

Owner Relocating, You Win! Sought After End Unit Townhouse Style!

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 388 PG 822
 Zoning Residential
 Schools Rutland City

Type Townhouse Style Condo Rms 4 Bdrms 2 Baths 1 1/2 Price \$ 149,900
 Construction Woodframe Est. Sq Ft 1162 Age 1988 estm Stories 2 Sty _____
 Land/Lot 6.7 acres Common Surveyed Yes Map Yes Possession To Be Negotiated
 All Measurements are approximate Info Dated as of: 2July09

Rm Sizes	Main	2nd	3rd	Fireplace	None	Roof/Age/Type	Few yrs old/ Assoc.
Sep. Entry	Front,Rear, Garage			Wdstove	None	Foundation	PC/Stone/Brick/Block
Living	16x16			Amp Service	200?	Siding/Color	Lt green
Dining Kitchen	17x11			Floors	Carpet, vinyl	StormWind Screens	Casement, Thermal
				Taxes Yr.	08-09 \$2,807.64 Unadjusted	Internet Access	Yes cable
Baths	1/2	Full		Sewer/Septic	Town/Condo	Condo Fees	\$2,224.08 yr
BedroomMstr		12x15		Water	Town/Condo	Cost/Size,Tank, Lst Pumped Date	Assoc Fees
Bedroom		12x13		Garage <small>Det/att/un</small>	1+ car oversz	Driveway Pvd,Grvl,Conc	paved
Bedroom				Outbllds	none	Furnace/Age	Elec Storage
Bedroom				Heat Type	Wall Unit, Storage off peak rates	Fuel	Elec
Laundry	stackable			Heat Cost	\$1,170.38 incl Lights etc, hot water,dryer,all elec	View	Pleasant Complex
Util Rm Elec Panel	Common			Hot Water <small>CVPS/ Sz/Type/Owned</small>	Elec 52 Gals Owned? Off-Peak Rate 11	Insurance <small>\$/Company</small>	AARP/ Hartford \$149.00 yr
Other				InsulationType		Amt/Walls/Attic? RValue	
Attic				Washer HU	Stacking K/D area	Dryer HU	Stacking K/D area
Basement	None, on slab,			Porch	Front	Patio/Deck	Back yard area

Remarks: Wonderful End Unit, w/private back yard line. Oversz 1car garage that may have potential to customize for another room. 2 parking places. Condo Fees include:Lawn Care, Plowing, Trash, Water/Sewer, Exterior Maintenance. Central Vac. Good size bedrooms, Well Maintained, Move In condition, Seller to find suitable replacement housing. Dogs under 25 lbs permitted.

Personal Property Included In Sale					
Stove	Yes	E or G	E	Refrig	Yes
Washer	Yes	Dryer E or G	Yes	TV Ant Cable	avail
Dishwasher	Yes	Disposal	Yes	Trash C	No
Woodstove	No		Carpet	es	
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:Friday, July 03, 2009

Listing Agency: _____ Listing Agent: _____ Tele: **MLS#: 2907508VR/ 2787003 NR**
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 Wynn Realty Office Fax: 802-747-9967 Attn Denise, www.WynnRealtyVt.com Office Website
Property Address: 155 Dorr Dr, Mtn View Condo's End Unit #32

Owner: Therese Kapitan
Keys/How to Show: Contact Wynn Realty for advance appointment, Listing agent to accompany
Directions: Rt 7/SMain St to Madison St, to end, left turn onto Dorr Dr, to Rt into Mtn View Development. #32 on right.