

**Residential**  
**4362680 Active**

**991 Burr Pond Rd**  
**Sudbury, Vermont 05733**



**L \$335,900**



<b>Zoning:</b>	Res	<b>Rooms:</b>	8
<b>Year Built:</b>	2005	<b>Bedrooms:</b>	3
<b>Color:</b>	Sage	<b>Total Baths:</b>	2
<b>Gross Taxes:</b>	\$ 5,185.82	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2013	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	3
<b>Lot Acre:</b>	10.10	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	439,956.	<b>Total Fin SqFt:</b>	2,380
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,792
<b>Road Frontage:</b>	Yes/ 119	<b>Apx Fin Below Grd:</b>	588
		<b>Apx Ttl Below Grd:</b>	1,176
<b>Water Frontage:</b>	0	<b>Foot Print:</b>	28x42
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	2 1/2	<b>Style:</b>	Contemporary
<b>Basement:</b>	Yes / Walkout		

<b>Water Body Type:</b>	Pond	<b>Water Body Restr.:</b>	Yes	<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Burr Pond	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	No	<b>ROW for other Parcel:</b>	Yes	<b>ROW Width:</b>		<b>ROW Length:</b>	
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**Public Rems:** It is on a secluded private 10 acres with a 900 ft private drive that goes only to this house. The house is a 2200-2300 or so sq ft contemporary, 27x19 great room with a wall of windows that overlooks the beautiful woods & a Mtn Pond across the street. 3 sided deck, 3 car garage with plenty of storage on the second floor of the garage. The kitchen is truly designer that has granite countertop, cherry cabinets, stainless appliances. It is 2/3 bedrooms, 2 baths. The private master suite is on the 3d floor with a deck again overlooking the woods & a stream that babbles in times of rain. Mostly Hard wood floors. Dining room, den or tv room, laundry room, large office or whatever room (could be the 3rd bedroom or a rec room) Skiing, at Killington/Okemo, Snow shoeing, water sports, yr round outdoor activities. This house needs to be on your short list of must sees! Siding: Other, refers to Channel Rustic Wood Siding.

**Directions:** Rt 30 North to Sudbury, Right onto Burr Pond Rd, to just past Fishing Access on the right,...driveway is on the left, sign at driveway.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	20x27	1	Master BR	13x20	2	1st	1	1		
Kitchen	11x12	1	2nd BR	11x13 Bdrm	1	2nd	1	1		
Dining Rm	14x11	1	3rd BR	8x14 OvrLookLoft	2	3rd				
Family Rm	13x20	B	4th BR			4th				
Office/Study	13x13 or Bedrm	B	5th BR			Bsmt	1			
Utility Rm	5x7 Exercise	B	Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>		<b>Possession:</b>	Tenant Rights
<b>Interior Feat.:</b>	Balcony , Blinds , Cathedral Ceilings , Ceiling Fan , Dining Area , Family Room , Fireplace-Gas , Formal Dining Room , Hearth , Kitchen/Dining , Laundry Hook-ups , Sec Sys/Alarms , Vaulted Ceiling , Walk-in Closet , Whirlpool Tub		
<b>Exterior Feat.:</b>	Deck , Window Screens		
<b>Basement:</b>	Full , Partially Finished , Walk Out		
<b>Equip./Appl.:</b>	Dishwasher , Disposal , Range-Gas , Refrigerator , Security System		
<b>Driveway:</b>	Gravel	<b>Electric:</b>	Circuit Breaker(s) , Generator , Wired for Generator
<b>Construction:</b>	Existing , Wood Frame	<b>Exterior:</b>	Wood , Other
<b>Financing:</b>	All Financing Options , Conventional	<b>Foundation:</b>	Concrete
<b>Floors:</b>	Carpet , Hardwood , Tile	<b>Heating/Cool:</b>	Baseboard , Multi Zone
<b>Garage/Park:</b>	3 Parking Spaces , Detached , Under	<b>Lot Desc:</b>	Country Setting , Secluded , Wooded Setting , Lake View
<b>Heat Fuel:</b>	Gas-LP/Bottle	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Public , Paved	<b>Roof:</b>	Shingle-Architectural
<b>Sewer:</b>	1000 Gallon , Concrete , Septic	<b>Water:</b>	Drilled Well , Private , Purifier/Soft
<b>Suitable Land Use:</b>	Not Applicable		
<b>Fee Includes:</b>		<b>Water Heater:</b>	Off Boiler , Owned
<b>Disability:</b>		<b>Building Certs:</b>	
<b>Negotiable:</b>		<b>Docs Available:</b>	Deed , Property Disclosure , Other
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>		<b>Assmt Yr:</b>	
<b>Tax Class:</b>	Nonhomestead	<b>Source SqFt:</b>	Other	<b>County:</b>	Rutland
<b>Covenant:</b>	No	<b>Book/Pg:</b>	27/ 277	<b>Plan/Survey:</b>	
<b>Recorded Deed:</b>	Warranty	<b>Property ID:</b>	000001-991	<b>Tax ID No. (SPAN# VT):</b>	630-198-00509
<b>Map/Blck/Lot:</b>	//	<b>Const. Status:</b>	Existing	<b>Home Energy Rated Index Score:</b>	
<b>Devel/Subdiv:</b>		<b>High Sch:</b>		<b>Jr./Mid Sch:</b>	Otter Valley UHSD 8 (Rut)
<b>District:</b>		<b>Cable:</b>		<b>Electric Co:</b>	
<b>Elem Sch:</b>	Sudburys Country School	<b>Phone Co:</b>		<b>Resort:</b>	No
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Timeshare/Fract. Ownrshp:</b>	No				
		<b>DOM:</b>	345	<b>Foreclosed Bank-Owned REO:</b>	No

PREPARED BY



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Killington

Prepared By: [Denise Byers](#) / Century 21 Premiere Properties  
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**Selected Criteria**  
State:Vermo  
SubType:Resid  
Owner:steele