

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
  3. 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\_ 565 \_\_ PG\_ 419-421 \_\_\_\_\_

Zoning \_\_ SFR \_\_\_\_\_

Schools \_\_ City \_\_\_\_\_

Type\_Ranch \_\_ Rms\_ 6 \_\_ Bdrms\_ 3 \_\_ Baths\_ 2 \_\_ Price\_ \$215,000 \_\_\_\_\_

Construction\_ Woodframe \_\_\_\_\_ Est. Sq Ft\_ 1442 \_\_\_\_\_ Age\_ 1955 \_\_ Stories\_ One \_\_\_\_\_

Land/Lot\_ 198x149 \_\_\_\_\_ Surveyed\_ No \_\_\_\_\_ Map\_ Town \_\_\_\_\_ Possession\_ Closing \_\_\_\_\_

All Measurements are approximate

Info Dated as of: Nov09

<b>Rm Sizes</b>	<b>Main</b>			<b>Fireplace</b>	Yes	<b>Roof/Age/Type</b>	'88 replaced			
<b>Sep. Entry</b>	2			<b>Wdstove</b>	None	<b>Foundation</b>	PC			
<b>Living</b>	19x15			<b>Amp Service</b>	100	<b>Siding/Color</b>	Vinyl/Beige			
<b>Dining Kitchen</b>	13x10 16x11			<b>Floors</b>	Hardwood, Vinyl	<b>StormWind Screens</b>				
				<b>Taxes Yr.</b>	4086.00 NonRes	<b>Internet Access</b>	<b>Yes</b>			
<b>Baths</b>	Full & Half			<b>Sewer/Septic</b>	Town	<b>Cost/Size,Tank, Lst Pumped Date</b>				
<b>BedroomMstr</b>	16x13			<b>Water</b>	Town	<b>Cost/GPM,Depth</b>				
<b>Bedroom</b>	12x11			<b>Garage</b> <small>Det/att/un</small>	2 Car Attached	<b>Driveway Pvd,Grvl,Conc</b>	paved			
<b>Bedroom</b>	13x10			<b>Outbldgs</b>	None	<b>Furnace/Age</b>	Original/_____			
<b>Bedroom</b>				<b>Heat Type</b>	BaseBoard	<b>Fuel</b>	Oil/Johnson Energy			
<b>Laundry</b>	Bsmnt			<b>Heat Cost</b>		<b>View</b>	Neighborhood,Nice			
<b>Util</b>				<b>Hot Water</b> <small>CVPS/ Sz/Type/Owned</small>	Off Furnace?	<b>Insurance</b> <small>\$/Company</small>	State Farm			
<b>Other</b>				<b>InsulationType</b>		<b>Amt/Walls/Attic? RValue</b>				
<b>Attic</b>				<b>Washer HU</b>	Yes Bsmnt	<b>Dryer HU</b>	Yes/Bsmnt			
<b>Basement</b>	Full Unfinished			<b>Porch</b>		<b>Patio/Deck</b>				
<b>Remarks</b>				<b>Personal Property Included In Sale</b>						
Wonderful Neighborhood. Recent Improvements such as, Kitch sink/ floor, Half bath, Full bath, Elec panel, Refinished Hardwood floors, Light Fixtures. One level Living in a great neighborhood near school and Hospital. All around great.				<b>Stove</b>	Yes	<b>E or G</b>	E	<b>Refrig</b>	Yes	
				<b>Washer</b>	Yes	<b>Dryer</b>	Yes	<b>TV Ant Cable</b>	Yes	
				<b>Dishwasher</b>	No	<b>Disposal</b>		<b>Trash C</b>	None	
				<b>Woodstove</b>	None	<b>Carpet</b>	None			
				<b>Draperies/Curtains</b>	As Is	<b>Gas</b>	Stove /H2O/ Dryer			
				<b>Other ***</b>	Personal Property Included: Flat Screen TV,Karaoke system, Couch,Glass Coffee Table					

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: Wednesday, November 25, 2009

Listing Agency:

Listing Agent:

Tele:

MLS#: 291224V/ 2806637N

**Wynn Realty Denise Byers**, 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](http://www.WynnRealtyVt.com) Office Website

**Property Address:** \_\_ 28 Piedmont Dr. E, Rutland, Vt 05701

**Owner:** \_\_ Hoang, Romano \_\_\_\_\_

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

**Directions:** \_\_ Rt 4/Woodstock Av to S on Stratton Rd, to West onto Piedmont Dr to Right at turn then into driveway,