

Re/Max Winning Advantage requires any Purchase and Sale Contract be accompanied by:

- Confirmation of Real Estate Agency Relationship Form
- Buyer-Acknowledged Seller Disclosure Statement and Buyer-Acknowledged Lead Disclosure Statement if Prior to 1978
- Smoke Detector/Carbon Monoxide Form

All available from the RMWA Listing Office.



Lock Box #: _____

Lock Box Code: _____

BK 463 PG 610

Zoning MR

Schools Rutland City

Fam (3 Unit Potential) ___ Rms 3/3/5 Bdrms 1/1/3 Baths 0/1/1 Price \$109,900

Construction Woodframe Est. Sq Ft 2452 Age 120 Stories Two

Land/Lot .20 Surveyed No Map Tax Map Possession Closing

All Measurements are approximate

Info Dated as of: 28 June 10

Rm Sizes	Main	2 nd UpBack	3 rd Up Front	Fireplace	None	Roof/Age/Type	Original Slate
Sep. Entry	2	1	2	Wdstove	None	Foundation	Stone/Brick
Living	12x14	10x14	13x15	Amp Service	100	Siding/Color	Aluminium/Greenish
Dining Kitchen	13x15	11x12	10x10	Floors	Hardwood/Vinyl	Storm Wind Screens	Yes/Yes
				Taxes Yr.	\$3,559.28/ 09/10	Internet Access	Yes,Cable,DSL
Baths	Full	Full	Full Potential	Sewer/Septic	Town	Cost/Size,Tank, Lst Pumped Date	
BedroomMstr	10x14	12x13	12x13	Water	Town	Cost/GPM,Depth	
Bedroom	8x11			Garage Det/att/un	2 car detached	Driveway Pvd,Grvl,Conc	paved
Bedroom	9x12			Outbldgs	Garage only	Furnace/Age	Unkwn Yet Maintained
Bedroom				Heat Type	Hot Water Radiator	Fuel	oil
Pantry	Yes			Heat Cost		View	Neighborhood
MISC	Owners Unit		Can be incorp'd to back unit	Hot Water CVPS/Sz/Type/Owned	BoilerBuddy Owned	Insurance \$/Company	Hartford
Rental Potential	\$675-700 w/Heat/Hot water	\$600-650 w Heat/Hot water	\$350-400 w/Heat/Hot water	InsulationType	Yes, Mixed	Amt/Walls/Attic? RValue	Unkwn
Attic	Walk Up			Washer HU	Yes Bsmnt	Dryer HU	Yes Bsmnt
Basement	Full Unfinished, BulkHead Walkout			Porch	Yes, 2 covered	Patio/Deck	

Remarks: Charming Multi Fam unit with detailed ceilings, decorative moldings, sunny bay windows, covered porches, Owners unit Pantry. Nice bright space to renovate or enjoy as is. Third up unit currently not habitable as is, needs bath, kitchen, code requirements yet space is there and ready to go, or convert to back unit for a larger up back unit. Up back unit has new kitchen & bath.

Personal Property Included In Sale

Stove	2	E or G	E	Refrig	2
Washer	1	Dryer E or G	1 Elec	TV Ant Cable	Cable, Dish Avail
Dishwasher	None	Disposal	None	Trash C	None
Woodstove	None		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: Monday, June 28, 2010

Listing Agency:

Listing Agent:

Tele:

MLS#: 4003465 Multi Fam

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Property Address: 117 Robbins St, Rutland City, Vt 05701

Owner: Stanley, Michael

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

Directions: State St to Pine St to Robbins St, Sign