

Not For Public Distribution: Members Only



R **2807890** Active      22 Sunrise , Ludlow VT 05149      \$400,000

**List:** Rebecca Sanford (802) 228-5544 Ext: of Walnut Hill Realty, Llc (802) 228-5544 /      **Firm:** WLNT      **Agt:** 1021



County: Windsor      Locale:  
 Type: Residential      Development: None (Lud)  
 Year Blt: 1983      Constr. Status: Existing  
 Parcel ID:      Zone:  
**Part of Larger Parcel:**      Tax Year: 2008  
 Unadjusted Amount 5147.68      Tax Rate: Non-Homestead  
 Taxes:  
 Bedrooms: 3      Full/3 Qtr Baths: 2  
 Half Baths:      Total Baths: 2  
 Lot Size:      Leased Lot: No  
 Road Ftg: No      Road Frontage # 0  
 Ft:

**Parcel Access ROW/Length**  
**/Width:** No/ 400/ 25  
 ROW for Other No      Map:  
 Parcel:

**Approx Monthly Assoc Fee: 0**  
**Apx Acres:** 10.47      **Common Acres:** 0

Elem School: Ludlow Elementary School	Apx fin SF	1757	Apx unfin SF	0	# Rooms	6
	AG:		AG:		AG:	
Middle School: Black River USD 39	Apx fin SF	806	Apx unfin SF	0	# Rooms	1
	BG:		BG:		BG:	
High School: Black River USD 39	Total Apx fin SF:	2563	Total Apx unfin SF:	0	# Stories:	2

TS/FR Ownership:No      Basement:Yes      Furnished: No      Fuel Co:      Phone Co:  
 # Weeks:      Resort: Yes      Parking:      House Color: Brown      Cable Co:  
 Timeshare %:      Garage: None      Fireplace/Stove:No      # Fpls/Stoves: 1 / 2      Elec Co:

Condo Name:      Total # Units:      Condo Bldg #:      Condo Unit #:

**Rented/Mo. Rent:** No/ \$      **Mgmt Co./Ph:** () -      **Mstr INS/Ph:** () -

	DIM	LEV	Mstr Bd	DIM	LEV	Utility Rm	DIM	LEV	Floor	BD	FB/3Qtr	HB
Living Rm	15x23	1	33x12						1	1	1	
Kitchen	14x12	1	2nd Bd 12x13			Other			2	2	1	
Dining Rm			3rd Bd			Other 2			3			
Family Rm			4th Bd			Other 3			4			
Office/Study			5th Bd			Other 4			Bsmt			

Interior: Other-See Remarks  
 Exterior: Deck(s)  
 Feat.:  
 Rooms: Living Room

Appliances: Dishwasher , Dryer , Electric Oven/Rng , Refrigerator , Washer  
 Assoc. Other-See Remarks  
 Amen.:

Style:	Contemporary	Type:	Single Family
Roof:	Shingle	Exterior:	Wood Frame
Driveway:	Gravel/Crushed Stone	Land Desc:	Secluded , Other-See Remarks
Sewer:	Septic	Water:	Drilled Well
Fireplace:	Wood Burning , Wood Stove	Foundation:	Poured Concrete
Financing:	All Financing Options	Water Heat:	Electric
Kitchen/Dining:	Eat-In Kitchen , Living/Dining	Floors:	Carpet , Hardwood , Vinyl
Garage:	None	Basement:	Full , Part Finished
Heat/Cool	Electric , Wood	Suit. Use/Lnd	Land: Mixed
/Fuel:		Typ:	
Docs Avail.:	Covenant , Deed , Property Disclosure	Possession:	At Closing
Showing:	24 Hour , Call LO		

Remarks: Private and secluded get-a-way home. Open lot,deck and lawn area, but very private setting. Minutes to Okemo. House layout is open concept on the main level with child's bedroom and bath. Upstairs you will find 2 more bedrooms and another full bath. This property has been well loved by it's owners and is now ready for your family to create your own Vermont memories.

Directions: Bixby Road to Sunrise on right...last house on Road. See Sign

Agent Remarks: Highly desirable Bixby Road area. Super 2nd home or year round residence. Easy to show!

List Type:	Exclusive Right to Sell	Sell Price:	\$	Deed Book:		Internet:	Yes
List Date:	07/07/2008	How Sold:		Deed Page:		IDX/VOW:	Yes/
Sold Date:		Buyer Agt	3%	Lockbox:	Combo	Var Rate	No
		Com:				Com:	
Pend Date:		Broker Agt	3%	Sign:	Yes	Concessions:	
		Com:					
Withdr Dt:		Continue to Show:		Named Exception:	No	Concession\$:	
Expire Dt:	06/01/2009	Broker/Agt	No	Land Gains:	TBD	Limited Rep:	No
		Owner:					
Conting Dt:		Sp. Cont.		Former FSBO:	No	DOM:	3
		Apply:					
Exp Close Dt:		Orig List \$ :	\$400,000	Orig List Agt:	Rebecca Sanford		
Owner:	Robert Harakas	Owner Ph:	() -	Tenant/Ph:	() -		
Appraiser/Ph:	() -	Buyer:		List Office	(802) 228-5548		
				Fax:			

**List Agent Cell:** () -

----- Information herein deemed reliable but not guaranteed -----

© 2008 Vermont Real Estate Information Network, Inc. 07/09/2008 01:29 PM

This display was created 07/09/2008.

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