

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 RMWA Listing Office.



**BK\_31\_PG\_379-380**

**Zoning\_1 acre\_Min\_**

**Lake Shore District**

**Type\_Seasonal Camp\_\_Rms\_3\_\_Bdrms\_2\_\_Baths\_1\_\_Price\_\$210,000.000**

**Construction\_Wood Frame\_\_Est. Sq Ft\_992 Sq Ft\_\_Age\_1965\_\_Stories\_1.5**

**Land/Lot\_.49ac\_\_Surveyed\_No\_\_Map\_Tax Map\_\_Possession\_Immediate, At Closing**

All Measurements are approximate

Info Dated as of:13Feb11

<b>Rm Sizes</b>	<b>Main</b>	<b>2<sup>nd</sup> Floor</b>	<b>Fireplace</b>	None	<b>Roof/Age/Type</b>	Fiberglass Shingle 8 yrs old		
<b>Sep. Entry</b>	3		<b>Wdstove</b>	None	<b>Foundation</b>	Piers, Sona Tubes		
<b>Living</b>	10x16		<b>Amp Service</b>	100amp	<b>Siding/Color</b>	Beige		
<b>Dining Kitchen</b>	13x16		<b>Floors</b>	Carpet, Tile	<b>Storm Wind Screens</b>	Yes		
			<b>Taxes Yr.</b>	\$3988.00/ 2010 Non Res	<b>Internet Access</b>	Y/N, Cable,DSL		
<b>Baths</b>	¾		<b>Sewer/Septic</b>	Septic	<b>Cost/Size,Tank, Lst Pumped Date</b>	New2002,1000gal Con Tank w/existing LeachField		
<b>BedroomMstr</b>	9x16		<b>Water</b>	Lake	<b>Cost/GPM,Depth</b>			
<b>Bedroom</b>			<b>Garage Det/att/un</b>	None	<b>Driveway Pvd,Grvl,Conc</b>	Gravel/Dirt/Grass		
<b>Bedroom</b>		12x19	<b>Outbdgs</b>	None	<b>Furnace/Age</b>	Toyotomi Oil Miser Heater		
<b>Bedroom</b>			<b>Heat Type</b>	Wall Heater	<b>Fuel</b>	Kero, 100 gal tank Patten Oil CO		
<b>Pantry</b>			<b>Heat Cost</b>	TBD	<b>View</b>			
<b>MISC</b>			<b>Hot Water</b> CVPS/ Sz/Type/Owned	Elec 40 gal owned	<b>Insurance</b> \$/Company	Patriot/Washburn & Wilson 802-234-5188		
<b>Rental Potential</b>	Yes		<b>Insulation Type</b>	Yes when renovated	<b>Amt/Walls/Attic? RValue</b>			
<b>Attic</b>	none		<b>Washer HU</b>	No	<b>Dryer HU</b>	No		
<b>Basement</b>	Full Unfinished, BulkHead Walkout		<b>Porch</b>		<b>Patio/Deck</b>	8x42 Full Wrap Lake Front		
<b>Remarks:</b> Approx 128' Lake Frontage. Wonderful Renovated camp. Open & Treed level lot w/excellent 180° views of the lake and mtns. Super Full Front Deck for sunning & viewing the lake fun & fireworks. Private lake,NO PUBLIC access, 10-15'-20' deep lake,79acre,Great Fishing, Perch, LMBass, NrthnPike, BullHead Pan fish, 80owners on lake, \$30 annual Rd Maintenance Fee, Solar Bee Fee, \$150 to keep lake clean. Power Line ROW .Great Lake Assoc, friendly yet private, Fireworks & Boat Parade. <b>Must see...</b>			<b>Personal Property Included In Sale</b>					
			<b>Stove</b>	Yes	<b>E or G</b>	E	<b>Refrig</b>	Yes
			<b>Washer</b>	NONE	<b>Dryer E or G</b>	NONE	<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>		<b>Gas</b>		<b>Stove /H2O/ Dryer</b>	
			<b>Other AS IS Where IS</b>		Camp Furnishings & Paddle Boat,Sail boat,Swing Set,Grill, Picnic Table, at time of sale. Check for any updates of list.			
			<b>Dock 5x16'</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, May 05, 2011

Listing Agency:

Listing Agent:

Tele:

MLS#: 4060690

**RE/MAX Winning Advantage Denise Byers, ABR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 Cell: 877-887-2589 x16 Toll Free**

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**Property Address:** 28 West Shore Rd, Tinmouth Vt \_\_\_\_\_

**Owner:** Hunter, Harold, & Brown, Sandra \_\_\_\_\_

**Keys/How to Show:** Contact RE/MAX Winning Advantage for advance appointment, 8a-1pm, Mornings best \_\_\_\_\_

**Directions:** Rt 140 to Tinmouth, then stay straight South on East St, to Chipman Lake entry, on left or Baker Brook Rd, Bear left at fork onto Tinmouth Pond Rd, to Left onto West Shore Dr. ppty on right.