

RE/MAX Premiere Properties 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. Private Water/Well Source Disclosure
5. All available from the Listing Office.



**BK** 32/44 **PG** 35/ 232-236  
**Zoning** Res Commercial  
**Schools** Clarendon

**Type** Victorian **Rms** 12 **Bdrms** 4+ **Baths** 1@3/4 1@ 1/2 **Price** \$399,900  
**Construction** Woodframe **Est. Sq Ft** 2764 **Listr Crd** Age/Yr **Built** 1866 **Stories** 2 Full Plus Attic  
**Land/Lot** 7.10 **Surveyed** Yes **Map** Yes **Possession** immediate, Negotiable

All Measurements are approximate

<b>Rm Sizes</b>	<b>Main</b>	<b>2nd</b>	<b>3rd</b>	<b>Fireplace</b>	Yes LR	<b>Roof/Age/Type</b>	Asphalt Shingle 3 yrs (2014)
<b>Sep. Entry</b>	2			<b>Woodstove</b>	Yes Kitchen	<b>Foundation</b>	Stone
<b>Living</b>	x			<b>Amp Service</b>	100 Circ Brkrs	<b>Siding/Color</b>	Clapboard Yellow
<b>Dining</b>	x			<b>Floors:</b> H,S,Wood, Vinyl, Carpet, CTile,	Hardwood, Fir, Carpet, Laminate	<b>Storm Wind Screens</b>	yes
<b>Kitchen</b>	x			<b>Taxes Yr.</b>	5,260.07	<b>Internet Access</b>	Comcast
<b>Baths</b>	1/2	3/4		<b>Sewer/Septic</b>	Septic	<b>Cost/Size, Tank, Lst Pumped Date</b>	1000 gal
<b>BedroomMstr</b>		x		<b>Water</b> Public/Private	Drilled Well	<b>Cost/GPM, Depth</b>	266'/15GPM
<b>Bedroom</b>		x		<b>Garage</b> Det/att/un	Barn 37x30	<b>Driveway Pvd, Grvl, Conc</b>	Gravel/Grass
<b>Bedroom</b>		x		<b>Outbldgs</b>	Potting Shed & Heated Workshop	<b>Furnace/Age</b>	
<b>Bedroom</b>		x		<b>Heat Type</b>	Hot Water Radiators	<b>Fuel Type/Dealer</b>	Oil/ Rutland Fuel: Propane Proctor Propane/Wall Heater Wkshp
<b>Laundry</b>	Bsmnt			<b>Heat Cost</b>	1,100 Gals Oil (\$3k)	<b>View</b>	Clarendon Springs
<b>Util</b>				<b>Hot Water</b> Gr Mtn Pwr/Sz/Type/Owned	Owned Tank/80 Gal (12/06)	<b>Insurance \$/Company</b>	\$797.00/Allstate
<b>Other</b>		x		<b>Insulation Type</b>		<b>Amt/Walls/Attic? RValue</b>	
<b>Attic</b>			Walk Up	<b>Washer HU</b>	Yes, Bsmnt	<b>Dryer HU</b>	Yes/Bsmnt
<b>Basement</b>	Full Unfinished			<b>Porch</b>	Yes	<b>Patio/Deck</b>	Yes

**Remarks:** Green Mtn House is it's claim to fame! Built in 1866 in historic & Idyllic Clarendon Springs Setting! 4+ Bedrooms, 2 stairways, nursery, servants quarters up. Original Woodwork, Original Fireplace in LR. Pocket Doors, Coffered ceiling, Some Stained Glass, Parlor, Charming Wrap-a-Round Porch. Open Back Deck & Patio. Landscaped, 7 tillable acres, w/ large Barn, Demi Barn w heated workshop, garden shed, Perennial Gardens, Horse would enjoy! Seasonal Brook. Can subdivide 4.8 ac. Flat field w/service rd.

**Personal Property Included In Sale**

<b>Stove</b>	Yes	<b>E or G</b>	E	<b>Refrig</b>	Yes
<b>Washer</b>	Yes	<b>Dryer E or G</b>	Yes/Elec	<b>TV Ant Cable</b>	Cable
<b>Dishwasher</b>	Yes	<b>Disposal</b>	No	<b>Trash C</b>	No
<b>Woodstove</b>	Yes/Kitchen		<b>Carpet</b>	yes	
<b>Microwave</b>	No		<b>Gas</b>	Wall Heater in Workshop	
<b>Draperies/Curtains Window Treatments</b>	As Is /As Leaving				
<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: Thursday, October 16, 2014

**Listing Agency:** RE/MAX Premiere Properties **Denise Byers**, ABR, CRS, e-Pro, GRI, SFR, Realtor® **802 747-9966x21: 802-236-8216 Cell**  
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**Property Address:** 4949 Walker Mountain Road, Clarendon Springs, VT 05759

**Owner:** Robert & Robin Ring

**Keys/How to Show:** Contact RE/MAX Premiere Properties for advance appointment

**Directions:** Frm West Rutland, Rt 133 South to Clarendon Springs, ppty on right, across from Clarendon Springs Hotel