

Wynn Realty 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. All available from the Wynn Realty Listing Office.



**BK\_80\_PG\_530**  
**Zoning\_RR2 & RR5**  
**Schools\_Castleton**  
**Type\_Singlewide Windsor Expanded** **Rms\_4** **Bdrms\_3** **Baths\_2** **Price\_\$349,900**  
**Construction\_Mobile** **Est. Sq Ft\_1250** **Age\_1985** **Stories\_One**  
**Land/Lot:28acw/MH& Barn & 5acLot** **SurveyedYes** **MapYes** **Possession:** Pending Seller finding Suitable replacement housing  
**Info Dated as of: 22Jun08**

<b>Rm Sizes</b>	<b>Main</b>		<b>Fireplace</b>	Woodstove	<b>Roof/Age/Type</b>	1 1/2-2 yrs 20 yr Shingle
<b>Sep. Entry</b>	3		<b>Wdstove</b>	Yes	<b>Foundation</b>	PC6"steel reinfor.conc slab pad
<b>Living</b>	21x12	Open Floor Plan	<b>Amp Service</b>	100Home / 60Barn	<b>Siding/Color</b>	Vinyl, tan
<b>Dining</b>	8x9		<b>Floors</b>	Carpet, vinyl	<b>StormWind Screens</b>	yes
<b>Kitchen</b>	10x9		<b>Taxes Yr.</b>	\$2,253.84	<b>Internet Access</b>	Dial up
<b>Baths</b>	2 Full/1w laundry rm		<b>Sewer/Septic</b>	Septic	<b>Cost/Size,Tank, Lst Pumped Date</b>	1000 gal, concrete
<b>Bedroom</b>	8x9		<b>Water</b>	Shallow well	<b>GPM,Depth</b>	12"_____
<b>Bedroom</b>	12x13		<b>Garage</b> Det/att/un	42x36 Barn w/2 sets sliding doors/4 cars	<b>Driveway Pvd,Grvl,Conc</b>	gravel
<b>Bedroom</b>	13x13		<b>Outbldgs</b>	Just the barn	<b>Furnace/Age</b>	original
<b>Bedroom</b>			<b>Heat Type</b>	FHA, Wood	<b>Fuel</b>	Propane/Wood 3-4 cords
<b>Laundry</b>	Yes in Bath		<b>Heat Cost</b>	600 galsPro/3-4cords wood	<b>View</b>	Mtn Views/Private
<b>Util</b>			<b>Hot Water</b> CVPS/ Sz/Type/Owned	30 gal Propane owned	<b>Insurance Company/\$</b>	AllState Bill Vien
<b>Other</b>			<b>Insulation Type</b>	Standard MH	<b>Amt/Walls/Attic? RValue</b>	6" sides, 4"ends, 10" ceiling
<b>Attic</b>	none		<b>Washer HU</b>	Yes Bathrm	<b>Dryer HU</b>	Yes Bathrm
<b>Basement</b>	none		<b>Porch</b>	Front yes w/tarp24x8 1/2	<b>Patio/Deck</b>	Rear yes covered 6x10 1/2

**Remarks:** Here is your opportunity to get 2 great parcels of land in the Lakes Region/ College town, w/ 360 degrees of mid range mtn views in a private/ secluded spot,end or rd location. Great Horse property.Great building potential as there are 2 deeded lots, 23 ac and 5 ac. The fully furnished & equipped MH&Barn is on the 23 ac parcel & the 5 ac parcel was perc tested for Inground 3B in '02  
 Would make a great Vt getaway or for In-Law housing on land by building your own new place. Boat or RV storage. 1 Brook & 2 waterholes/small ponds on lot w/house. Deer Yard,Turkey, etc. Generator in & wood heat furnace in Barn! Fully Furnished & Equipped. School Bus at driveway! Too much to discuss here,ask Seller to find suitable replacement Housing...but ready

Personal Property Included In Sale					
<b>Stove</b>	Yes New GE	<b>E or G</b>	Gas	<b>Refrig</b>	Yes GE
<b>Washer</b>	Yes GE	<b>Dryer E or G</b>	Yes GR Elec	<b>TV Ant Cable</b>	Direct Tv Dish
<b>Dishwasher</b>	yes	<b>Disposal</b>	None	<b>Trash C</b>	None
<b>Woodstove</b>	Yes w Fire view		<b>Carpet</b>	yes	
<b>Draperies/Curtains</b>	Yes as is		<b>Gas</b>	Stove /H2O/	
<b>Other</b>	Stereo Tape System/Security wired, not connected to Police Station, but can for a fee.				
38" John Deere Riding Mower, Turbo 10 FP Generator, Fully Furnished, Fully Applianced, New:Gas Stove,H2O Heater,					

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.  
 Printing Date:Thursday, July 03, 2008  
 Listing Agency: **Wynn Realty Denise Byers**, CBR,CRS,e-Pro,GRI,Realtor® 802 747-9966x16: 802-236-8216 Cell: Denise Personal e-Fax: 1-253-681-1140  
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 Wynn Realty Office Fax: 802-747-9967 Attn Denise, [www.WynnRealtyVt.com](http://www.WynnRealtyVt.com) Office Website  
**Property Address:** 1086 Belgo Rd. Town Castleton, VT 05735  
**Owner:** Paul & Nikki Gosselin **Occupant:** Owners  
**Keys/How to Show:** Contact Wynn Realty for advance appointment  
**Directions:** New Hwy, Rt 4 West to Ext 5, Monument Hill Rd, make right turn head north, to Belgo Rd on right, Make Right, go up about 1 mile, ppty on Right, "Sweet Haven sign", at beginning of driveway.