

Residential
2826303 Active

[48 Windrift Ridge Road](#)
[Mendon, Vermont 05751](#)



L \$399,000



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

Water Body Type:	Water Body Restr.:	Surveyed: Yes	Seasonal: No
Water Body Name:	Current/Land Use: Unknown	Land Gains: TBD	Owned Land:

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

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.

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			Other Rm 3							
Other Rm 2										

Assoc Amenities: **Possession:**

Interior Feat.: 1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Eat-in Kitchen , Fireplace-Wood , Furnished , Hot Tub , Master BR with BA , Playroom , Skylight

Exterior Feat.: Deck

Basement: Finished , Full

Equip./Appl.: CO Detector , Kitchen Island , Microwave , Range-Gas , Refrigerator , Security System , Smoke Detector , Washer

Driveway: Gravel

Construction: Modular Prefab

Financing: Conventional

Floors:

Garage/Park: Auto Open , Heated , Under

Heat Fuel: Gas-LP/Bottle , Other

Roads: Private

Sewer: Public

Suitable Land Use:

Fee Includes: Sewer

Disability:

Negotiable:

Excl Sale:

Electric: Circuit Breaker(s)

Exterior: Wood

Foundation: Concrete

Heating/Cool: Baseboard , Radiant

Lot Desc: Level , Mountain View , Sloping , View , Wooded

Occ. Restrictions:

Roof: Shingle-Other

Water: Drilled Well

Water Heater: Gas-Natural

Building Certs:

Docs Available:

Tax Rate:		Assmt:		Assmt Yr:	
Tax Class: Nonhomestead		Unadjusted Taxes:		Tax Reduct: No	
Elderly: Unknown		Veteran: No		Other: No	
Covenant: Unknown		Source SqFt: Muni		County: Rutland	
Recorded Deed: Warranty		Book/Pg: 79/ 389		Plan/Survey:	
Map/Blck/Lot: 05-0019/ / 48		Property ID:		SPAN # (VT): --	
Devel/Subdiv: Robinwood		Const. Status: Existing		Home Energy Rating Index:	
District:		High Sch:		Jr./Mid Sch:	
Elem Sch: Barstow Memorial School		Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:					
Auction \$ Det. By:				DOM: 169	

PREPARED BY



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