

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
 4. Smoke Detector/Carbon Monoxide Form
- All available from the Wynn Realty Listing Office.

Lock Box #: _____

Lock Box Code: _____

BK 64 PG 54

Zoning Commercial

Schools Castleton



Type Cape Rms 8 Bdrms 2-3 Baths 2 Price \$ 265,000 Encouraging Offers

Construction Woodframe Est. Sq Ft 2236 Age 1950's? Stories _____

Land/Lot 1.37acres Surveyed yes Map yes Possession Negotiable

All Measurements are approximate

Info Dated as of: _____

Rm Sizes	Main	2nd	3rd	Fireplace	Yes Heatilator	Roof/Age/Type	Asphalt Shingles
Sep. Entry				Wdstove	none	Foundation	PC/Stone/Brick/Block
Living	14x15			Amp Service	200	Siding/Color	Grey
Dining Kitchen	25x12 Galley			Floors	Laminate wood Berber carpet	StormWind Screens	
				Taxes Yr.	TBD	Internet Access	
Baths	FULL	FULL		Sewer/Septic	Town	Cost/Size,Tank, Lst Pumped Date	
BedroomMstr		16x12 ovr New Add		Water	Town & Dr Well	Cost/GPM,Depth	
Den	10x13			Garage Det/att/un	2 car Attached	Driveway Pvd,Grvl,Conc	Dirt
Family Room	19x12	8x12 Loft		Outbllds	None	Furnace/Age	
Bedroom		13x14 Left		Heat Type	Propane Space, Oil FHA	Fuel	Oil, Propane
Laundry	Closet Stackable			Heat Cost		View	
Util				Hot Water CVPS/ Sz/Type/Owned	Owned, 80 Gal	Insurance \$/Company	
Other				InsulationType		Amt/Walls/Attic? RValue	
Attic				Washer HU	Closet Stack	Dryer HU	Closet Stack
Basement	Full Unfinished,Walk down			Porch		Patio/Deck	

Remarks: Well Built Frame home on lot, set back frm road. Commercial Zoning. Floor plan updated over the years, open. Full Basement pc floor, Single floor living possible, across from Medical Center. Minutes to lakes and colleges. Two water sources. Got Business? Could be most any application contingent on size requirements. Encouraging offers~!

Personal Property Included In Sale To Confirm at time of offer

Stove	Yes	E or G	Elec	Refrig	Nego
Washer	Nego	Dryer E or G	Nego	TV Ant Cable	
Dishwasher	yes	Disposal	yes	Trash C	
Woodstove	none		Carpet	yes	
Draperies/Curtains			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: Friday, July 03, 2009

Listing Agency:

Listing Agent:

Tele:

MLS#: 2903166VR/ 2768230NR

Wynn Realty Denise Byers, ABR, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 Cell: 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: 56 Daley Rd, Castleton, Vt 05735

Owner: Daley Estate, by Maureen Orzell

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

Directions: Exit 4 on New Rt 4, south or left turn to ppty on left, across from the medical center.