

Comparable Properties Sold



Address:	A1 774 East Mountain Rd	MLS #:	4043828
Town:	Killington	List \$:	\$80,000
State Zip:	VT, 05751	Closed \$:	\$73,000
County:	RutlandVT	DOM:	76
Vill/Dist/Loc:		Apx Fin Abv	580
Devel/Subdiv:	edgemont	Apx Fin Blw	0
Bedrooms:	1	Gar Capacity:	0
Total Baths:	1	Lot Acres:	3.90
Wtr Body Name:		Year Built:	1973
Water Acc Type:		List Date:	02/05/2011
District:		Sell Date:	04/22/2011
Style:	End Unit, Ground Floor	Original Price:	\$80,000
Basement:	None		

Handy ski home trail to well-kept 1 bedroom unit, shuttle home after skiing, freestanding fireplace, perfect on-mountain location.



Address:	1A The Heights At Killington	MLS #:	4053031
Town:	Killington	List \$:	\$389,900
State Zip:	VT, 05751	Closed \$:	\$360,000
County:	RutlandVT	DOM:	4
Vill/Dist/Loc:		Apx Fin Abv	2,200
Devel/Subdiv:	The Heights at Killington	Apx Fin Blw	0
Bedrooms:	3	Gar Capacity:	1
Total Baths:	3	Lot Acres:	12.00
Wtr Body Name:		Year Built:	2006
Water Acc Type:		List Date:	04/03/2011
District:		Sell Date:	04/07/2011
Style:	End Row, Townhouse, Walkout Lower Level	Original Price:	\$389,900
Basement:	Partial, Unfinished		

Best new development on the mountain! 24 new luxury townhomes at fab Killington resort. Gorgeous views from great room, MBR, decks, granite kit, GE Profile steel appliances, o'sized garage w/storage for snowmobiles, quads, kayaks. Agent related to owner.



Address:	268 Alpine Drive	MLS #:	4043830
Town:	Killington	List \$:	\$225,000
State Zip:	VT, 05751	Closed \$:	\$225,000
County:	RutlandVT	DOM:	74
Vill/Dist/Loc:		Apx Fin Abv	908
Devel/Subdiv:	Pico Village	Apx Fin Blw	900
Bedrooms:	3	Gar Capacity:	2
Total Baths:	2	Lot Acres:	0.40
Wtr Body Name:		Year Built:	1970
Water Acc Type:		List Date:	02/07/2011
District:		Sell Date:	04/22/2011
Style:	Chalet/a Frame	Original Price:	\$225,000
Basement:	Walk Out		

Classic Pico Village chalet, Open living room with vaulted pine ceiling and kitchen / dining. Den with efficiency Kitchen on first level with 3 Bedrooms. Huge master on upper level. Garage 2+ car is huge with workbenches and plenty of storage. There is an enclosed entry way between garage and house. A short hike to the top of Bonanza trail.



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Comparable Properties Sold



Address:	G-303 Pico	MLS #:	4031864
Town:	Killington	List \$:	\$225,000
State Zip:	VT, 05751	Closed \$:	\$211,000
County:	RutlandVT	DOM:	165
Vill/Dist/Loc:			
Devel/Subdiv:	Pico	Apx Fin Abv	1,500
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1984
District:		List Date:	11/01/2010
Style:	Contemporary	Sell Date:	04/15/2011
Basement:	Slab	Original Price:	\$225,000

A very unique and special Pico condominium in a ski on/ski off community. Original owner and never been rented. This two story unit has a huge loft space and bathroom on the second floor. Gas heat, wood fireplace, deck and being sold fully furnished and equipped. A great opportunity for a family looking for a large and comfortable condominium.



Address:	99 Wobbly Lane	MLS #:	4020954
Town:	Killington	List \$:	\$210,900
State Zip:	VT, 05751	Closed \$:	\$211,000
County:	RutlandVT	DOM:	223
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	2,108
Bedrooms:	4	Apx Fin Blw	312
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.90
Water Acc Type:		Year Built:	1970
District:		List Date:	08/27/2010
Style:	Cape	Sell Date:	04/07/2011
Basement:	Bulkhead, Exterior Stairs, Interior Stairs, Partial,	Original Price:	\$274,900

Open floorplan with cathedral ceiling blending living and dining areas to large working kitchen with bar-style seating. Large loft master bedroom, great family or game room in basement. Three bedrooms on main floor with a full bath and two half baths. Huge private back deck. Sold AS IS. Information assembled from MLS and town - buyers should verify ALL information.



Address:	G-3 Glazebrook	MLS #:	2735536
Town:	Killington	List \$:	\$169,000
State Zip:	VT, 05751	Closed \$:	\$163,000
County:	RutlandVT	DOM:	998
Vill/Dist/Loc:			
Devel/Subdiv:	Glazebrook	Apx Fin Abv	1,047
Bedrooms:	2	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	20.00
Water Acc Type:		Year Built:	1987
District:		List Date:	07/28/2008
Style:		Sell Date:	04/22/2011
Basement:	Locked Storage Space, Other	Original Price:	\$225,000

Wonderful 2-level Townhouse just a mile from Snowshed lifts. Fully furnished and equipped, wood fireplace, sauna, WP tub, washer/dryer, private back yard, outdoor tennis and swimming pool. Low condo fees and great rental income potential. Huge basement storage space.



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Comparable Properties Sold



Address:	F-306 Alpine Drive	MLS #:	4046335
Town:	Killington	List \$:	\$159,000
State Zip:	VT, 05751	Closed \$:	\$150,000
County:	RutlandVT	DOM:	64
Vill/Dist/Loc:			
Devel/Subdiv:	Pico	Apx Fin Abv	900
Bedrooms:	2	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1986
District:		List Date:	02/24/2011
Style:	Contemporary	Sell Date:	04/29/2011
Basement:	Slab	Original Price:	\$159,000

Ski in/ski out!!!! Very special top floor 2 bedroom condominium. Cathedral ceiling, lots of windows, wood fireplace, use of Health Spa with exercise and weight rooms and large swimming pool. This vacation home is in fantastic condition and comes fully furnished and equipped. 2010 gas cost \$1,622, electric \$426 and net rental income approx \$9,000. Fees include capital replacement fund, roof assessment and cable tv.



Address:	794 East Mountain Road - Fall Line G5	MLS #:	2806886
Town:	Killington	List \$:	\$119,000
State Zip:	VT, 05751	Closed \$:	\$115,000
County:	RutlandVT	DOM:	519
Vill/Dist/Loc:			
Devel/Subdiv:	Fall Line	Apx Fin Abv	700
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1986
District:		List Date:	11/04/2009
Style:	Contemporary	Sell Date:	04/07/2011
Basement:	Slab	Original Price:	\$144,900

Spacious one bedroom with great views of Killington ski trails. Unit in excellent condition with new carpet. Net rental income averages \$9000 with extensive owner usage including most holiday periods. Ski home and shuttle to the mountain. Hot tub and fitness equipment in club house. Association fee includes \$91 per month special assessment through spring 2013.



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