

Re/Max Winning Advantage 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
  4. Smoke Detector/Carbon Monoxide Form
- All available from the Listing Office.

**BK\_139 PG\_243**  
**Zoning\_ No Zoning**  
**Schools\_ Rutland Town Elem, Choice**



**Type\_ Ranch\_ Rms\_ 9\_ Bdrms\_ 2Up 2Dwn\_ Baths\_ 2@Full, 1@ 3/4\_ Price\_ \$275,000**  
**Construction\_ woodframe\_ Est. Sq Ft\_ 2428\_ Age\_ 1971 Renovated\_ Stories\_ 2**  
**Land/Lot\_ .58 150x164\_ Surveyed\_ Yes\_ Map\_ Yes\_ Possession\_ Immediate pending Agreement**  
 All Measurements are approximate **Info Dated as of: 6 October 2011**

<b>Rm Sizes</b>	<b>Main</b>	<b>Lower Lev</b>	<b>3rd</b>	<b>Fireplace</b>	Yes	<b>Roof/Age/Type</b>	Arch Shingle 2011
<b>Sep. Entry</b>	3	1		<b>Wdstove</b>	none	<b>Foundation</b>	PC/Stone/Brick/Bloek
<b>Living</b>	15x20			<b>Amp Service</b>	100amp	<b>Siding/Color</b>	Masonite/Beige
<b>Dining</b>	10x10			<b>Floors</b>	Tile, Carpet	<b>StormWind Screens</b>	yes
<b>Kitchen</b>	8x20			<b>Taxes Yr.</b>	\$3361.02 2011-12	<b>Internet Access</b>	yes
<b>Baths</b>	1Full 1 3/4	1 Full		<b>Sewer/Septic</b>	Septic	<b>Cost/Size,Tank, Lst PumpedDate</b>	Conc.Septic Tank pumped 2010
<b>MstrBedroom</b>	11x29w 3/4bath			<b>Water</b>	Town	<b>Cost/GPM,Depth</b>	metered
<b>Bedroom</b>	10x10			<b>Garage</b> Det/att/un	1 car attached	<b>Driveway Pvd,Grvl,Conc</b>	Paved
<b>Bedroom</b>		11x12		<b>Outbllds</b>	Pool Shed	<b>Furnace/Age</b>	New 2005
<b>Bedroom</b>		8x15		<b>Heat Type</b>	BBHW	<b>Fuel</b>	Oil
<b>Laundry</b>	Kitch			<b>Heat Cost</b>	601 Gals	<b>View</b>	Neighborhood/Mtns
<b>Family</b>		11x22 10x10		<b>Hot Water</b> CVPS/ Sz/Type/Owned	Tank, Owned	<b>Insurance</b> \$/Company	All State, Bill Vien \$600.
<b>Other</b>				<b>InsulationType</b>		<b>Amt/Walls/Attic? RValue</b>	
<b>Attic</b>	Hall access			<b>Washer HU</b>	Yes	<b>Dryer HU</b>	Yes
<b>Basement</b>	Fully Finished heated w Util Rm off			<b>Porch</b>	front	<b>Patio/Deck</b>	Large

**Remarks: Wonderfully & Fully Renovated. Attention to doing it right! They're missing children, so you will be the proud owner of the new work & renovations!!! New Kitchen, New Roof 3/11 35 yr Warranty, New Heating 2005, New Elec 2009, New Appliances 2yrs. New Drainage System 2011, PLUS many other upgrades. New Pool House, New Deck. Freshly painted etc. Old lower level kitchen could be replaced easily as infrastructure retained. Must See this wonderful home~!**

Personal Property Included In Sale					
<b>Stove</b>	Yes	<b>E or G</b>	Gas	<b>Refrig</b>	Yes
<b>Washer</b>	Yes	<b>Dryer E or G</b>	Yes E	<b>TV Ant Cable</b>	Cable avail
<b>Dishwasher</b>	Yes	<b>Disposal</b>	Yes	<b>Trash C</b>	None
<b>Woodstove</b>	AS IS in Garage		<b>Carpet</b>		
<b>Draperies/Curtains</b>			<b>Gas</b>	Stove /H2O/ Dryer	
<b>Other</b>	In-ground Pool 16x32, 4-9' deep				

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: Saturday, February 25, 2012

Listing Agency:

Listing Agent:

Tele:

MLS#: 4096235

**Re/Max Winning Advantage Denise Byers**, ABR, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 cell: 877-887-2589 x16 Toll Free [Denise@DeniseByers.com](mailto:Denise@DeniseByers.com) Email [www.DeniseByers.com](http://www.DeniseByers.com) Denise's Website Office Fax: 802-747-9967 Attn Denise, [www.WynnRealtyVt.com](http://www.WynnRealtyVt.com) Office Website

**Property Address:** 214 Karen Dr Town, Rutland Town

**Owner:** William & Angela Morgan **Occupant:** Owners

**Keys/How to Show:** Contact Re/Max WA for advance appointment

**Directions:** Killington Ave to top, Left onto Town Line, past Gleason, to left onto Connor Dr, to end, to Right on to Karen Dr, to second house on left.