

CENTURY21 Premiere Properties requires any Purchase and Sale Contract be accompanied by:

1. Confirmation of Real Estate Agency Relationship Form
2. Buyer-Acknowledged Seller Disclosure Statement and Buyer-Acknowledged Lead Disclosure Statement if Prior to 1978
3. Smoke Detector/Carbon Monoxide Form
4. Private Water/Well Source Disclosure
5. All available from the Listing Office.



BK_411_PG_28

Zoning_None

Schools_Rutland Town & City

Type_Cape_Rms_8_Bdrms_3_Baths_1 & 1/4_Price_\$119,900

Construction_woodframe_Est. Sq Ft_1506_Age/Yr Built_circa 1948_Stories_1 1/2

Land/Lot_.53_Surveyed_No_Map_Tax Map_Possession_negotiable, immediate

All Measurements are approximate

Info Dated as of: 29My2015

Rm Sizes	Main	2nd	Bsmnt	Fireplace	Gas FP in LR	Roof/Age/Type	Front 2014, Rear 2008
Sep. Entry	2		1	Woodstove	Yes in Entry	Foundation	PC/Stone/Brick/Block
Living	16'10"x11'8"			Amp Service	100 Circ Breakers	Siding/Color	Vinyl/Beige
Dining	13'11"x10'6"			Floors: H,S,Wood, Vinyl,Carpet,CTile,	Carpet,Laminate Pine	Storm Wind Screens	Screens & Thermal
Kitchen	11'11"x8'2"			Taxes Yr.	\$2,130.45	Internet Access	Fairpoint Avail Comcast
Baths	Full & 3/4 3/4 wLaundry			Sewer/Septic	Septic	Cost/Size,Tank, Lst Pumped Date	1000 gal conc tank To be pumped prior to close
BedroomMstr	10'11"x11'4"			Water Public/Private	Dr Well	Cost/GPM, Depth	8 GPM 178' deep
Bedroom		10'11"x11'4"		Garage Det/att/un	Detached,2 car	Driveway Pvd,Grvl,Conc	Crushed gravel
Bedroom		8'7"x12'8"		Outbldgs	None	Furnace/Age	HW Boiler
3 SeasonRm	XX			Heat Type	BBHW/ Radiant LR	Fuel Type/Dealer	Oil/ Mac's. Tank New
Laundry	Main Lvl w 3/4 bath			Heat Cost	832.5gals	View	Neighborhood/wooded
Den/Setting	Main Flr, central			Hot Water Gr Mtn Pwr/Sz/Type/Owned	Boiler Mate 41 gals	Insurance \$/Company	Wehse
Other	Entry Lock w Woodstove			Insulation Type	Fiberglass	Amt/Walls/Attic? RValue	Attic: Walls: 3"
Attic	4 accesses			Washer HU	Yes/Laundry Rm	Dryer HU	Yes/Laundry Rm
Basement	Full Unfinished, walk out and walk up into house. Laundry Tub			Porch		Patio/Deck	

Remarks: Great neighborhood, quiet wooded setting, nice neighbors in Rutland Town with Recreational park nearby & access to all area amenities! Great schools. Well maintained home ready to welcome your family! Priced to SELL. Radiant heated floor in LR. 3 Season Room off LR. Roof New 2014, back roof, 2008! Septic will be pumped prior to closing.

Personal Property Included In Sale

Stove	Hot Point	E or G	E	Refrig	Kenmore
Washer	Admiral	Dryer E or G	E	TV Ant Cable	Comcast
Dishwasher	Maytag	Disposal	None	Trash C	None
Woodstove	Yes, Entry	Carpet	Yes some	Gas	Stove/H2O/Dryer/Fireplace
Microwave	No	Draperies/Curtains Window Treatments			
Other: Laundry Tub in basement					

Title is subject to all ROW easements and restrictions of record. THIS IS NOT A LEGALLY BINDING OFFER TO SELL. All information herein, although believed accurate, is not guaranteed.

Listing Agency:

Listing Agent:

Tele:

MLS#:4425460

CENTURY 21 Premiere Properties Denise Byers, ABR, CRS, e-Pro, GRI, SFR, Realtor® 802 775-5565x21: 802-236-8216 Cell Denise@DeniseByers.com Office Fax: 802-775-5566 Attn Denise

Property Address: _89 Forest Way, Rutland Town, VT 05701 Owner: _Ed & Sharon Gould

Keys/How to Show: __Contact CENTURY 21 Premiere Properties for advance appointment, Easy to show

Directions: __Rt 4 E to Post Rd, left turn, to Left turn onto Forest Way, then to end on left. Sign.