

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
3. Buyer-Acknowledged Lead Disclosure Statement if Prior to 1978*
4. Smoke Detector/Carbon Monoxide Form*
*Available from the Listing Office.

Lock Box #: _____

Lock Box Code: _____

BK_79 PG_439

Zoning_None

Schools_Currier Mem, Mill River

Type_Chalet type Rms_4 Bdrms_3 Baths_F,H,3Qtr Price_\$_199,900

Construction_woodframe Est. Sq Ft_1250Up 500 Blw Age_1973 Stories_3

Land/Lot_5 acres +- Surveyed_No Map_Hand Possession To Be Agreed

All Measurements are approximate

Info Dated as of:

Rm Sizes	Main	2nd	Bsmnt	Fireplace	Brick Flr to Ceil	Roof/Age/Type	Original,Metal
Sep. Entry	2		1	Wdstove	none	Foundation	PC
				Amp Service	100	Siding/Color	Brown
Living Dining Kitchen	20x20 10x12 All Open Floor Plan			Floors	Oak, Vinyl	StormWind Screens	Thermal and storms
				Taxes Yr.	\$2,693.21 2009	Internet Access	
Baths	Full	½	¾	Sewer/Septic	Septic	Cost/Size,Tank, Lst Pumped Date	1000 gal conc Hubbards Pumped '09
BedroomMstr		10x16		Water	Dr Well	Cost/GPM,Depth	
Bedroom	10x10			Garage Det/att/un	2 car gar	Driveway Pvd,Grvl,Conc	Gravel,Private
Bedroom	10x12			Outbllds	Garage only	Furnace/Age	Newer
Bedroom				Heat Type	BBHW	Fuel	Oil, 330 gal tank New
Laundry			Yes	Heat Cost		View	Woods/Mtn w/Clearing
Exercise			Yes	Hot Water CVPS/ Sz/Type/Owned	Oil, owned	Insurance \$/Company	Liberty Mutual
Utility			Yes	InsulationType		Amt/Walls/Attic? RValue	
Attic	none			Washer HU	Bsmnt	Dryer HU	Bsmnt
Basement	Full Unfinished, Walk Out			Porch		Patio/Deck	Full Front

Remarks: Secluded, Flower-Brookside Setting. Many new upgrades & seller is continuing with them. New Wall of Thermal Windows, Newer: Roof, Furnace, Oil Tank, Drilled Well, Ceiling Fan. Skylight. Fresh Exterior Paint. Open Floor Plan, Vaulted Ceilings, New SS Appliances. Wooded setting will break way to a lovely Mtn view with a Vista cut. Great as vacation Home w/ Minutes to Manchester/ Pawlet or as year round w/minutes to Rutland/Killington/Okemo-Market /Amenities. Lakes Region! Many possibilities. Good Value.

Personal Property Included In Sale

Stove	New SS	E or G	E	Refrig	New SS
Washer	Yes	Dryer E or G	Yes/Elec	TV Ant Cable	dish
Dishwasher	Yes	Disposal	None	Trash C	None
Woodstove	None	Carpet			
Draperies/Curtains		Gas	Stove /H2O/ Dryer/None		
Other	Furnishings negotiable as maybe Turnkey for a Vacation Homeowner!				

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, July 05, 2010

MLS#: 4009498_N

RE/MAX Winning Advantage

Denise Byers, ABR,CBR,CRS,e-Pro,GRI,Realtor®

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www.DByersRealEstate.com

Denise's Website

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

Property Address: 534 Little Village Rd, Danby, Vt 05739 location, but Pawlet Mailing address _____

Owner: Bill & Diana delGiudice

Keys/How to Show: Contact Wynn Realty for advance appointment _____

Directions: From Danby/Pawlet Rd to Little Village Rd & Lilly Hill Rd, go 1.8 mi on right, see Sign at driveway #534_

