

Customer w/ Gallery Display

R 2812855 Active

**8 Birch Lane , Springfield-Windsor VT 05150**

**\$209,000**



<b>County:</b>	Windsor	<b>Locale:</b>	
<b>Type:</b>	Residential	<b>Development:</b>	None (SpiWIN)
<b>Year Blt:</b>	1962	<b>Constr. Status:</b>	Existing
<b>Parcel ID:</b>		<b>Zone:</b>	r
<b>Part of Larger Parcel:</b>	No	<b>Tax Year:</b>	2008
<b>Unadjusted Amount Taxes:</b>	5680	<b>Tax Rate:</b>	Homestead
<b>Bedrooms:</b>	3	<b>Full/3 Qtr Baths:</b>	2
<b>Half Baths:</b>		<b>Total Baths:</b>	2
<b>Lot Size:</b>		<b>Leased Lot:</b>	No
<b>Road Ftg.:</b>	Yes	<b>Road Frontage # Ft:</b>	200
<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>	0.58	<b>Common Acres:</b>	0

<b>Elem School:</b>	Elm Hill School	<b>Apx fin SF AG:</b>	1900	<b>Apx unfin SF AG:</b>	0	<b># Rooms AG:</b>	6
<b>Middle School:</b>	Riverside School	<b>Apx fin SF BG:</b>	500	<b>Apx unfin SF BG:</b>	500	<b># Rooms BG:</b>	4
<b>High School:</b>	Springfield High School	<b>Total Apx fin SF:</b>	2400	<b>Total Apx unfin SF:</b>	500		

**Timeshare / Fractional**

<b>Ownership:</b>	No	<b>Basement:</b>	Yes	<b>Furnished:</b>	No	<b>Fuel Co:</b>		<b>Phone Co:</b>	VTel
<b># Weeks:</b>		<b>Resort:</b>	No	<b>Parking:</b>		<b>House Color:</b>	Beige&Gr	<b>Cable Co:</b>	
<b>Timeshare %:</b>		<b>Garage:</b>	Two Car	<b>Fireplace/Stove:</b>	Yes	<b># Fpls/Stoves:</b>	1 / 0	<b>Elec Co:</b>	CVPS

<b>Condo Name:</b>		<b>Condo Bldg #:</b>		<b>Condo Unit #:</b>		<b># Stories:</b>	2
--------------------	--	----------------------	--	----------------------	--	-------------------	---

<b>Rented/Mo. Rent:</b>	No/ \$	<b>Mgmt Co./Ph:</b>	() -	<b>Mstr INS/Ph:</b>	() -					
	<b>DIM</b>	<b>LEV</b>	<b>DIM</b>	<b>LEV</b>	<b>DIM</b>	<b>LEV</b>	<b>Floor</b>	<b>BD</b>	<b>FB/3Qtr</b>	<b>HB</b>
<b>Living Rm</b>	14x23		<b>Mstr Bd</b>	15x15	<b>Utility Rm</b>	5x4	1	3	1	
<b>Kitchen</b>	11x10		<b>2nd Bd</b>	12x9	<b>Other</b>	9x10	2			
<b>Dining Rm</b>	11x12		<b>3rd Bd</b>	13x11	<b>Other 2</b>	13x10	3			
<b>Family Rm</b>	25x20		<b>4th Bd</b>		<b>Other 3</b>		4			
<b>Office/Study</b>			<b>5th Bd</b>		<b>Other 4</b>		<b>Bsmt</b>			1

**Interior:** 220 Plug , Blinds , Other-See Remarks  
**Exterior Feat.:** Window Screens , Other-See Remarks  
**Rooms:** Den/Office , Family , Master on Main , Studio/Wrkshop  
**Appliances:** Dishwasher , Dryer , Gas Oven/Rng , Microwave , Refrigerator , Washer  
**Assoc. Amen.:** Other-See Remarks

<b>Style:</b>	3+ Level	<b>Type:</b>	Existing
<b>Roof:</b>	Rolled Rubber	<b>Exterior:</b>	Shake Shingle
<b>Driveway:</b>	Paved	<b>Land Desc:</b>	Adjoins ST/Natl Forest , Cul-De-Sac , Water View , Wooded
<b>Sewer:</b>	Septic	<b>Water:</b>	Municipal
<b>Fireplace:</b>	Wood Burning	<b>Foundation:</b>	Concrete Block
<b>Financing:</b>	Conventional	<b>Water Heat:</b>	Electric , Rent Water Heater
<b>Kitchen/Dining:</b>	Kitchen/Dining	<b>Floors:</b>	Carpet , Ceramic Tile , Hardwood
<b>Garage:</b>	Attached/Built-in , Detached	<b>Basement:</b>	Full , Walk Out
<b>Heat/Cool/Fuel:</b>	Forced Air , Oil	<b>Suit. Use/Lnd Typ:</b>	Land: Mixed
<b>Docs Avail.:</b>	Deed , Property Disclosure	<b>Possession:</b>	At Closing

**Remarks:** Sweet tri-level tucked into a beautiful lot with awesome views of the reservoir and dam area. This house connects with nature while offering comfort and room to roam. Polished wood floors, step up to bedrooms and bath on 1st floor. Lower level offers two additional rooms, laundry room and another full bath. Bonus "Family/Game" room will keep or store all those necessary items we don't use every day! Very serene location only moments from downtown.

**Directions:** River St to Piper road (beside Black River Produce). Left on Birch lane. Last house on left. See sign.



**Accessed By: Rebecca Sanford**  
**Walnut Hill Realty, Lic**  
**417 Route 103 South**  
**Ludlow, VT 05149**

**Email :** rsanford@walnuthillrealty.net  
**Off. Ph# :** (802) 228-5544  
**Agt. Ph# :** (802) 228-5544  
**Cell Ph# :** () -

www.walnuthillrealty.net

© 2008 Vermont Real Estate Information Network Inc.

--- 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. ---

11/19/2008 03:09 PM

## Photo Gallery MLS# 2812855A



Front View



View



Kitchen



Livingroom



Bedroom



Stone steps

--- 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. ---

© 2008 Vermont Real Estate Information Network Inc.

11/19/2008 03:09 PM

## Photo Gallery MLS# 2812855A



**Sitting area**

- - - 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. - - -

© 2008 Vermont Real Estate Information Network Inc.  
11/19/2008 03:09 PM

This display was created 11/19/2008.

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