

# Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

East Montpelier, VT 05651  
\$310,000

Price: \$310,000  
County: VT-Washington  
Acres: 1.60  
Property Type: Single Family  
Year Built: 1964

Bedrooms: 2  
Total Baths: 2  
Sq. Ft. (Total): 2092  
Subdivision Name:  
Agency/Brokerage: Michael Calcagni  
William Raveis Barre

### Interior Features

# Of Stories: 2  
Sq. Ft. (Total): 2092  
Sq. Ft. (Above Ground): 1088  
Sq. Ft. (Below Ground): 1004  
Sq. Ft. Unfinished: 0  
Rooms: 6  
Bedrooms: 2  
Baths: 2

Interior Desc:  
Appliances Included:  
Flooring:  
Heating Cooling Fuel: Gas - LP/Bottle,Oil  
Water Heater: Off Boiler  
Basement Desc: Daylight,Finished,Full,Stairs -  
Interior,Walkout

### Exterior Features

Property Status: Active Under Contract  
Time Share: No  
Resort:  
Exterior Desc: Vinyl  
Exterior Details:  
Amenities/Services:  
Style of Residence: Ranch,Walkout Lower Level  
Lot Size:  
Road Frontage: 480

Land Desc.: Country Setting,View  
Suitable Land Usage:  
Roof Desc.: Shingle - Asphalt  
Driveway Desc.: Crushed Stone  
Foundation Desc.: Concrete  
Sewer Desc.: 1000 Gallon,Mound,Pump Up  
Garage/Parking: Yes  
House Color:

Country home minutes from Montpelier in the highly desirable East Montpelier and U32 school district. Easy living is assured in this nicely maintained ranch. Modern, oak, eat-in kitchen opens onto a large side deck. The bright living room with hardwood floor, provides access to the side yard, and features a fireplace with a gas insert for chilly nights ahead. 2 bedrooms, a full bath and laundry room complete the upper level. The walkout lower level has a mudroom, family room, 1/2 bath and a bonus room with 2 closets currently configured as a guest room. The 1.6 acre lot is partially fenced, has 6 mature apple trees and ensures privacy and a perfect spot for gardening. 2 car detached garage provides for ample storage space.

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