

Customer w/ Gallery Display

R 2901743 Active

[332 Depot Street, Cavendish VT 05153](#)

\$209,900



<b>County:</b>	Windsor	<b>Locale:</b>	Proctorsville
<b>Type:</b>	Residential	<b>Development:</b>	Proctorsville
<b>Year Blt:</b>	1961	<b>Constr. Status:</b>	
<b>Parcel ID:</b>	1v20-097	<b>Zone:</b>	None
<b>Part of Larger Parcel:</b>	No	<b>Tax Year:</b>	2008
<b>Unadjusted Amount Taxes:</b>	2320	<b>Tax Rate:</b>	Non-Homestead
<b>Bedrooms:</b>	3	<b>Full/3 Qtr Baths:</b>	1
<b>Half Baths:</b>	0	<b>Total Baths:</b>	1
<b>Lot Size:</b>	105x261	<b>Leased Lot:</b>	No
<b>Road Ftg.:</b>	Yes	<b>Road Frontage # Ft:</b>	369
<b>Parcel Access ROW/Length/Width:</b>	No/ /	<b>Approx Monthly Assoc Fee:</b>	0
<b>ROW for Other Parcel:</b>	No		
<b>Apx Acres:</b>	0.68	<b>Common Acres:</b>	0

<b>Elem School:</b>	Cavendish Town Elem. School	<b>Apx fin SF AG:</b>	1480	<b>Apx unfin SF AG:</b>	0	<b># Rooms AG:</b>	5
<b>Middle School:</b>	Choice	<b>Apx fin SF BG:</b>	0	<b>Apx unfin SF BG:</b>	0	<b># Rooms BG:</b>	0
<b>High School:</b>	Choice	<b>Total Apx fin SF:</b>	1480	<b>Total Apx unfin SF:</b>	0		

Timeshare /

Fractional

<b>Ownership:</b>	No	<b>Basement:</b>	No	<b>Furnished:</b>	No	<b>Fuel Co:</b>		<b>Phone Co:</b>	TDS
<b># Weeks:</b>		<b>Resort:</b>	No	<b>Parking:</b>	Off Street	<b>House Color:</b>	white	<b>Cable Co:</b>	Adelphia
<b>Timeshare %:</b>		<b>Garage:</b>	One Car	<b>Fireplace/Stove:</b>	No	<b># Fpls/Stoves:</b>	0 / 0	<b>Elec Co:</b>	Ludlow Ele

<b>Condo Name:</b>		<b>Condo Bldg #:</b>		<b>Condo Unit #:</b>		<b># Stories:</b>	1
--------------------	--	----------------------	--	----------------------	--	-------------------	---

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

	DIM	LEV		DIM	LEV		DIM	LEV	Floor	BD	FB/3Qtr	HB
Living Rm	19x16	1	Mstr Bd	15x13	1	Utility Rm			1	3	1	0
Kitchen	19x10	1	2nd Bd	15X13	1	Other	12x13	1	2	0	0	0
Dining Rm			3rd Bd	11x11	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:** Blinds , Breakers , Cable TV Available , Natural Woodwrk  
**Exterior Feat.:** Deck(s) , Partial Fence  
**Rooms:** 1st Floor Laundry , Den/Office , Living Room  
**Appliances:** Dishwasher , Dryer , Electric Oven/Rng , Microwave , Refrigerator , Washer  
**Assoc. Amen.:** None

<b>Style:</b>	Ranch	<b>Type:</b>	Single Family
<b>Roof:</b>	Shingle	<b>Exterior:</b>	Clapboard , Wood Frame
<b>Driveway:</b>	Paved	<b>Land Desc:</b>	Corner , Near Bus/ Shuttle , Snowmobile Trail
<b>Sewer:</b>	Municipal	<b>Water:</b>	Municipal
<b>Fireplace:</b>	None	<b>Foundation:</b>	Concrete Block
<b>Financing:</b>	Conventional	<b>Water Heat:</b>	Electric
<b>Kitchen/Dining:</b>	Kitchen/Dining	<b>Floors:</b>	Carpet , Vinyl
<b>Garage:</b>	Detached	<b>Basement:</b>	Crawl Space
<b>Heat/Cool/Fuel:</b>	Baseboard , Oil	<b>Suit. Use/Lnd Typ:</b>	Not Applicable
<b>Docs Avail.:</b>	Deed , Property Disclosure	<b>Possession:</b>	At Closing

**Remarks:** Located in the quaint village of Proctorsville, this newly renovated home is truly a turn key property. Much more than first meets the eye. Large spacious rooms, natural wood interior, 3rd bedroom could be a den. Garage with power and a chimney for potential workshop. Walk to the bakery, library, or summer concerts on the green. Convenient location for snowmobiling and 5 minutes to skiing at Okemo and on the shuttle bus route would make this a great getaway too. Come take a look!

**Directions:** Depot Street is located off of Route 131 and 103. House is located on the corner of Depot and Greven

Accessed By: Kelly Martelle

Email : kmartelle@walnuthillrealty.net



Walnut Hill Realty, Llc

Off. Ph# : (802) 228-5544

417 Route 103 South

Agt. Ph# : (802) 228-5544

Ludlow, VT 05149

Cell Ph# : () -

- - - The REALTOR® supplying this Data Sheet makes no representation or warranty about the accuracy or completeness of the information contained herein. All information should be verified by any purchaser before entering into a purchase and sale contract for the property. - - -

© 2009 Vermont Real Estate Information Network Inc. 02/17/2009 08:28 PM

Photo Gallery MLS# 2901743A



**Den or third bedroom**



- - - The REALTOR® supplying this Data Sheet makes no representation or warranty about the accuracy or completeness of the information contained herein. All information should be verified by any purchaser before entering into a purchase and sale contract for the property. - - -  
© 2009 Vermont Real Estate Information Network Inc. 02/17/2009 08:28 PM

**Photo Gallery MLS# 2901743A**



- - - The REALTOR® supplying this Data Sheet makes no representation or warranty about the accuracy or completeness of the information contained herein. All information should be verified by any purchaser before entering into a purchase and sale contract for the property. - - -  
© 2009 Vermont Real Estate Information Network Inc. 02/17/2009 08:28 PM

This display was created 02/17/2009.