



(6)

(15)

R 2912725 Pending*

606A Dalton Drive, Essex VT 05452

\$235,000

List: Mark Montross (802) 658-3210 Ext: of Catamount Realty Group (802) 658-3210 /

Firm: CREG

Agt: 9591



County: Chittenden
Type: Condo
Year Blt: 1896
Parcel ID: 2046606601
Part of Larger Parcel:
Unadjusted Amount Taxes: 4401
Bedrooms: 3
Half Baths: 0
Lot Size:
Road Ftg: No
Parcel Access ROW/Length/Width: No / /
ROW for Other Parcel: No
Approx Monthly Assoc Fee: 226

Locale:
Development:
Constr. Status: Existing
Zone:
Tax Year: 2009
Tax Rate: Homestead
Full/3 Qtr Baths: 1
Total Baths: 1
Leased Lot: No
Road Frontage # Ft:
Map:
Apx Acres: 0
Common Acres: 2.7

Elem School: Essex Elem/Founders
Middle School: Essex Middle School
High School: Essex High

Apx fin SF AG: 1755
Apx fin SF BG: 0
Total Apx fin SF: 1755

Apx unfin SF AG: 0
Apx unfin SF BG: 875
Total Apx unfin SF: 875
Rooms AG: 7
Rooms BG: 0
Stories: 2

TS/FR Ownership: No
Weeks:
Timeshare %:

Basement: Yes
Resort: No
Garage: None

Furnished: No
Parking: Off Street
Fireplace/Stove: Yes

Fuel Co: VT Gas
House Color: Brick
Fpls/Stoves: 1 / 0

Phone Co: Fairpoint
Cable Co: Comcast
Elec Co: GMP

Condo Name: Officers Row**Total # Units:****Condo Bldg #:****Condo Unit #:** 606A**Rented/Mo. Rent:** No/ \$**Mgmt Co./Ph:** Alliance (802) 899-3400**Mstr INS/Ph:** () -

	DIM	LEV		DIM	LEV		DIM	LEV	Floor	BD	FB/3Qtr	HB
Living Rm	141x14	1	Mstr Bd	141x14	2	Utility Rm			1	0	0	0
Kitchen	17x11	1	2nd Bd	14x11	2	Other			2	3	1	0
Dining Rm	16x12	1	3rd Bd	10x10	2	Other 2			3	0	0	0
Family Rm			4th Bd			Other 3			4	0	0	0
Office/Study	11x7	2	5th Bd			Other 4			Bsmt	0	0	0

Interior: 220 Plug , Cable TV Available , High-spd Int Avail**Exterior Feat.:** Covered Porch , Enclosed Porch , Storm Windows , Window Screens**Rooms:** Den/Office , Family , Foyer**Appliances:** Dishwasher , Gas Oven/Rng , Refrigerator**Assoc. Amen.:** Building Maint. , Garden Space , Playgrnd/Tot Lot , Sewer , Snow Removal , Tennis Court , Trash , Cat Allowed , Dog Allowed**Style:** End Unit , Townhouse**Roof:** Metal , Slate**Driveway:** Paved**Type:** Condo , Historic/Vintage**Exterior:** Brick , Clapboard**Land Desc:** Common Acreage , Near Bus/ Shuttle , Trail/Near Trail**Sewer:** Municipal**Water:** Municipal**Fireplace:** Wood Burning**Foundation:** Stone**Financing:** Conventional**Water Heat:** Natural Gas , Owned Water Heater**Kitchen/Dining:** Bar , Eat-In Kitchen , Walk-in Pantry**Floors:** Hardwood , Vinyl**Garage:** None**Basement:** Full , Unfinished , Walk Out**Heat/Cool/Fuel:** Baseboard , Multi Zone Heat , Natural Gas**Suit. Use/Lnd Typ:** Not Applicable**Docs Avail.:** Property Disclosure**Possession:** At Closing**Showing:** Call LA , Leave Dated Card , Lockbox , Vacant

Remarks: Historic Townhome w/beautiful hardwood floors, custom moldings,large LR w/pocket doors & robust FP. DR offers built in hutch, bay window,& butler's pantry. There are 3 good size BR's w/ ample closet space & a 4th room for other uses. Bathroom has a garden style tub w/ shower and pedestal sink. This home offers high ceilings,large windows,enchanted rocking chair front porch overlooking Parade Ground Park. Located close St. Michaels College,Fletcher Allen,and CCTA bus stop.

Directions: Rt 15 to Main Entrance at Fort, 1st right onto Dalton Drive, property towards end on left opposite playing fields.

Agent Remarks:

List Type: Exclusive Right to Sell	Sell Price: \$	Deed Book: 660	Internet: Yes
List Date: 11/19/2009	How Sold:	Deed Page: 330	
Pend Date: 02/10/2010	Buyer Agt Com: 3%	Lockbox: Electric	Var Rate Com: No
Sold Date: Broker Agt Com: 3%	Sign:	Concessions:	Concession\$:
Withdr Dt:	Continue to Show: Yes	Named Exception: No	Limited Rep: No
Expire Dt: 05/31/2010	Broker/Agt Owner: No	Land Gains: No	DOM: 83
Conting Dt:	Sp. Cont. Apply:	Former FSBO: Yes	Orig List Agt: Mark
Exp Close Dt: 03/26/2010	Orig List \$: \$235,000	Pending Agent : Mark Montross	Montross
Owner: Sandra O'Sullivan	Owner Ph: () -	Tenant/Ph: () -	
Appraiser/Ph: () -	Buyer:	List Office Fax: () -	
List Agent Cell: (802) 825-1353			

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While the information was believed accurate at that time, all information is subject to verification.