

Residential  
4371918 Active

**103 Cheerio Hill Rd**  
**Shrewsbury, Vermont 05738**  
**Cuttingsville**



**L \$189,900**



<b>Zoning:</b>	Res	<b>Rooms:</b>	8
<b>Year Built:</b>	1980	<b>Bedrooms:</b>	4
<b>Color:</b>	Yellow	<b>Total Baths:</b>	3
<b>Gross Taxes:</b>	\$ 3,192.58	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2013	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	1.94	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	84,506.4	<b>Total Fin SqFt:</b>	1,792
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,792
<b>Road Frontage:</b>	Yes/ 50	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	896
<b>Water Frontage:</b>		<b>Foot Print:</b>	28x32
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Colonial
<b>Basement:</b>	Yes / Walkup		

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

<b>Parcel Access ROW:</b>	Yes	<b>ROW for other Parcel:</b>		<b>ROW Width:</b>	50	<b>ROW Length:</b>	300
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**Public Rems:** Mountain Air breezes coming your way! Tucked in to private road shared with only 3 others! Larger home with much to offer, /Sits atop knoll and offer pleasant views, Open Airy Sunny Feeling outside, Great for Gardens, games, pets & animals! Wild Apple Trees, 2 Pear, 2 Apple & 1 Plum Trees. Blue Berries, Perennial Flowers! lovely near & mid range Mtn Views. Attached Screened Porch, & 2 car gar. Large Deck in rear.

**Directions:** From Rt 7 S, to Rt 103 SE to Left onto Cheerio Hill Rd Before Lincoln Hill

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm	16x16	1	Master BR	13x14 w 3/4 bath	2	1st	0			1	
Kitchen	14x17	1	2nd BR	11x13	2	2nd	4	1	1		
Dining Rm	11x14	1	3rd BR	13x15	2	3rd					
Family Rm			4th BR	8x10	2	4th					
Office/Study			5th BR			Bsmt					
Utility Rm	6x8 Laundry	1	Den								
Screened Porch	8x10	1	Other Rm 3								
Other Rm 2											

<b>Assoc Amenities:</b>		<b>Possession:</b>	Immediate , Negotiable , To Be Agreed
<b>Interior Feat.:</b>	1st Floor Laundry , Attic , Cable Internet , Ceiling Fan , Dining Area , Eat-in Kitchen , Formal Dining Room , Laundry Hook-ups		
<b>Exterior Feat.:</b>	Deck , Screened Porch , Shed , Window Screens		
<b>Basement:</b>	Full , Unfinished , Walk Up , Concrete		
<b>Equip./Appl.:</b>	Cook Top-Electric , Dishwasher , Dryer , Refrigerator , Wall Oven , Washer		
<b>Driveway:</b>	Crushed/Stone	<b>Electric:</b>	150 Amp , Circuit Breaker(s)
<b>Construction:</b>	Existing , Wood Frame	<b>Exterior:</b>	Vinyl
<b>Financing:</b>	Cash Only , Conventional , FHA , VA , VtFHA	<b>Foundation:</b>	Concrete
<b>Floors:</b>	Carpet , Ceramic Tile , Softwood	<b>Heating/Cool:</b>	Hot Air
<b>Garage/Park:</b>	2 Parking Spaces , Attached	<b>Lot Desc:</b>	Country Setting , Cul-De-Sac , Easement , Horse Prop , Mountain , Mountain View , Rural Setting , View
<b>Heat Fuel:</b>	Gas-LP/Bottle	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Cul-de-Sac , Dead End , Gravel , Private , Shared	<b>Roof:</b>	Metal , Shingle-Asphalt , Standing Seam
<b>Sewer:</b>	1000 Gallon , Concrete , Leach Field	<b>Water:</b>	Drilled Well , Private
<b>Suitable Land Use:</b>	Land:Pasture , Land:Tillable , Agriculture/Produce , Horse/Animal Farm	<b>Water Heater:</b>	Gas-Lp/Bottle , Owned , Tank
<b>Fee Includes:</b>		<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	Deed , Property Disclosure , Survey , Other
<b>Negotiable:</b>	Dishwasher , Refrigerator , Washer , Shed , Other		
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>		<b>Assmt Yr:</b>	
<b>Tax Class:</b>	Homestead	<b>Source SqFt:</b>		<b>County:</b>	Rutland
<b>Covenant:</b>	No	<b>Book/Pg:</b>	41/ 60-61	<b>Plan/Survey:</b>	
<b>Recorded Deed:</b>	Warranty	<b>Property ID:</b>	950-0-0103	<b>Tax ID No. (SPAN# VT):</b>	594-187-10353
<b>Map/Blck/Lot:</b>	//	<b>Const. Status:</b>	Existing	<b>Home Energy Rated Index Score:</b>	
<b>Devel/Subdiv:</b>		<b>High Sch:</b>	Mill River Union High School	<b>Jr./Mid Sch:</b>	
<b>District:</b>		<b>Cable:</b>		<b>Electric Co:</b>	
<b>Elem Sch:</b>	Shrewsbury Mountain School	<b>Phone Co:</b>		<b>Resort:</b>	No
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Timeshare/Fract. Ownrshp:</b>	No				

**DOM:** 1      **Foreclosed Bank-Owned REO:** No

**PREPARED BY**

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### **Selected Criteria**

State:Vermo

SubType:Resid

ActSt:Act,Act

Owner:juscen