

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.

Lock Box #: \_\_\_\_\_

Lock Box Code: \_\_\_\_\_

BK 525 PG 404

Zoning MR

Schools Rutland City



Type Duplex Rms 6 /4 Bdrms 2-3/2 Baths 1/1 Price \$ 132,900

Construction Woodframe Est. Sq Ft 1800 Age 1920's era Stories 2

Land/Lot .27 acres Surveyed no Map tax map only Possession negotiable

All Measurements are approximate

Info Dated as of: 31Dec09

<b>Rm Sizes</b>	<b>Lft side</b>	<b>Rt Side</b>	<b>3rd</b>	<b>Fireplace</b>	none	<b>Roof/Age/Type</b>	11yrs +-
<b>Sep. Entry</b>	2	2		<b>Wdstove</b>	none	<b>Foundation</b>	PC/Stone/Brick/Block
<b>Living</b>	16.5c12.5	12.5x9.7		<b>Amp Service</b>	100	<b>Siding/Color</b>	White Vinyl
<b>Kitchen Dining</b>	9.5x9.11	12.9x11.11		<b>Floors</b>	Carpet,vinyl	<b>StormWind Screens</b>	Thermal pane
				<b>Taxes Yr.</b>	3094.36/ 2009	<b>Internet Access</b>	<b>Yes</b>
<b>Baths</b>	Full Main flr	¾ bath main flr		<b>Sewer/Septic</b>	City	<b>Cost/Size,Tank, Lst Pumped Date</b>	
<b>BedroomMstr</b>	13.2x12.4	21.7x14.1		<b>Water</b>	City	<b>Cost/GPM,Depth</b>	
<b>Bedroom</b>	9.11x9	8.10x23.5		<b>Garage Det/att/un</b>	None	<b>Driveway Pvd,Grvl,Conc</b>	gravel
<b>Room</b>	11.10x15.1 Front No Heat/No Closet			<b>Outbllds</b>	none	<b>Furnace/Age</b>	2@ 20yrs estm?
<b>Bedroom</b>				<b>Heat Type</b>	BBHW	<b>Fuel</b>	Oil, 2 Oil Tanks
<b>Laundry</b>	In Hall	In Bath		<b>Heat Cost</b>		<b>View</b>	
<b>Util</b>				<b>Hot Water CVPS/ Sz/Type/Owned</b>	Domestic, off furnace	<b>Insurance \$/Company</b>	
<b>Other</b>				<b>InsulationType</b>		<b>Amt/Walls/Attic? RValue</b>	
<b>Attic</b>				<b>Washer HU</b>	Yes Left side only	<b>Dryer HU</b>	Yes, Left side only
<b>Basement</b>	Full Unfinished			<b>Porch</b>		<b>Patio/Deck</b>	Back Deck

**Remarks: Duplex, side by side 2 family, up & down. Two furnaces, Two elec Meters. 2 Stoves, 2 Refrigs. Rt side tenant owns Washer/Dryer. Dogs in tenant side, need 48 hrs notice to show. 2 Parking spaces ea unit. Walking distance to Walmart plaza, movies, supermarket, Town Hall, courts, & Library.**

**Personal Property Included In Sale**

<b>Stove</b>	2	<b>E or G</b>	Elec	<b>Refrig</b>	2
<b>Washer</b>	One Left Side	<b>Dryer E or G</b>	One Left Side	<b>TV Ant Cable</b>	
<b>Dishwasher</b>	None	<b>Disposal</b>	None	<b>Trash C</b>	None
<b>Woodstove</b>	None	<b>Carpet</b>	yes		
<b>Draperies/Curtains</b>	none	<b>Gas</b>	Stove /H2O/ Dryer		
<b>Other</b>					

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: Friday, January 01, 2010

Listing Agency:

Listing Agent:

Tele:

MLS#: 2913599VR/2812320NR

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

[Sales@DByersRealEstate.com](mailto:Sales@DByersRealEstate.com) Email [www.DByersRealEstate.com](http://www.DByersRealEstate.com) Denise's Website

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

**Property Address:** 78 Plain St. Rutland, Vt 05701

**Owner:** Michael Mendonca & Charles Adams

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

**Directions:** \_Rt 7 to Park St to Right onto Granger to Right onto Plain St,\_