

**Residential**  
4085611 Active

**55 Merrill Drive**  
Killington, Vermont 05751



**L \$425,000**



<b>Zoning:</b>	Business	<b>Rooms:</b>	12
<b>Year Built:</b>	1969	<b>Bedrooms:</b>	3
<b>Color:</b>	Green	<b>Total Baths:</b>	5
<b>Taxes:</b>	\$ 6,369.94	<b>Full:</b>	4
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2011	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	1.08	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	47,234	<b>Total Fin SqFt:</b>	3,000
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	3,000
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Chalet/A Frame

<b>Water Body Type:</b>		<b>Water Body Restr.:</b>	Yes	<b>Surveyed:</b>	No	<b>Seasonal:</b>	No
<b>Water Body Name:</b>		<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	
<b>Parcel Access ROW:</b>	Yes	<b>ROW for other Parcel:</b>	Yes	<b>ROW Width:</b>	50	<b>ROW Length:</b>	50

**Public Rems:** Empty nesters are downsizing from this well-constructed home that grew larger in 1986 & 1993. Lots of privacy space for the whole family, including 3 bedrooms, each with full bath & another 1.5 baths to spare. Family room, office, den & laundry room with wood elevator to upstairs living room fireplace and laundry chute from upstairs master bedroom/walk-in closet. Galley kitchen can easily be expanded into walk-in pantry. Wine or cold cellar, lots of ski storage & oversized 2-car garage with outside entrance leading to back staircase, 10-zone BBHW oil heating system. Beautifully landscaped with perennials & shrubs. Private setting, just off Killington Rd. Connected to Alpine Pipeline. Utility and operating costs will be attached to listing.

**Directions:** Killington Road onto Merrill Drive, bear right into long driveway with beautiful stone wall on left

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

<b>Assoc Amenities:</b>		<b>Possession:</b>	At Closing
<b>Interior Feat.:</b>	Cable , Cable Internet , Den/Office , Family Room , Fireplace-Wood , Foyer , Laundry Hook-ups , Master BR with BA , Mudroom , Natural Woodwork , Pantry , Smoke Det- Hdwired w/Batt , Walk-in Closet , Walk-in Pantry , 1 Fireplace		
<b>Exterior Feat.:</b>	Deck , Underground Utilities		
<b>Basement:</b>	None		
<b>Equip./Appl.:</b>	Cook Top-Electric , Dishwasher , Dryer , Exhaust Hood , Microwave , Refrigerator , Smoke Detector , Washer		
<b>Driveway:</b>	Gravel	<b>Electric:</b>	Circuit Breaker(s)
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Stucco , Wood
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Floors:</b>	Carpet , Hardwood , Slate/Stone , Vinyl	<b>Heating/Cool:</b>	Baseboard , Hot Water , Multi Zone
<b>Garage/Park:</b>	Attached , Direct Entry	<b>Lot Desc:</b>	Cul-De-Sac , Easement , Landscaped , Near Bus/Shuttle , Rural Setting
<b>Heat Fuel:</b>	Oil	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Cul-de-Sac , Right of Way , Shared	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	Public , Other	<b>Water:</b>	Private , Shared
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Electric
<b>Fee Includes:</b>		<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	
<b>Negotiable:</b>	Generator , Other		
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>	2011
<b>Tax Class:</b>	Nonhomestead	<b>Unadjusted Taxes:</b>	Unknown
<b>Elderly:</b>		<b>Veteran:</b>	
<b>Covenant:</b>	No	<b>Source SqFt:</b>	Other
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	43/ 473
<b>Map/Blck/Lot:</b>	22/ / 164	<b>Property ID:</b>	
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing
<b>District:</b>		<b>High Sch:</b>	Woodstock Senior UHSD #4
<b>Elem Sch:</b>		<b>Cable:</b>	Cpmcast
<b>Fuel Co:</b>		<b>Phone Co:</b>	VTel
<b>Timeshare/Fract. Ownrshp:</b>	No	<b># Weeks:</b>	

**DOM:** 29

**PREPARED BY**



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