

4 Photo Display



**109 Wardwell Road**  
**Killington, Vermont 05751**



**L \$248,800**

**Active**  
**Residential 4069645**



Large 8-BR, 3Bath, 2-level Ski House on Ottaquechee River near Killington Skyship Base. LR w/cathedral ceilings, fieldstone Fireplace lovely views of River. New kitchen carpeting. Nicely updated. Fully furnished equipped. Flat access.

**Directions:Directions:**

Rt 4, heading east East, pass Skyship ;take next right after Val Roc Motor Lodge onto Wardwell Rd, Red house at end on left.

**Taxes: \$4,449.42   Taxes TBD:   Tax Year: 2011   Monthly Assoc.\$:   Condo Assoc Fees:**

<b>Style:</b>		<b>Year Built:</b>	1974	<b>Lot Acre:</b>	3.98
<b>Bedrooms:</b>	8	<b>Total Fin SqFt:</b>	2,300	<b>Book/Pg:</b>	00/ 00
<b>Total Baths:</b>	3	<b>Apx Fin Above Grd:</b>	2,300	<b>Lot SqFt:</b>	173,368
<b>1/2 Baths:</b>	0	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	1	<b>Exterior:</b>	Board and Batten	<b>Zoning:</b>	RES-HAMLIET
<b>Basement:</b>	Crawl Space , Dirt	<b>Water:</b>	Drilled Well	<b>Flood Zone:</b>	Unknown
<b>Foundation:</b>	Stone	<b>Sewer:</b>	Septic	<b>Road Frontage:</b>	TBD
<b>Roof:</b>	Shingle-Other	<b>Electric:</b>	Circuit Breaker(s)	<b>Water Frontage:</b>	
<b>Heating/Cool:</b>	Baseboard	<b>Driveway:</b>	Gravel	<b>Water Body Name:</b>	Ottaquechee River
<b>Heat Fuel:</b>	Electric	<b>Garage/Park:</b>	None	<b>Roads:</b>	Cul-de-Sac , Dead End , Public
<b>Water Heater:</b>	Electric	<b>Garage Capacity:</b>	0	<b>Water Body Restri.:</b>	

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

**Amenities:**

**Appliances:** Central Vacuum , Dishwasher , Dryer , Microwave , Range-Electric , Refrigerator , Washer , Window Treatment

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:**

**Closed Date: DOM:**

**Jr./Mid Sch:** Woodstock Union Middle Sch  
237

**High Sch:** Woodstock Senior UHSD #4

**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



[www.killingtonvalleyrealestate.com](http://www.killingtonvalleyrealestate.com)

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