

Wynn Realty 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 Wynn Realty Listing Office.

Lock Box #: _____

Lock Box Code: _____

BK 24 PG 197

Zoning Lake Front



Type Seasonal Camp Rms 5 Bdrms 2 Baths 1/2 Price \$ 125,000

Construction Woodframe Est. Sq Ft _____ Age _____ Stories one

Land/Lot 75x155 Surveyed No Map Tax map Yes _____ Possession Immediate, at Closing _____

All Measurements are approximate

Info Dated as of: 20Jul09

Rm Sizes	Main	2nd	3rd	Fireplace	Outside only	Roof/Age/Type	New Metal 0		
Sep. Entry	2			Wdstove	None/Kerosene	Foundation	PC/Stone/Brick/Block		
Living	8x17			Amp Service	New	Siding/Color	Clapboard, Yellow		
				Floors	Wood/vinyl	Storm Wind Screens	None Screens Yes		
Kitchen	Area			Taxes Yr.	3539.92 08/09	Internet Access			
Baths	¼ Toile & sink only			Sewer/Septic	Holding tank 300 gal	Cost/Size,Tank, Lst Pumped Date	Lake Water to flush Toilet.PumpedJun08		
Bedroom	8'5"x6'5"			Water	Lake, No Well	Cost/GPM,Depth			
Bedroom	8'2"x7'10" Master			Garage Det/att/un	None	Driveway Pvd,Grvl,Conc	Dirt		
Front Dining	16'8"x7'2"			Outbdgs	None	Furnace/Age	Kerosene Stove		
				Heat Type	Kerosene Stove	Fuel	Kerosene		
Lake Frontage	75'			Heat Cost	Not available	View	Lake View & opposite shoreline		
				Hot Water CVPS/ Sz/Type/Owned	Elec H2O Hot Water 19 Gal tank 4/bath sink, owned	Insurance \$/Company			
Other				InsulationType		Amt/Walls/Attic? RValue			
				Washer HU	None	Dryer HU	None		
Basement	Crawl under house			Porch		Patio/Deck	Slate patio outside		
Remarks: Great Longtime Family Owned Fishing camp with great Frontage on Lk Hortonia. Southern view over lake. Very Good "As Is" condition. No Shower, used lake. Rustic & Simple Seasonal camp, Well maintained, New Electrics. Hot water tank for bath sink only, Cold only at Kitchen. Perch, Catfish, Bass, Sm & Lg Mouth, makes for Great Fishing!				Personal Property Included In Sale					
				Stove	Yes	E or G	E	Refrig	Yes
				Washer	None	Dryer	None	TV Ant Cable	
				Dishwasher	None	Disposal	None	Trash C	None
				Woodstove	None		Carpet	No	
				Draperies/Curtains	As is		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: Thursday, July 23, 2009

Listing Agency:

Listing Agent:

Tele:

MLS#: _____

Wynn Realty Denise Byers, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 Cell: Denise Personal e-Fax: 1-253-681-1140

877-887-2589 x16 Toll Free Sales@DByersRealEstate.com Email www.DByersRealEstate.com Denise's Website

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

Property Address: 83 Wits End Rd, Hubbardton, VT 05735

Owner: Gary & Carolyn Wank

Occupant: Owners, seasonally

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

Directions: Rt 30 to West onto Rt 144, about 1 mile exactly on left, Not marked "Fishing Access" Rd, Past Fishing Access area, bear left, til end, Phillips, then bear right, and head towards center of rd, down hill, to right into drive area up and behind the camp.