

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.



BK_121_PG_79
Zoning _____
Schools _____

Type_Cape ___ **Rms** ___ **5** **Bdrms** ___ **2-3** **Baths** ___ **2** **Price** \$ **272,000**
Construction ___ **Post & Beam** ___ **Est. Sq Ft** ___ **1445** ___ **Age** ___ **2005** ___ **Stories** **2** ___
Land/Lot ___ **10.93** ___ **Surveyed** ___ **Yes** ___ **Map** ___ **Possession** ___ **to be agreed** ___
 All Measurements are approximate Info Dated as of: **6Jan10**

Rm Sizes	Main	2nd	3rd	Fireplace	No	Roof/Age/Type	Original type?
Sep. Entry	3			Wdstove	Woodstove Yes	Foundation	PC
Living	15x18			Amp Service	150 amps	Siding/Color	Taupe Clapboard
Dining Kitchen	13x10 11x13			Floors	Wood, Tile	StormWind Screens	Thermal, Anderson 400 series. Screens yes
				Taxes Yr.	3300.44 Homestead	Internet Access	Yes, Att Wireless
Baths	3/4	Full		Sewer/Septic	Septic 100 gal	Cost/Size, Tank, Lst Pumped Date	Conc tank
BedroomMstr		12x17		Water	Drilled Well	Cost/GPM, Depth	
Bedroom	14x12	14x15 loft		Garage Det/att/un	None	Driveway Pvd, Grvl, Conc	Gravel
Bedroom				Outbllds	Chick Coop/Shed	Furnace/Age	Orig
Bedroom				Heat Type	Radiant, 4 zones	Fuel	Propane Proctor Gas 459-3340
Laundry	In bath			Heat Cost	3 cords & \$800 fuel	View	Country side
Util				Hot Water CVPS/ Sz/Type/Owned	Off Furnace	Insurance \$/Company	Ross Insurance Co 775-4477
Other				InsulationType		Amt/Walls/Attic? RValue	
Attic				Washer HU	In Bath Main Lvl	Dryer HU	In Bath Main Lvl
Basement	Full Unfinished, Wine Room , Walk Out			Porch	2 Screened in	Patio/Deck	

Remarks: Wonderful efficient home. Most Carefully constructed. Great Acoustics. A great Vt retreat or yr round residence at end of road location. Radiant floor heat, Solar assist. Precautionary Radon venting. Well insulated. Security System/ Furnace protected. Water Filtration system. Thermodor Dual Fuel Range. 2 Ponds on site. 35 Apple Trees. Elec.Fencing. Chicken coop and Shed. Cross Country Skiing. Underground elec and phone.

Personal Property Included In Sale

Stove	Thermodor	E or G	E&G	Refrig	Amana
Washer	Fridgidare	Dryer E or G	Frididare	TV Ant Cable	Dish
Dishwasher	Bosch	Disposal		Trash C	
Woodstove	Yes		Carpet		
Draperies/Curtains	Yes 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: Tuesday, February 09, 2010

Listing Agency:

Listing Agent:

Tele:

MLS#: 21000116V/ 2812887N_

Wynn Realty Denise Byers, ABR, CBR, CRS, e-Pro, GRI, Realtor® 802 747-9966x16: 802-236-8216 Cell: 877-887-2589 x16 Toll Free

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

Property Address: 249 Old Hubbardton Rd, Florence, Pittsford, Vt _____

Owner: Fr Joseph Romano _____

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

Directions: Florence Trk Rt to Whipple Hollow to Markowski Rd to Old Hubbardton Rd, to end ppty on left