

Condo  
4042594 Active

304 Woods Lane, Unit# C3  
Killington, Vermont 05751



L \$150,000



<b>Zoning:</b>	PUC	<b>Rooms:</b>	6
<b>Year Built:</b>	1986	<b>Bedrooms:</b>	2
<b>Color:</b>	White	<b>Total Baths:</b>	3
<b>Gross Taxes:</b>	\$ 2,935.64	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2012	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$765	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.00	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>		<b>Total Fin SqFt:</b>	1,500
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,500
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>		<b>Foot Print:</b>	
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Townhouse
<b>Basement:</b>	No		

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

<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>	
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**Public Rems:** This 2-Level end unit Woods townhome is priced below its assessed value of \$168,040 & owner financing to qualified purchaser is available with 50% down. Very tastefully decorated & maintained, Each BR has vaulted ceilings & a bath + hall 1/2 bath. Wet bar in LR, large WP tub, sauna, deck for grilling, + all amenities of resort spa on site, including indoor pool, health club and 5 tennis courts. The Woods is located just minutes to lifts. Fully furnished and appointed including two flat-screen TVs. 2012-13 WSR - \$12,000 + utilities Condo fee of \$764.50 includes expanded cable & internet.

**Directions:** Killington Road to The Woods. Uphill to Cedarwood (third on right) Unit C-3

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm			Master BR			1st	0	0	0	0	
Kitchen			2nd BR			2nd	0	0	0	0	
Dining Rm			3rd BR			3rd	0	0	0	0	
Family Rm			4th BR			4th					
Office/Study			5th BR			Bsmt	0	0	0	0	
Utility Rm			Den								
Other Rm 1			Other Rm 3								
Other Rm 2											

<b>Condo Name:</b>		<b>Condo Unit #:</b>	C3	<b>Floor:</b>	1
<b>Building #:</b>	C	<b># Units/Building:</b>	4	<b>Limited Common Area:</b>	
<b>Condo Assoc Fees:</b>	\$765	<b>Special Assessment:</b>	Unknown		

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Dining Area , Fireplace-Wood , Furnished , Master BR with BA , Smoke Det-Hardwired , Whirlpool Tub		
<b>Exterior Feat.:</b>	Deck , Underground Utilities		
<b>Basement:</b>	None		
<b>Equip./Appl.:</b>	CO Detector , Dryer , Microwave , Range-Gas , Refrigerator , Washer		
<b>Driveway:</b>	Paved	<b>Electric:</b>	Circuit Breaker(s)
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Stucco , Wood
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Floors:</b>		<b>Heating/Cool:</b>	Baseboard , Hot Water , Multi Zone
<b>Garage/Park:</b>		<b>Lot Desc:</b>	Landscaped , Wooded Setting
<b>Heat Fuel:</b>	Gas-LP/Bottle	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Association	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	Public	<b>Water:</b>	Private , Shared
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Gas-Natural
<b>Fee Includes:</b>	Cable , Landscaping , Plowing , Recreational , Trash , Water	<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>	\$168,040.00	<b>Assmt Yr:</b>	2011
<b>Tax Class:</b>	Nonhomestead	<b>Source SqFt:</b>	Other	<b>County:</b>	Rutland
<b>Covenant:</b>	Yes	<b>Book/Pg:</b>	00/ 00	<b>Plan/Survey:</b>	
<b>Recorded Deed:</b>	Warranty	<b>Property ID:</b>		<b>SPAN # (VT):</b>	588-185-10853
<b>Map/Blck/Lot:</b>	22/ / 146-C3	<b>Const. Status:</b>	Existing	<b>Home Energy Rated Index Score:</b>	
<b>Devel/Subdiv:</b>	The Woods	<b>High Sch:</b>		<b>Jr./Mid Sch:</b>	
<b>District:</b>		<b>Cable:</b>		<b>Electric Co:</b>	
<b>Elem Sch:</b>		<b>Phone Co:</b>		<b>Resort:</b>	
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Timeshare/Fract. Ownrshp:</b>	No				

**DOM:** 811

#### PREPARED BY



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04/18/2013 05:45 PM Printed By: Judy Storch