

**Residential**  
**2758726 Active**

223 West Park Road  
Killington, Vermont 05751



**L\$220,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	6
<b>Year Built:</b>	1962	<b>Bedrooms:</b>	4
<b>Color:</b>	Brown	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 3,841.38	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2008	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	2.00	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	87,120	<b>Total Fin SqFt:</b>	1,200
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	800
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	400
<b>Water Frontage:</b>		<b>Foot Print:</b>	26 x 36
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	1 1/2	<b>Style:</b>	Chalet/A Frame

<b>Water Body Type:</b>	<b>Water Body Restr.:</b>	<b>Surveyed:</b> Yes	<b>Seasonal:</b> No
<b>Water Body Name:</b>	<b>Current/Land Use:</b>	<b>Land Gains:</b> No	<b>Owned Land:</b>

**Parcel Access ROW:**      **ROW for other Parcel:**      **ROW Width:**      **ROW Length:**

**Public Rems:** Location, location, location ! This older chalet is in move-in condition and has great winter views of Killington's trails. Living room with vaulted ceilings and wood-burning fireplace. Large eat-in kitchen. Walk to several restaurants. Two-acre lot has sub-division potential. Fully furnished & equipped. New 15 gpm well 1/5/10.

**Directions:** Killington Road, turn right onto West Park Road, Pass Moguls and two houses on left and turn left into long, flat driveway with Gardner sign on tree.

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

<b>Assoc Amenities:</b>	<b>Possession:</b>
<b>Interior Feat.:</b> Cathedral Ceilings , Eat-in Kitchen , Fireplace-Wood , Furnished	
<b>Exterior Feat.:</b> Deck	
<b>Basement:</b> Slab	
<b>Equip./Appl.:</b> CO Detector , Dishwasher , Range-Electric , Refrigerator , Smoke Detector	
<b>Driveway:</b> Gravel	<b>Electric:</b> Circuit Breaker(s)
<b>Construction:</b> Wood Frame	<b>Exterior:</b> T-111 , Wood
<b>Financing:</b>	<b>Foundation:</b> Block
<b>Floors:</b>	<b>Heating/Cool:</b> Baseboard , Multi Zone
<b>Garage/Park:</b>	<b>Lot Desc:</b> Level , Wooded Setting
<b>Heat Fuel:</b> Electric	<b>Occ. Restrictions:</b>
<b>Roads:</b> Dead End , Public	<b>Roof:</b> Membrane
<b>Sewer:</b> Septic	<b>Water:</b> Drilled Well
<b>Suitable Land Use:</b>	
<b>Fee Includes:</b>	<b>Water Heater:</b> Electric
<b>Disability:</b>	<b>Building Certs:</b>
<b>Negotiable:</b>	<b>Docs Available:</b>
<b>Excl Sale:</b> Call Listing Office	

<b>Tax Rate:</b>	<b>Assmt:</b>	<b>Assmt Yr:</b>
<b>Tax Class:</b> Nonhomestead	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> Unknown
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>
<b>Covenant:</b> No	<b>Source SqFt:</b>	<b>County:</b> Rutland
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 90/ 430	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 29/ / 211	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b>	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b>	<b>High Sch:</b> Woodstock Senior UHSD #4	<b>Jr./Mid Sch:</b> Woodstock Union Middle Sch
<b>Elem Sch:</b>	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Timeshare/Fract. Ownrshp:</b>	<b># Weeks:</b>	<b>Timeshare %:</b>
<b>Auction:</b> Auction Price Determined By:		

**PREPARED BY**

**Judy Storch**

**Email : kvre@vermontel.net**