

Residential
4411302 Active

178 N Main St
Rutland City, Vermont 05701



L \$209,900



Zoning:	GB2	Rooms:	6
Year Built:	1930	Bedrooms:	2
Color:	Gray	Total Baths:	3
Gross Taxes:	\$ 3,602.20	Full:	1
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	14-15	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	1.80	Garage Type:	Under
Lot SqFt:	78,408.	Total Fin SqFt:	1,857
Common Land Acres:		Apx Fin Above Grd:	1,657
Road Frontage:	Yes/ 0	Apx Fin Below Grd:	200
		Apx Ttl Below Grd:	1,400
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	Unknown
# of Stories:	2	Style:	Colonial , Ranch , Walkout Lower Level
Basement:	Yes / Walkout		

Water Body Type:	Brook	Water Body Restr.:	Yes	Surveyed:	Yes	Seasonal:	No
Water Body Name:	Tenney	Current/Land Use:	No	Land Gains:	No	Owned Land:	

Parcel Access ROW:	No	ROW for other Parcel:		ROW Width:		ROW Length:	
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Public Rems: Totally Hidden Gem of a setting, Tucked in neatly & set along The Tenney Brook. Own a portion of scenic Dunklee Pond w/ fabulous water falls! Almost 2 acres! Uniquely Special in the city. Nothing like it! Listen to the water falls to soothe the nerves. Remodeled nicely, Freshly painted exterior too! Well appointed lux Kitchen w/Subzero Refrig, walk out onto private deck for summer time relaxation & entertaining. Lovely landscapes. En-Suite Master & 2nd Bedrooms. FirePlace in LivingRm. Formal DR. Unfn, Rec Room & Laundry In LL. 2 car gar under. All this with convenience to the City amenities & Tourism around the State. Could be great Office location or residential.

Directions: Rt 7/N Main St to across from Rotary Park Field. Private Drive, NO SIGN

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	14x15	1	Master BR	12x15Mstr	1	1st	2	1	1	
Kitchen	13x14	1	2nd BR	10x14	1	2nd				
Dining Rm	14x14	1	3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				1
Utility Rm	8x10Laundry	B	Den	10x11 Den	1					
Laundry & 1/2 b	8x10 approx	B	Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	Immediate , Negotiable , To Be Agreed
Interior Feat.:	Den/Office , Dining Area , Eat-in Kitchen , Foyer , Hot Tub , Island , Kitchen/Dining , Laundry Hook-ups , Living Room , Mudroom , Playroom , Sec Sys/Alarms , 1 Fireplace	Electric:	100 Amp , 200 Amp , Circuit Breaker(s)
Exterior Feat.:	Deck , Hot Tub , Window Screens	Exterior:	Clapboard , Wood
Basement:	Crawl Space , Daylight , Full , Partially Finished , Unfinished , Walk Out	Foundation:	Concrete
Equip./Appl.:	Cook Top-Gas , Dishwasher , Dryer , Kitchen Island , Range-Electric , Refrigerator , Security System , Wall Oven , Window Treatmen	Heating/Cool:	Baseboard , Hot Water
Driveway:	Paved	Lot Desc:	City Lot , Country Setting , Secluded , View , Water View , Waterfall , Waterfront , Wooded Setting , Pond
Construction:	Existing , Wood Frame	Occ. Restrictions:	
Financing:	All Financing Options , Conventional	Roof:	Slate
Floors:	Carpet , Hardwood , Laminate , Softwood , Tile	Water:	Public
Garage/Park:	2 Parking Spaces , Under , Driveway	Water Heater:	Off Boiler
Heat Fuel:	Oil	Building Certs:	
Roads:	Public	Docs Available:	Deed , Property Disclosure , Other
Sewer:	Public		
Suitable Land Use:			
Fee Includes:			
Disability:	1st Floor 3/4 Bathrm , 1st Floor Full Bathrm , 1st Flr Hard Surface Flr , 1st Floor Bedroom		

Negotiable:		Assmt Yr:	
Excl Sale:		County:	Rutland
Tax Rate:		Plan/Survey:	
Tax Class:	Nonhomestead	Tax ID No. (SPAN# VT):	540-170-13105
Covenant:	No	Home Energy Rated Index Score:	
Recorded Deed:	Warranty	Jr./Mid Sch:	Rutland Middle School
Map/Blck/Lot:	//	Electric Co:	Green Mtn
Devel/Subdiv:		Resort:	
District:	Rutland Northeast	Timeshare %:	
Elem Sch:	Rutland Northeast Primary Sch		
Fuel Co:			
Timeshare/Fract. Ownrshp:	No		
Assmt:			
Source SqFt:	Other		
Book/Pg:	462/ 515		
Property ID:	13105		
Const. Status:	Existing		
High Sch:	Rutland Senior High School		
Cable:			
Phone Co:			
# Weeks:			

DOM: 84

Foreclosed Bank-Owned REO: No

PREPARED BY

**Denise Byers****Century 21 Premiere Properties****210 South Main St.****Rutland, VT 05701**

Lister: Denise Byers of Century 21 Premiere Properties

Email : Denise@DeniseByers.com**Off. Ph# :** (802) 775-5565**Agt. Ph# :** (802) 775-5565 ext. 21**Cell Ph# :** (802) 236-8216**Fax Ph# :** (802) 747-9967www.DByersRealEstate.comwww.rutlandvermontrealestate.com

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LP: \$209,900

Gallery: Images 1 to 6 of 36



Gallery: Images 7 to 12 of 36



Gallery: Images 13 to 18 of 36



Gallery: Images 19 to 24 of 36



Gallery: Images 25 to 30 of 36



Gallery: Images 31 to 36 of 36



Prepared By: [Denise Bvers](#) / Century 21 Premiere Properties
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Selected Criteria

State:Vermo
SubType:Resid
ActSt:Act,Act
Owner:shah