

Owner Wants To **SELL!** Encourages **All Offers!**  
**No EMPS NEEDED!** Someone *Will* get a  
**GREAT DEAL!**

With Full Price Offer Seller Will  
 Pay 1 yrs Taxes when closed by 30  
 April 2010

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  
 3. Buyer-Acknowledged Lead Disclosure Statement  
 if Prior to 1978  
 4. Smoke Detector/Carbon Monoxide Form  
 All available from the Wynn Realty Listing Office.



Stop Renting! Start Living!  
 Own your own home, Let Rental  
 Income offset your costs!

Zoning: MR  
 Bk: 475 Pg: 631  
 Schools: Rutland City



**Two Family** (Or knock out center Partition Wall and revert back to a 3Bedrm, 2bath **Single Family!**)

Type DoubleWide Rms 4/3 Bdrms 2/1 Baths 1/1 Price ~~\$89,000-\$84,900-\$79,000~~ **\$74,000**

Construction Manufactured Est. Sq Ft 1248 Age 1985 Stories one

Land/Lot 80x90 Surveyed Yes Map \_\_\_\_\_ Tax \_\_\_\_\_ Possession Tenant rights

All Measurements are approximate

Info as of: 24 February 2010

Rm Size	Front	Rear	Level	Fireplace	In Front Unit	Floors	vinyl, carpet																																																								
Sep. Entry	1	2		Wdstove	no	Foundation	slab																																																								
Living	17x11 w/FP	16x11		Outbdgs	no	Roof	'01 asphalt shingle																																																								
Dining				Wndw Scrns	yes	View	neighborhood																																																								
Kitchen	8x9	11x9		Amp Service	100 each	Elec Cost	by tenants																																																								
Baths	Full	Full		Sewer	city	Cost/Size/Type	incl in water amnt																																																								
Bedroom	8x11	12x11		Water	city	Cost Water/Sewage	\$425.00_																																																								
Bedroom	8x11			Heat Type	propane hot air	Heat Cost	Gals# _____/\$2,200yr_																																																								
Bedroom				Hot Water	propane	TankSize/ \$	50 gal																																																								
Bedroom				Fuel	propane	Fuel Gals	pre-pay																																																								
RENTS	WAS \$575 incl heat & hot water	\$650 incl heat & hot water		Taxes Yr.	\$2362.44 09/10	Fuel Co	Irving Oil Co																																																								
	Now Vacant	Now Vacant		Insurance \$	/co? _____	Siding/Color	Texture 111																																																								
		Laundry HU's		Garage	no	Driveway	gravel, parking 2 ea,																																																								
Deposit	1mo rent	\$500.		Washer HU	No Front/ Yes Rear	Dryer HU	No Front/yes Rear																																																								
Basement/Attic	none/none			Porch	stoops	Patio/Deck	no																																																								
Remarks..	<p>Propane: 1,000 gals '09. Tenants paid own Elec, Trash, Phone, Cable, Shoveling.                      In Past rental Has met Sect8 annual inspections.                      Convenient to Stores, Town Hall, Church, Playground. Clean CofO's to be provided. Driveway ROW to back houses. Easy Convert back to Single Fam. by means of doorway from one to the other, then have fam rm, lv rm, dining rm,kitch,laundry, 3B2b &amp; Fireplace, sell off or nego the appliances... for great price of 74k!~</p>																																																														
	<p align="center"><b>Personal Property Included in Sale</b></p> <table border="1"> <tr> <td>Stove Kenmores</td> <td>2@ 1-2yrs old _ 1-'09 new</td> <td>E or G</td> <td>Gas Both</td> <td>Refrig Kenmores</td> <td>2@ 1-2yrs old 1-'09 new</td> <td colspan="2"></td> </tr> <tr> <td>Washer</td> <td>No HUYes</td> <td>Dryer</td> <td>No HUYes</td> <td>TV Ant</td> <td>cable avail</td> <td colspan="2"></td> </tr> <tr> <td>Dishwasher</td> <td>no</td> <td>Disposal</td> <td>no</td> <td>Trash C</td> <td>no</td> <td colspan="2"></td> </tr> <tr> <td>Woodstove</td> <td>no</td> <td></td> <td>Carpet</td> <td>yes</td> <td colspan="3"></td> </tr> <tr> <td>Draperies</td> <td>no</td> <td></td> <td>Curtains</td> <td>As is</td> <td colspan="3"></td> </tr> <tr> <td>Other</td> <td colspan="7">Dryer in Back Unit: Gas/Elec?</td> </tr> <tr> <td colspan="8">May need Portfolio loan or cash, or Wells Fargo will finance !!!!!</td> </tr> </table>							Stove Kenmores	2@ 1-2yrs old _ 1-'09 new	E or G	Gas Both	Refrig Kenmores	2@ 1-2yrs old 1-'09 new			Washer	No HUYes	Dryer	No HUYes	TV Ant	cable avail			Dishwasher	no	Disposal	no	Trash C	no			Woodstove	no		Carpet	yes				Draperies	no		Curtains	As is				Other	Dryer in Back Unit: Gas/Elec?							May need Portfolio loan or cash, or Wells Fargo will finance !!!!!							
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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.

Wynn Realty Denise Byers, ABR, CBR, CRS, e-Pro, GRI, Realtor® 802-747-9966 x16 / 236-8216 Cell

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Property Address: 46 Prospect St , Rutland Z Code# \_\_\_\_\_

Owner: Eugene & Eugene L Francese Occupant: \_\_\_\_\_ Vacant \_\_\_\_\_ Town Abbrev. RC

Keys/How to Show: for private showing, 24-48 hr notice is preferred

Directions: Washington St or Madison St to Prospect St. Ppty on east side of street, watch for sign