

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
- All available from the Wynn Realty Listing Office.



Lock Box #: \_\_\_\_\_  
 Lock Box Code: \_\_\_\_\_  
 BK 380 PG 40  
 Zoning \_\_\_\_\_  
 Schools Rutland

Type Single Level Unit/Condo Rms 4 Bdrms 2 Baths 1 Full, 1 Half Price \$192,000  
 Construction Wood frame Est. Sq Ft 1122 Age 1988 Stories One  
 Land/Lot Common Surveyed Yes Map At Town Possession Immediate

All Measurements are approximate

Info Dated as of: 9Sep09

Rm Sizes	Main		Fireplace	Yes, LivingRm	Roof/Age/Type	Original
Sep. Entry	3		Wdstove	None	Foundation	PC/Stone/Brick/Block
Living Dining	25x12		Amp Service	Circuit Breakers	Siding/Color	Cedar/Rust
Kitchen	8x8		Floors	New Carpeting	StormWind Screens	Thermal w/Screens
			Taxes Yr.	3,412.72	Internet Access	yes
Baths	Full & Half		Sewer/Septic	Town	Cost/Size,Tank, Lst Pumped Date	
BedroomMstr	13x15		Water	Town	Cost/GPM,Depth	
Bedroom	12x13		Garage Det/att/un	1 car attached	Driveway Pvd,Grvi,Conc	
			Outbllds	None	Furnace/Age	
			Heat Type	BBHW	Fuel	Propane / Today 9Sep09 \$1.35 per gal
Laundry	Stackable in Hall off Kitchen		Heat Cost	800 gals 25Dec08-9Sep09	View	Development/Woods
Util			Hot Water CVPS/ Sz/Type/Owned	Propane/owned	Insurance \$/Company	
3 Season Porch	Yes		InsulationType		Association Dues	\$954 Qtr
Attic	Access		Washer HU	Yes In Hall closet	Dryer HU	Yes in hall Closet
Basement	None, On slab.		Porch		Patio/Deck	3 Season Screened Covered Porch

**Remarks:** Too good to be true, The ONLY Single Level Country Grove Unit in the complex. Offers 2 Bedrooms and 1 1/2 baths, w/Walk in security bath-tub!. The Master Bedroom has it's own bath & is a true Master Suite. Walk-In closet. Den or 2<sup>nd</sup> Bedroom can double as an extended Living Rm or Den or Family rm. as it has double doors that enter to the Fireplaced Living Rm. 3 Season Screened & Covered Porch. Very economical. Great quiet neighbors. Located across from the Country Club /Golf Course.

**Personal Property Included In Sale**

Stove	Elec	E or G	Y	Refrig	Yes
Washer	Yes	Dryer E or G	Yes	TV Ant Cable	
Dishwasher	None	Disposal	None	Trash C	None
Woodstove	None	Carpet	Wall to Wall		
Draperies/Curtains	none	Gas	Stove /H2O/ Dryer ?		
Other					

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: Tuesday, September 08, 2009

Listing Agency: \_\_\_\_\_ Listing Agent: \_\_\_\_\_ Tele: **MLS#:** 2909896V/ 2796637 N

**Wynn Realty Denise Byers**, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 Cell: 877-887-2589 x16 Toll Free

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Wynn Realty Office Fax: 802-747-9967 Attn Denise, [www.WynnRealtyVt.com](http://www.WynnRealtyVt.com) Office Website

Property Address: Unit #10, 300 Grove St, Country Grove Development

Owner: Dusckett/Shortlidge

Keys/How to Show: Contact Wynn Realty for advance appointment

Directions: Rt 7/Main St, North to West onto Field Ave, to end to Right onto Grove St, to Country Grove Entry on Right, to Third set of Units, #10 in center.