garage, and 2-stall barn.

(802) 253-9771

\$749,000



## Beautiful Stonybrook Condominium

Sensational 4-BR Stonybrook unit with garage - beautifully renovated and fully furnished with wide board pine floors, 2 fieldstone fireplaces, granite counters, luxurious master bath and Mt. Mansfield views! Stonybrook offers 2 pools, tennis courts, sauna.

(802) 253-1806

\$498,000



## 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

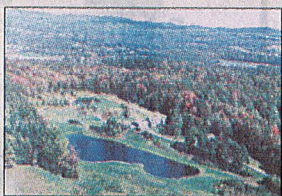


## Picturesque New England, Groton

Enjoy 110± acres of stunning pastures, meadows, forest, mountain views and 3 ponds. A 3-story classic red barn complements the 4 BR farmhouse... a charming site for a hobby farm, B&B, wedding venue, or simply a private escape. Access to the VAST trails.

(802) 253-1806

\$399,000

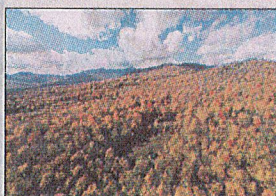


## Beautiful Country Setting

This 3-BR, 2-BA home has a large kitchen with many cabinets, deck, main floor master bedroom, and 2 spacious bedrooms on the 2nd floor. Manicured grounds and 2 large ponds await you on the 18+ acre parcel. Close to Morrisville and Stowe conveniences.

(802) 888-1102

\$365,000

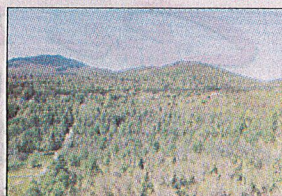


## Robinson Springs, Stowe

Large, private, 15± acre building lot in the exclusive Robinson Springs neighborhood. Worcester Mountain views with bright Southern exposure, along with direct access to Town of Stowe lands for hiking, biking, skiing and other recreational pursuits.

(802) 253-1806

\$315,000



## 100+ Acres of Opportunity!

101± Acres in Morrisville - perfect for hiking, biking, hunting, snow-shoeing and more with its hills, valleys and streams. Current enrollment in VT's Current Use program offers significant tax advantages. Buyer will be responsible for obtaining permits.

(802) 253-1806

\$195,000

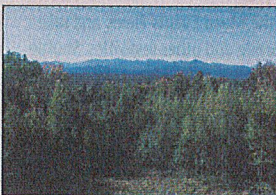


## Home with Character

Looking for a home with character and potential? This is the one! On a quiet street, this home has a country feel including a cute front porch with swing. Includes an oversized barn/garage with ample storage, and a private back yard with garden space.

(802) 888-1102

\$179,000

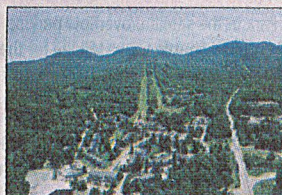


## Build Your Dream Mountain Home!

This 5± acre Elmore lot features spectacular mountain views which could be improved with additional clearing. Power is on site and driveway has been roughed-in. Elmore Lake, Stowe Mountain Resort, and Morrisville amenities are nearby.

(802) 253-9771

\$159,000



## 5-Star Rated Condominium

This well maintained, original owner studio is located in the heart of Smugglers' Notch Resort. Enjoy views from the private balcony, gas fireplace, Jacuzzi tub, new flooring, new counter tops, some new appliances & more. Close to dining, shops & the FunZone.

(802) 253-1806

\$100,000

LUXURY  
PORTFOLIO  
INTERNATIONAL



LEADING REAL ESTATE  
COMPANIES OF THE WORLD







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

MORRISVILLE, VERMONT 05661

MAIN 802.888.1102 | TOLL FREE 877.888.4679

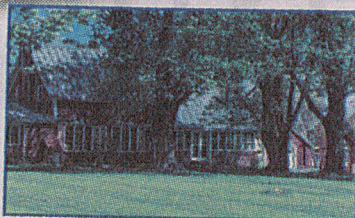


### True Piece of Paradise

53+ Acres, 4 bedroom residence, beautiful views, pasture, pond and privacy. Lots of natural light, gorgeous kitchen, wood and tile flooring, and a deck that overlooks the pond. Cottage and large barn are also available.

(802) 888-1102

\$475,000

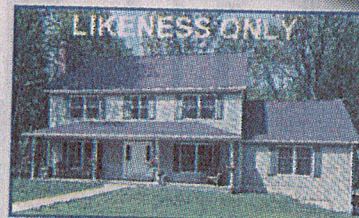


### Quintessential New England Farmhouse

On 15± AC, this 4 bedroom, 2,794± sq. ft. home offers an authentic slice of Vermont! New standing seam roof, upgraded boiler and water heater, replaced septic system and windows, in-ground swimming pool, barn, building for maple sugaring, 2-car garage.

(802) 253-1806

\$450,000



### Customize Your Dream Home

To Be Built - 4 bedroom, 2.5 bath Colonial with open floor plan and 2-car attached garage. Developer/Builder will customize to suit. Set on 1.6± acres conveniently located in a quiet newer subdivision just outside the village of Morrisville.

(802) 253-9771

\$379,000



### Country Living in Waterville

Charming, newly renovated 1850's colonial home on 3± acres with mountain views, comprised of a 3-BR, 2 full BA home and a 2-BR, 1.5-BA in-law apartment. Enjoy the exposed beams and open living spaces, plus a deck with access to the level yard.

(802) 253-1806

\$350,000



### Hyde Park Village

Restored antique colonial with 3 BR, 3 BA, renovated kitchen & baths, period moldings & trim, and original floors. Enjoy the quiet setting from the wrap around covered porch overlooking the gardens, seasonal mountain views, and sunsets. 30X40 Barn/garage.

(802) 253-1806

\$330,000



### Stylish Contemporary Home

Home offers 3 bedrooms, 3 baths, office space, gourmet kitchen with island, large pantry and dining area. Sun room with back deck. Huge living area with cathedral ceilings, skylights, catwalk, wood floors. 13x23 outbuilding. Mountain Views!

(802) 888-1102

\$289,500



### Charming 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



### Beautiful Vacation Home

Well-crafted 3 bedroom, 2 bath off-the-grid vacation home with deeded access to lovely South Pond. 1,872± Sq. ft. with screened porch and wood burning stove. Limitless recreational activities just steps away!

(802) 253-1806

\$200,000



### Riverfront Property

3.2± Acres in Johnson and Hyde Park. Surveyed, septic design and permit in place for 3 bedroom home. Combination of softwood, hardwood and fruit trees. Central to Stowe, Smuggler's Notch and Jay Peak ski resorts. Priced well below assessed value.

(802) 888-1102

\$38,000



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