

# Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

Shelburne, VT 05482  
\$1,295,000

Price: \$1,295,000  
County: VT-Chittenden  
Acres: 0.53  
Property Type: Single Family  
Year Built: 2004

Bedrooms: 4  
Total Baths: 3  
Sq. Ft. (Total): 3539  
Subdivision Name:  
Agency/Brokerage: Diane Armstrong  
Four Seasons Sotheby's Int'l Realty

### Interior Features

# Of Stories: 2  
Sq. Ft. (Total): 3539  
Sq. Ft. (Above Ground): 3539  
Sq. Ft. (Below Ground): 0  
Sq. Ft. Unfinished: 0  
Rooms: 10  
Bedrooms: 4  
Baths: 3

Interior Desc: Central Vacuum,Cathedral Ceiling,Dining Area,Fireplace - Gas,Fireplace - Wood,Fireplaces - 2,In-Law Suite  
Appliances Included: Cooktop - Gas,Dishwasher,Dryer,Exhaust Hood,Microwave,Washer  
Flooring: Carpet,Hardwood,Marble,Tile  
Heating Cooling Fuel: Gas - LP/Bottle  
Water Heater: Gas - LP/Bottle,On Demand,Tankless  
Basement Desc:

### Exterior Features

Property Status: Active Under Contract  
Time Share: No  
Resort:  
Exterior Desc: Wood Siding  
Exterior Details: Boat Mooring,Deck,Garden Space,Natural Shade,ROW to Water,Tennis Court,Beach Access  
Amenities/Services:  
Style of Residence: Split Level  
Lot Size:  
Road Frontage: 0

Land Desc.: Beach Access,Lake Access,Lake View,Major Road Frontage,Mountain View,Trail/Near Trail,View,Walking Trails,Water View  
Suitable Land Usage:  
Roof Desc.: Shingle - Asphalt  
Driveway Desc.: Paved  
Foundation Desc.: Poured Concrete  
Sewer Desc.: 500 Gallon,Leach Field - Existing,On-Site Septic Exists,Plastic  
Garage/Parking: Yes  
House Color:

Enjoy living by Lake Champlain with water access and beach access without paying waterfront taxes. This classic looking Lake House sits on Shelburne Bay with incredible views of the Lake with the Green Mountains behind. Wake up to the sunrises every morning. This small neighborhood, at Harborwood Shores, shares a west facing beach as well as east facing lake access, a mooring and tennis courts. Only 20 min to UVM medical center, Burlington International Airport and 10 min to Shelburne Village where there is everything you need, a supermarket, pharmacy, hardware store, restaurants, wine and coffee shop, just to name a few!

Come home to this magical getaway feeling everyday!

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