

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.

Lock Box #: _____

Lock Box Code: _____

BK _____ PG _____

Zoning Residential _____

Schools Proctor _____



Type Colonial Rms 11 Bdrms 5 Baths 1 1/2 Price \$265,000

Construction Woodframe Est. Sq Ft 2680 Age c1900 Stories 2 1/2

Land/Lot 83x172 Surveyed No Map Tax Possession At Closing

All Measurements are approximate

Info Dated as of: _____

Rm Sizes	Main	2nd	3rd	Fireplace	LR	Roof/Age/Type	Slate & Shingles		
Sep. Entry	11x12			Wdstove	DR	Foundation	Marble Stone		
Living	12x29			Amp Service	100	Siding/Color	Clapboard		
Dining	12x12			Floors	Hardwood, Tile, Vinyl	StormWind Screens	New Thermal		
Kitchen	10x13			Taxes Yr.	5231.26 2010	Internet Access	yes		
Baths	Half w/Laundry	Full		Sewer/Septic	Town	Cost/Size,Tank, Lst Pumped Date			
Bedroom		8x11	14x11attic	Water	Town	Cost/GPM,Depth			
Bedroom		12x13		Garage Det/att/un	1 Car Det Gar	Driveway Pvd,Grvl,Conc	Paved		
Bedroom		12x12		Outbldgs	Garage	Furnace/Age			
Bedroom		7x12		Heat Type	Steam	Fuel	Oil		
Bedroom		11x16		Heat Cost		View			
Util				Hot Water	32 Gal Oil Owned	Insurance \$/Company			
Other	13x9 porch			Insulation Type		Amt/Walls/Attic? RValue			
Attic			9x30 attic	Washer HU	Yes 1stFlr	Dryer HU	Yes 1 st Flr		
Basement	Full Unfinished			Porch	Yes, Enclosed	Patio/Deck			
Remarks: Wonderful Charming Family home. Well maintained, tasteful & freshly painted. Bay Window bench seat in Fireplaced LR, Woodstove in DR. Full finished attic as Bonus Space. New Thermal windows. Hardwood floors, Renovated Kitchen! Prestigious location on quiet lane minutes to town functions. Proctor Swimming Pool/Rec area. Community spirit.				Personal Property Included In Sale					
				Stove	Yes SmoothTop	E or G	E	Refrig	Yes
				Washer	Yes	Dryer E or G	Yes E	TV Ant Cable	Avail
				Dishwasher	Yes	Disposal	No	Trash C	No
				Woodstove	Yes DR	Carpet		Yes	
				Draperies/Curtains		Gas	Stove /H2O/ Dryer		
				Other					

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, June 25, 2010

Listing Agency: _____

Listing Agent: _____

Tele: _____

MLS#: _____

ReMax Winning Advantage Denise Byers, ABR, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 cell: 877-887-2589 x16 Toll Free

Sales@DByersRealEstate.com Email www.DByersRealEstate.com Denise's Website

Wynn Realty Office Fax: 802-747-9967 Attn Denise, www.WynnRealtyVt.com Office Website

Property Address: 69 Ormsbee, Proctor, Vt 05765

Owner: Lori Belmont _____ Occupant: _____ Owner _____

Keys/How to Show: Contact Re/Max Winning Advantage for advance appointment _____

Directions: Rt 3 to East onto Ormsbee Ave at Bridge St to property down on right towards end _____