

This email was sent on behalf of:


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R 21002393 Active		243 Brook Street, Whitingham VT 05361		\$137,000	
List: Meg Streeter (802) 464-8100 Ext:		of Meg Streeter Real Estate (802) 464-8100 /		Firm: MGRE Agt: 153	
	County:	Windham	Locale:		
	Type:	Residential	Development:	None (Whit)	
	Year Blt:	1991	Constr. Status:	Existing	
	Parcel ID:	753-239-11082	Zone:		
	Part of Larger Parcel: No		Tax Year:	2009	
	Unadjusted Amount	3049.80	Tax Rate:	Homestead	
	Taxes:		Full/3 Qtr Baths:	2	
	Bedrooms:	3	Total Baths:	2	
	Half Baths:	0	Leased Lot:	Yes	
	Lot Size:		Road Frontage #	179	
Road Ftg:	Yes	Ft:			
Parcel Access ROW/Length/		Map:			
Width: No/ 40/ 20		Apx Acres:	0.54		
ROW for Other Parcel: No		Common Acres:	2		
Approx Monthly Assoc Fee: 0					
Elem School:	Whitingham School	Apx fin SF AG:	1600	Apx unfin SF AG:	0 # Rooms 6
Middle School:	Twin Valley Middle School	Apx fin SF BG:	0	Apx unfin SF BG:	880 # Rooms 0
High School:	Twin Valley High School	Total Apx fin SF:	1600	Total Apx unfin SF:	880 # Stories: 2
TS/					
FR Ownership:	No	Basement:	Yes	Furnished:	No
# Weeks:		Resort:	No	Parking:	
Timeshare %:		Garage:	Two Car	Fireplace/	No
		Stove:		Stove:	
Condo Name:		Total # Units:		Condo Bldg #:	
Rented/Mo. Rent: No/ \$0	Mgmt Co./Ph: () -			Mstr INS/Ph: () -	

	DIM	LEV		DIM	LEV		DIM	LEV	Floor	BD	FB/3Qtr	HB
Living Rm	14x13.5	1	Mstr Bd	16x11	2	Utility Rm			1	1	1	0
Kitchen	14x12	1	2nd Bd	16x11	2	Other			2	2	1	0
Dining Rm	14x12	1	3rd Bd	11x8	1	Other 2			3	0	0	0
Family Rm			4th Bd			Other 3			4	0	0	0
Office/Study			5th Bd			Other 4			Bsmt	0	0	0

Interior: 220 Plug , Blinds , Central Vacuum , High-spd Int Avail , Natural Woodwrk , Bath Tub(s)

Exterior Feat.: Deck(s)

Rooms: Foyer , Living Room

Appliances: Dishwasher , Electric Oven/Rng , Exhaust Hood

Assoc. Amen.: None

Style: Cape Cod

Type: Single Family , Existing

Roof: Shingle

Exterior: Cedar , Wood Frame

Driveway: Gravel/Crushed Stone , Right of Way , Shared Land Desc: Common Acreage , Near Bus/ Shuttle , PRD/PUD , Rural , Subdivision

Sewer: Municipal

Water: Drilled Well

Fireplace: None

Foundation: Poured Concrete

Financing: FHA , Other-See Remarks

Water Heat: Propane

Kitchen/Dining: Island , Living/Dining

Floors: Carpet , Ceramic Tile , Laminate

Garage: Attached/Built-in

Basement: Full , Interior Stairs

Heat/Cool/Fuel: Baseboard , Hot Water , Propane

Suit. Use/Lnd Typ: Not Applicable

Docs Avail.: Deed , Plot Plan , Property Disclosure

Possession: At Closing

Showing: Call LO , Lockbox , Owner Occupied

Remarks: Cape cod style house built by Vandertuin -house shares ownership of 9 acres for common use (property taxes reflect this)with sm. meadow and apple trees. Municipal sewer, heated 2 car garage, full basement. Open concept living space with red oak beams. Land owned by Windham Housing Trust - buyers must be primary residents and meet moderate income guidelines: 2 persons \$49,400 max and 4: \$61,800 max. Actual price is \$153,400 with downpayment grant of \$16,400. Land lease payment of \$25/mo

Directions: Rt. 100 south to Whitingham. Pass General Store and make right onto Brook Street. House is on left just before Maple Drive.

Agent Remarks:

Washer, dryer not included.
Buderer furnace new in '04.
Fairpoint DSL service available here. Close to south end of Lake Whitingham/boat launch and general store.
Propane use for heat/hotwater 919 gallons per year over past 2 years incl. heating garage during coldest time.

List Type: Exclusive Right to Sell	Sell Price: \$	Deed Book: 87	Internet: Yes
List Date: 03/10/2010	How Sold:	Deed Page: 12	
Pend Date:	Buyer Agt Com: 1%	Lockbox: Key	Var Rate No
Sold Date:	Broker Agt Com: 2.5%	Sign: Yes	Com: Concessions:
Withdr Dt:	Continue to Show:	Named Yes	Concession\$:
Expire Dt: 09/09/2010	Broker/Agt Owner: No	Exception: No	Limited Rep: No
Conting Dt:	Sp. Cont. Apply:	Land Gains: No	DOM: 40
Exp Close Dt:	Orig List \$: \$	Former FSBO: Yes	
Owner: Vicki Draleaous	Owner Ph: () -	Orig List Agt: Meg Streeter	Tenant/Ph: () -
Appraiser/ () -	Buyer:	List Office Fax: (802) 464-8860	
Ph:			

List Agent Cell: (802) 578-6428

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While the information was believed accurate at that time, all information is subject to verification.