

**Multi-Family**  
**4367881 Active**

**101 Gibson Ave**  
**Rutland City, Vermont 05701**



**L \$115,000**



<b>Zoning:</b>	MR	<b>Total Units:</b>	2
<b>Year Built:</b>	1890	<b>Color:</b>	gray
<b>Total Fin SqFt:</b>	2,144	<b>Source of SqFt:</b>	Municipal
<b>Apx Fin Above Grd:</b>	2,144	<b>Source of SqFt:</b>	Municipal
<b>Apx Fin Below Grd:</b>	0	<b>Source of SqFt:</b>	Municipal
<b>Gross Taxes:</b>	\$3,962.72	<b>Foot Print:</b>	
<b>Taxes TBD:</b>	No	<b>Garage Capacity:</b>	2
<b>Tax Year:</b>	14	<b>Garage Type:</b>	Detached
<b>Gross Ann. Inc.:</b>	\$	<b>Lot Acre:</b>	.18
<b>Operating Expenses:</b>	Heating Fuel , Insurance , Maintenance/Repairs , Snow Removal	<b>Lot SqFt:</b>	7,840.80
<b>Ann. Op. Exp.:</b>	\$	<b>Flood Zone:</b>	Unknown
<b>Road Frontage:</b>	Yes/ 61	<b>Monthly Assoc.\$:</b>	\$
<b>Water Frontage:</b>		<b># of Stories:</b>	2
<b>Water Acc Type:</b>			
<b>Style:</b>	Other		

<b>Water Body Type:</b>		<b>Water Body Restr.:</b>	Surveyed: No	<b>Seasonal:</b>	No
<b>Water Body Name:</b>		<b>Current/Land Use:</b>	No	<b>Land Gains:</b>	No

**Parcel Access ROW:** No      **ROW for other Parcel:**      **ROW Width:**      **ROW Length:**

**Public Rems:** Now, a 2 family with a wonderful floor plan! Great flow. Excellent owners unit on main floor. Owners unit has laundry room and 2 bedrooms, Living Room and Eat In kitchen. Each unit has a 1 car detached garage. Upstairs is a wonderful unit.

**Directions:** Rt 7 South Main St to West onto Park St (Creed Ice/Fair Grounds) towards end, on right to Granger to left onto Gibson, property on right, 101 Gibson Ave.

<b># of 1 Bedrooms:</b>	0	<b># of 2 Bedrooms:</b>	1	<b># of 3+ Bedrooms:</b>	1	<b># of Full Baths:</b>	
<b>Ranges:</b>		<b>Refrigerators:</b>		<b>Sep Utility:</b>		<b>Total # Leases:</b>	
<b>Electric Meters:</b>		<b>Gas Meters:</b>		<b>Heating Units:</b>		<b>Water Heaters:</b>	

<b>Taxes Expense:</b>	<b>Insurance:</b>	<b>Heat:</b>	<b>Water:</b>	<b>Misc:</b>
<b>Utilities:</b>	<b>Trash Expense:</b>	<b>Snow Expense:</b>	<b>Maintenance:</b>	<b>Management:</b>

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
# ROOMS	6	4						
# BR								
# BA	1	1						
FURNISHED	No	No						
RENT								
DEPOSIT								
LEASE TERM								
RENT AGRMNT								
FLOOR LOC								
APX SQFT								
STYLE								
TENANT								
TENANT #								
SHOW INSTR								
APPL INCL								
HEAT INCL	Yes	Yes						

**Ext. Amenities:** Porch , Porch-Covered , Screened Porch      **Possession:** Immediate , Negotiable , Tenant Rights , To Be Agreed

**Int. Amenities:** CO Detector , Dryer , Laundry Hook Up , Range-Electric , Refrigerator , Smoke Detector , Washer

**Basement:** Full , Unfinished , Walk Up

**Driveway:** Paved      **Electric:** Circuit Breaker

**Construction:** Wood Frame      **Exterior:** Clapboard , Wood

**Financing:** All Financing Options , FHA , Rural Development , VA      **Foundation:** Brick , Stone

**Floors:** Carpet , Hardwood , Vinyl      **Heating/Cool:** Baseboard , Central Air

**Garage/Parking:** 2 Parking Spaces , Assigned , Detached , Garage , Off Street , Paved      **Lot Desc:** City Lot

**Heat Fuel:** Oil      **Occ. Restrict.:**

**Roads:** Public      **Roof:** Slate

**Sewer:** Metered , Public      **Water:** Public

**Trash:** Recycle      **Water Heater:** Electric , Owned

**Utilities:** Other      **Neighborhood:** Near Shopping

**Rent Includes:** Heat , Landscaping , Plowing , Sewer , Snow Removal , Water      **Inc. Verification:**

**Disability:** 1st Floor Laundry , Access. Parking , Bathrm w/Tub , One-Level Home      **Building Certs.:**

**Docs Available:** Deed , Other

**Excl Sale:**

**Tax Rate:**      **Assmt:** \$133,300.00      **Assmt Yr:**

**Tax Class:** Nonhomestead      **County:** Rutland

**Covenant:** No      **Book/Pg:** 528/ 415

**Recorded Deed:** Warranty      **Property ID:** 12244      **Plan/Survey:**

**Map/Blck/Lot:** //      **Const. Status:** Existing      **Tax ID No. (SPAN# VT):** 540-170-12244

**Devel/Subdiv:**      **Home Energy Rated Index Score:**

**District:**  
**Elem Sch:** Rutland Northeast Primary Sch  
**Fuel Co:**

**High Sch:** Rutland Senior High School  
**Cable:**

**Jr./Mid Sch:** Rutland Middle School  
**Electric Co:**

**Phone Co:**

**Resort:** No

**DOM:** 0      **Foreclosed Bank-Owned REO:** No

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**PREPARED BY**

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**Selected Criteria**

State:Vermo

Owner:p&E