

Residential
4085611 Active

55 Merrill Drive
Killington, Vermont 05751



L \$425,000 ☒



Zoning:	Business	Rooms:	12
Year Built:	1969	Bedrooms:	3
Color:	Green	Total Baths:	5
Taxes:	\$ 6,369.94	Full:	4
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2011	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	1.08	Garage Type:	Attached
Lot SqFt:	47,234	Total Fin SqFt:	3,000
Common Land Acres:		Apx Fin Above Grd:	3,000
Road Frontage:	No	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	No
# of Stories:	2	Style:	Chalet/A Frame

Water Body Type:		Water Body Restr.:		Surveyed:	Yes	Seasonal:	No
Water Body Name:		Current/Land Use:		Land Gains:	No	Owned Land:	

Parcel Access ROW:	Yes	ROW for other Parcel:	Yes	ROW Width:	50	ROW Length:	50
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Public Rems: Empty nesters are downsizing from this well-constructed home that grew larger in 1986 & 1993. Lots of privacy space for the whole family, including 3 bedrooms, each with full bath & another 1.5 baths to spare. Family room, office, den & laundry room with wood elevator to upstairs living room fireplace and laundry chute from upstairs master bedroom/walk-in closet. Galley kitchen can easily be expanded into walk-in pantry. Wine or cold cellar, lots of ski storage & oversized 2-car garage with outside entrance leading to back staircase, 10-zone BBHW oil heating system. Beautifully landscaped with perennials & shrubs. Private setting, just off Killington Rd. Connected to Alpine Pipeline. Utility and operating costs will be attached to listing.

Directions: Killington Road onto Merrill Drive, bear right into long driveway with beautiful stone wall on left

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		2	Master BR		2	1st				
Kitchen		2	2nd BR		1	2nd				
Dining Rm		2	3rd BR		1	3rd				
Family Rm		1	4th BR			4th				
Office/Study		2	5th BR			Bsmt				
Utility Rm		1	Den		1					

Assoc Amenities:		Possession:	At Closing
Interior Feat.:	Cable , Cable Internet , Den/Office , Family Room , Fireplace-Wood , Foyer , Laundry Hook-ups , Master BR with BA , Mudroom , Natural Woodwork , Pantry , Smoke Det- Hdwired w/Batt , Walk-in Closet , Walk-in Pantry , 1 Fireplace		
Exterior Feat.:	Deck , Underground Utilities		
Basement:	None		
Equip./Appl.:	Cook Top-Electric , Dishwasher , Dryer , Exhaust Hood , Microwave , Refrigerator , Smoke Detector , Washer		
Driveway:	Gravel	Electric:	Circuit Breaker(s)
Construction:	Wood Frame	Exterior:	Stucco , Wood
Financing:		Foundation:	Concrete
Floors:	Carpet , Hardwood , Slate/Stone , Vinyl	Heating/Cool:	Baseboard , Hot Water , Multi Zone
Garage/Park:	Attached , Direct Entry	Lot Desc:	Cul-De-Sac , Easement , Landscaped , Near Bus/Shuttle , Rural Setting
Heat Fuel:	Oil	Occ. Restrictions:	
Roads:	Cul-de-Sac , Right of Way , Shared	Roof:	Shingle-Asphalt
Sewer:	Public , Other	Water:	Private , Shared
Suitable Land Use:		Water Heater:	Electric
Fee Includes:		Building Certs:	
Disability:		Docs Available:	
Negotiable:	Generator , Other		
Excl Sale:			

Tax Rate:		Assmt:		Assmt Yr:	2011
Tax Class:	Nonhomestead	Unadjusted Taxes:		Tax Reduct:	Unknown
Elderly:		Veteran:		Other:	
Covenant:	No	Source SqFt:	Other	County:	Rutland
Recorded Deed:	Warranty	Book/Pg:	43/ 473	Plan/Survey:	
Map/Blck/Lot:	22/ / 164	Property ID:		SPAN # (VT):	588-185-10946
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:	Woodstock Senior UHSD #4	Jr./Mid Sch:	Woodstock Union Middle Sch
Elem Sch:		Cable:	Cpmcast	Electric Co:	CVPS
Fuel Co:		Phone Co:	VTel	Resort:	
Timeshare/Fract. Ownrshp:	No	# Weeks:		Timeshare %:	

DOM: 29

PREPARED BY



Judy Storch
Killington Valley Real Estate
PO BOX 236
Killington, VT 05751
Lister: Judy Storch of Killington Valley Real Estate

Email : kvre@vermontel.net
Off. Ph# : (802) 422-3610
Agt. Ph# : (802) 422-3610 ext. 202
Cell Ph# : (800) 833-5873
Fax Ph# : (802) 422-3611



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