

**Residential**  
**2797786 Active**

**48 Windrift Ridge Road**  
**Mendon, Vermont 05751**



**L\$439,000**



<b>Style:</b>	Contemporary	<b>Rooms:</b>	9
<b>Year Built:</b>	2002	<b>Bedrooms:</b>	3
<b>Color:</b>		<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 8,100.00	<b>Full:</b>	3
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$0	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	1.13	<b>Garage Type:</b>	Under
<b>Lot SqFt:</b>	49,223	<b>Total Fin SqFt:</b>	2,520
<b>Road Frontage:</b>		<b>Apx Fin Above Grd:</b>	1,708
<b>Water Frontage:</b>		<b>Apx Fin Below Grd:</b>	812
<b>Water Acc Type:</b>		<b>Foot Print:</b>	
<b>Zoning:</b>	Residential		

<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 Use:</b> Unknown	<b>Flood Zone:</b> No	<b>Owned Land:</b>

**Public Rems:** MAGNIFICENT VIEWS OF PICO FROM THIS 3BR+ OFFICE, 3 BATH HOME WITH HEATED GARAGE. FRONT AND REAR DECKS WITH PRIVATE HOT TUB IN BACK. RADIANT PROPANE HEAT, CATHEDRAL CEILINGS, STONE FIREPLACE, 2 LIVING AREAS, ABUTS NATIONAL FOREST AND APPALACHIAN TRAIL, COMMON TENNIS COURTS. LOCATED IN BARSTOW SCHOOL DISTRICT PERFECT FAMILY OR VACATION HOME.

**Directions:** From Rt 4 take entrance to Robinwood, Old Coach Road (across from Pico Mountain. Take your 4th left onto Round Robin and then your next right onto Windrift Ridge Road. Follow road up, driveway is at end of road heading up.

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath						1/2 Bath					
3/4 Bath						Den					
Dining Rm						Family Rm					
Kitchen						Living Rm					
Master BR						2nd BR					
3rd BR						4th BR					
Other Rm 1						Other Rm 2					
Other Rm 3											

**FEATURES**

<b>Amenities:</b>	1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Deck , Eat In Kitchen , Fireplace-Wood , Furnished , Hot Tub , Master BR with BA , Playroom , Skylight		
<b>Basement:</b>	Finished , Full		
<b>Construction:</b>	Modular Prefab		
<b>Driveway:</b>	Gravel	<b>Electric:</b>	Circuit Breaker
<b>Appliances:</b>	CO Detector , Range-Gas , Kitchen Island , Microwave , Refrigerator , Security System , Smoke Detector , Washer	<b>Exterior:</b>	Wood
<b>Financing:</b>	Conventional	<b>Foundation:</b>	Concrete
<b>Garage/Park:</b>	Auto Open , Heated , Under	<b>Heating/Cool:</b>	Baseboard , Radiant
<b>Heat Fuel:</b>	Gas-Lp/Bottle , Other	<b>Lot Desc:</b>	Level , Sloping , View , Wooded , Mountain View
<b>Negotiable:</b>		<b>Restrictions:</b>	
<b>Roads:</b>	Private	<b>Roof:</b>	Shingle-Other
<b>Sewer:</b>	Public	<b>Water:</b>	Drilled Well
<b>Fee Includes:</b>	Sewer	<b>Water Heater:</b>	Gas
<b>Disability:</b>			

<b>Book/Pg:</b> 79/ 389	<b>Tax Rate:</b> \$	<b>Tax Class:</b> Nonhomestead	<b>Tax Reduct:</b> No
<b>Elderly:</b> Unknown	<b>Veteran:</b> No	<b>Other:</b> No	<b>Map/Blck/Lot:</b> 05-0019/ / 48
<b>Covenant:</b> Unknown	<b>Assmt:</b> \$	<b>Assmt Yr:</b>	<b>Deed:</b> Warranty
<b>Elem Sch:</b> Barstow Memorial School	<b>Jr./Mid Sch:</b>	<b>High Sch:</b>	<b>District:</b>
<b>County:</b> Rutland	<b>New Const:</b> No	<b>Source SqFt:</b> Muni	<b>Closed Date:</b>
<b>Excl Sale:</b>	<b>Devel/Subdiv:</b> Robinwood	<b>Village/District:</b>	

**PREPARED BY**



**Bret Williamson**  
**Killington Valley Real Estate**  
**PO BOX 236**  
**Killington, VT 05751**  
Lister: Bret Williamson of Killington Valley Real Estate

**Email :** bretsivt@yahoo.com  
**Off. Ph# :** (802) 422-3610  
**Ag. Ph# :** (802) 422-3610 ext. 206  
**Cell Ph# :** ( ) -  
**Fax Ph# :** (802) 422-3611



[www.killingtonvalleyrealestate.com](http://www.killingtonvalleyrealestate.com)

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