

On or Off the Grid Self Sufficiency

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
3. Smoke Detector/Carbon Monoxide Form
4. All available from the Listing Office.



BK_42_PG_275

Zoning

Schools: Shrewsbury Mtn School
Mill River Union High School

\$304,900

Type_Log Interior 2 Sty Exterior__ **Rms_10_ Bdrms_3 Baths_1 ¼ Price** ~~\$365,000~~ **\$295,900** +9kw/Turbine_
Construction_Log, Woodframe **Est. Sq Ft_2560_Age_1937 & Additions_ Stories_2 Full_**
Land/Lot_11.7acres_ Surveyed_ Partial_ Map_ Yes, Tax & Surveyed Areas_ Possession
All Measurements are approximate **Info Dated as of:**

Rm Sizes	Main	2nd	3rd	Fireplace	Yes w/Insert	Roof/Age/Type	Standing Seam Metal
Sep. Entry	5			Wdstove	Yes Insert	Foundation	PC/Stone/Brick/Block
Living	24x14			Amp Service	100 amp	Siding/Color	Beige
Dining	12x19			Floors	Softwood, Tile, Carpet	StormWind Screens	Thermals
Kitchen	10x17			Taxes Yr.	\$5,198.41/ 2012 Assessed \$299,000 Homestead	Internet Access	Yes Vtel DSL
Baths	Full w/Laundry	3/4		Sewer/Septic	Septic		
Bedroom	10x10	11x19		Water	Dr Well	Cost/GPM, Depth	
Bedroom		11x19		Garage Det/att/un	Morton 36x53	Driveway Pvd, Grvl, Conc	gravel
Family Rm	12x14			Outbldgs	Yes small	Furnace	Oil/wood
Sitting Area	10x8			Heat Type	FHA	Fuel	Oil, Wood, Coal, Solar (Solar Panels Rear for Electric- Battery Storage)
Other		6x10 Loft		Heat Cost	See below ***	View	Long range Mtn Southerly
Util	Battery storage Rm			Hot Water CVPS/ Sz/Type/Owned	Gas 40 Gals Solar 80 Gals Fr Porch Panels	Insurance Company	Kevin Durkee, Durkee Agency, toll free: 1-888-899-1133
Other	8x18 solarium	8x5 Sunny Mtn View Perch					
Attic	Access			Washer HU	Yes 1 st Flr	Dryer HU	Yes 1 st Flr
Basement	Partial and Full, Walk Out			Porch	Encl eagles Perch	Patio/Deck	Full Front

Remarks: Come Sit a spell, overlook southerly Vt Long Range Mtn Views. Wonderful Southern Exposure, Solar Panels rear, provide electric, stored in batteries (recently replaced Mar12) as well as Solar Panels on front deck for 80 Gal Hot Water Tank. Turbine Outside will be removed, but you can hook up one yourselves if you like! Or Seller would add 9k to list price as it is only 2yrs old. Multi Fuel Furnace & woodstove insert in charming River Rock Fireplace. Adirondack feel log interior with all the modern updates that make it so livable/enjoyable. Abundant Wildlife. Okemo, Killington, Lakes Region, minutes to civilization at the same time. Refreshing Petite Pond on acres. A very special retreat! Should purchaser not want solar electric & hot water systems included or if purchaser wishes not to have it, can negotiate a lesser purchase price.

Personal Property Included In Sale					
Stove	Dual Fuel	E /Oven G/ Top	Yes Yes	Refrig	Yes
Washer	Yes	Dryer E or G	Yes Elec	TV Ant Cable	Satellite Dish
Dishwasher	Yes	Disposal	Yes	Trash C	No
Woodstove	Insert in Fireplace		Carpet		
Draperies/Curtains			Gas	Stove /H2O/ Dryer	
Other	Generator Hook Ups, (Generator Not Included)				
***Annual Fuel Use: Elec: \$726.79, Propane 140gals/ Oil 433gals '09, 498gals '10 Just filled Sept 10, Wood 5 cord FP & Furn					

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: Wednesday, March 21, 2012

Listing Agency:

Listing Agent:

Tele:

MLS#: 4027046

ReMax Winning Advantage Denise Byers, ABR, CBR, CRS, e-Pro, GRI, Realtor® **802 747-9966 x16: 802-236-8216 Cell: 877-887-2589 x16** Toll Free Denise@DeniseByers.com Email www.DeniseByers.com Denise's Website Office Fax: 802-747-9967 Attn

Denise, www.WynnRealtyVt.com Office Website

Property Address: 316 Hempstead Rd **Town:** Shrewsbury

Owner: James West & Nancy Snow West **Occupant:** Owners

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

Directions: past Shrewsbury Town Hall to just past Pierces Store on your left, to Eastham Rd which is just past store, bear left (bearing right is Northam)