




Not For Public Distribution: Members Only

		R 2811916 Active		1-18 Crimson Hawk , Plymouth-Windsor VT 05056		\$495,000					
List: Kelly Martelle (802) 228-5544 Ext. of Walnut Hill Realty, Llc (802) 228-5544 /		Firm: WLNT		Agt: 8562							
		County: Windsor Type: Residential Year Blt: 1980 Parcel ID: Part of Larger Parcel: Unadjusted Amount Taxes: 5465.81 Bedrooms: 4 Half Baths: 1 Lot Size: Road Ftg: Yes Parcel Access ROW/Length/Width: No / / ROW for Other Parcel: No Approx Monthly Assoc Fee: 100+-		Locale: Development: Hawk Mountain Constr. Status: Existing Zone: Tax Year: 2008 Tax Rate: Non-Homestead Full/3 Qtr Baths: 2 Total Baths: 3 Leased Lot: No Road Frontage # Ft: 294 Map: Apx Acres: 1.43 Common Acres: 0							
Elem School: Plymouth Elementary School Middle School: Woodstock Union Middle High School: Woodstock Sr. UHSD 4		Apx fin SF AG: 952 Apx fin SF BG: 684 Total Apx fin SF: 1636		Apx unfin SF AG: 0 Apx unfin SF BG: 228 Total Apx unfin SF: 228		# Rooms AG: 5 # Rooms BG: 3 # Stories: 1					
TS/FR Ownership: No # Weeks: Timeshare %:		Basement: Yes Resort: Yes Garage: None		Furnished: No Parking: Fireplace/Stove: Yes		Fuel Co: House Color: walnut # Fpls/Stoves: 1 / 0					
Phone Co: Cable Co: Elec Co:											
Condo Name:		Total # Units:		Condo Bldg #:		Condo Unit #:					
Rented/Mo. Rent: No/ \$		Mgmt Co/Ph: () -		Mstr INS/Ph: () -							
	DIM	LEV	DIM	LEV	DIM	LEV	Floor	BD	FB/3Qtr	HB	
Living Rm	16 x 16	1	Mstr Bd	12 x 14	1	Utility Rm	1	2	1	1	
Kitchen	16 x 8	1	2nd Bd			Other	2				
Dining Rm			3rd Bd			Other 2	3				
Family Rm			4th Bd			Other 3	4				
Office/Study			5th Bd			Other 4	Bsmt	2	1		
Interior: 220 Plug , Natural Woodwrk , Sec Sys/Alarms , Vaulted Ceiling Exterior Feat.: Covered Porch , Deck(s) Rooms: Den/Office , Master on Main , Recreation , Living Room Appliances: Dishwasher , Dryer , Electric Oven/Rng , Washer Assoc. Amen.: Common Maint. , Sewer											
Style: Contemporary Roof: Shingle Driveway: Gravel/Crushed Stone Sewer: Septic Fireplace: Wood Burning Financing: Conventional Kitchen/Dining: Kitchen/Dining , Living/Dining Garage: None Heat/Cool/Fuel: Electric Docs Avail.: Deed , Property Disclosure Showing: Accompany , Appointment , Call LO , Key LO		Type: Single Family , Existing Exterior: Wood Siding Land Desc: Wooded Water: Drilled Well Foundation: Poured Concrete Water Heat: Electric Floors: Hardwood , Softwood Basement: Part Finished Suit. Use/Lnd Typ: Land: Woodland Possession: To Be Agreed									
Remarks: This Frank Loyd Wright inspired home design in the Hawk Resort is waiting for your arrival. There is a lovely stone fireplace upstairs and downstairs there is one that is unexposed behind the wall. Very efficient with rate 11 electric system installed. Privacy yet still only 8 miles to Killington OR Okemo for skiing. All that Hawk Resort has to offer for amenities.											
Directions: Rt 103 to Rt 100 Hawk Mtn Resort will be on the right, Crimson Hawk Rd is on left. 2nd driveway on the right.											
Agent Remarks: Subject to Hawk Resort covenants and restrictions. Amenities are fee based.											
List Type: Exclusive Right to Sell List Date: 10/12/2008 Sold Date: Pend Date: Withdr Dt: Expire Dt: 04/11/2009 Conting Dt: Exp Close Dt: Owner: David and Rose Giardina Appraiser/Ph: () - List Agent Cell: () -		Sell Price: \$ How Sold: Buyer Agt Com: 2.5% Broker Agt Com: 2.5% Continue to Show: Broker/Agt Owner: No Sp. Cont. Apply: Orig List \$: \$495,000 Owner Ph: () - Buyer:		Deed Book: Deed Page: Lockbox: None Sign: No Named Exception: No Land Gains: No Former FSBO: No Orig List Agt: Kelly Martelle Tenant/Ph: () - List Office Fax: (802) 228-5548		Internet: Yes IDX/VOW: Yes/ No Var Rate Com: No Concessions: Concession\$: Limited Rep: No DOM: 3					
<p style="text-align: center;">- - - Information herein deemed reliable but not guaranteed - - - © 2008 Vermont Real Estate Information Network, Inc. 10/14/2008 05:09 PM</p>											

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