

# Pall Spera Company Realtors LLC

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PALL SPERA COMPANY REALTORS LLC

Montpelier, VT 05602  
\$379,000

Price: \$379,000  
County: VT-Washington  
Acres: 0.31  
Property Type: Single Family  
Year Built: 1975

Bedrooms: 4  
Total Baths: 3  
Sq. Ft. (Total): 2102  
Subdivision Name:  
Agency/Brokerage: Marina Carleton  
Green Light Real Estate

### Interior Features

# Of Stories: 2  
Sq. Ft. (Total): 2102  
Sq. Ft. (Above Ground): 1392  
Sq. Ft. (Below Ground): 710  
Sq. Ft. Unfinished: 0  
Rooms: 12  
Bedrooms: 4  
Baths: 3

Interior Desc:  
Appliances Included: Dishwasher, Dryer, Range -  
Electric, Refrigerator, Washer  
Flooring: Hardwood, Tile  
Heating Cooling Fuel: Oil  
Water Heater: Off Boiler, Oil  
Basement Desc:  
Concrete, Full, Insulated, Partially Finished, Stairs -  
Interior, Interior Access

### Exterior Features

Property Status: Active Under Contract  
Time Share: No  
Resort:  
Exterior Desc: Vinyl  
Exterior Details: Deck, Garden Space, Natural  
Shade, Patio, Shed  
Amenities/Services:  
Style of Residence: Ranch  
Lot Size:  
Road Frontage: 100

Land Desc.: Mountain  
View, Secluded, Sloping, Trail/Near  
Trail, View, Walking Trails  
Suitable Land Usage:  
Roof Desc.: Standing Seam  
Driveway Desc.: Paved  
Foundation Desc.: Concrete  
Sewer Desc.: Public  
Garage/Parking: Yes  
House Color:

This newly updated home in the Towne Hill neighborhood, sitting above the small city of Montpelier is completely move-in ready. Located on a quiet cul-de-sac street, there is plenty of privacy provided by a lush tree-lined yard, and a gorgeous view of Camel's Hump from your deck! Easy, bright layout with three bedrooms on the main floor, all with hardwood floors and closets, as well as a full bathroom near the bedrooms and a half bath in entry area. Living room opens onto deck, and dining room has brand new slider door that opens up to the yard, where a deck or patio could easily be built. Finished basement offers an additional light-filled and welcoming bedroom, as well as extra living space, a 3/4 bath, and a separate entrance (Airbnb anyone?). New standing seam roof in 2017, new BIASI B10 Series boiler in 2016. Within last year: new paint throughout interior and exterior, many new windows, new hardwood floors, new ceiling in finished basement, and increased insulation in attic. Gardens abound, this private

oasis is a really special find. Peace and quiet, while minutes from downtown.

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