

**"5 STAR, ENERGY RATED"**

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 #:    Ranney   

Lock Box Code:                     

BK    800    PG    128   

Zoning    Residential   

Schools    West Rutland   

Type    Ranch    Rms    5    Bdrms    3    Baths    1 1/2    Price \$    199,000   

Construction    Wood frame    Est. Sq Ft    1100    Age    1994    Stories    one   

Land/Lot    3/4 ac    Surveyed    Yes    Map    Tax    Possession    Negotiable   

All Measurements are approximate

Info Dated as of:

<b>Rm Sizes</b>	<b>Main</b>	<b>Bsmnt</b>	<b>3rd</b>	<b>Fireplace</b>	None	<b>Roof/Age/Type</b>	Original, shingle
<b>Sep. Entry</b>	2	1		<b>Wdstove</b>	None	<b>Foundation</b>	PC
<b>Living</b>	20x12			<b>Amp Service</b>	100	<b>Siding/Color</b>	White
<b>Dining Kitchen</b>	13x18			<b>Floors</b>	Carpet, vinyl	<b>StormWind Screens</b>	Thermal w/screens
				<b>Taxes Yr.</b>	3,222.21	<b>Internet Access</b>	<b>yes</b>
<b>Baths</b>	Full & 3/4			<b>Sewer/Septic</b>	Town *	<b>Cost/Size,Tank, Lst Pumped Date</b>	*\$700 yr, combined
<b>BedroomMstr</b>	10x13			<b>Water</b>	*	<b>Cost/GPM,Depth</b>	*
<b>Bedroom</b>	10x10			<b>Garage Det/att/un</b>	None, can build	<b>Driveway Pvd,Grvl,Conc</b>	Gravel
<b>Bedroom</b>	10x12			<b>Outbllds</b>	None	<b>Furnace/Age</b>	Original
<b>Bedroom</b>				<b>Heat Type</b>	Forced Air	<b>Fuel</b>	Oil
<b>Laundry</b>	Closet in Kitchen			<b>Heat Cost</b>	500 gals oil	<b>View</b>	woods
<b>Util</b>				<b>Hot Water CVPS/ Sz/Type/Owned</b>	Elec tank Owned	<b>Insurance \$/Company</b>	Kinney Pike 775-2311
<b>Other</b>				<b>InsulationType</b>	Standard	<b>Amt/Walls/Attic? RValue</b>	w/construction
<b>Attic</b>				<b>Washer HU</b>	Yes Main Level	<b>Dryer HU</b>	Yes Main Level
<b>Basement</b>	Full Unfinished, Bulkhead, PC flr, walls			<b>Porch</b>	None	<b>Patio/Deck</b>	None

**Remarks:** A great Wooded, private setting tucked back off the street, an oasis of peace & quiet. Fully applianced & ready to go. New stove. Convenient to town amenities, restaurants, movies, food shopping & New Rt 4 for east or west access. Low energy cost! Easy on you home! Open Main Floor plan with great storage in dry basement! Owner has horses now & needs to relocate to home w/land.

**Personal Property Included In Sale**

<b>Stove</b>	New	<b>E or G</b>	E	<b>Refrig</b>	Yes
<b>Washer</b>	Yes	<b>Dryer E or G</b>	Yes	<b>TV Ant Cable</b>	
<b>Dishwasher</b>	Yes	<b>Disposal</b>		<b>Trash C</b>	
<b>Woodstove</b>				<b>Carpet</b>	
<b>Draperies/Curtains</b>				<b>Gas</b>	Stove /H2O/ Dryer
<b>Other</b>	Pr Stools, Entertainment Center Piece for TV				
Dog Pen negotiable separately if desired.					

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 26, 2008

Listing Agency:

Listing Agent:

Tele:

MLS#: 2812834VR/

**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

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Wynn Realty Office Fax: 802-747-9967 Attn Denise, [www.WynnRealtyVt.com](http://www.WynnRealtyVt.com) Office Website

**Property Address:**    105 Clark Hill Rd, West Rutland, Vt 05777   

**Owner:**    Susan Ranney   

**Keys/How to Show:**    Lock Box, Contact Wynn Realty for advance appointment   

**Directions:**    Rt 4 West to WRutland, South turn onto Clarendon Ave, to Right onto Dewey Ave, bear left around turn and take next right onto Clark Hill, ppty on left, watch for sign,   

