

Comparable Properties Sold



Address:	257 Old Mill Road	MLS #:	2828670
Town:	Killington	List \$:	\$84,500
State Zip:	VT, 05751	Closed \$:	\$83,000
County:	RutlandVT	DOM:	397
Vill/Dist/Loc:			
Devel/Subdiv:	Pinnacle	Apx Fin Abv	605
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1985
District:	Windsor Central	List Date:	04/09/2010
Style:		Sell Date:	06/24/2011
Basement:	No Tenant Access	Original Price:	\$119,000

Attractive and well-maintained 1BR Pinnacle condominium. Nicely appointed with new furniture and berber carpets. Amenities include outdoor heated pool, hot tub and tennis in summer; Club Pinnacle lounge and indoor hot tub in winter. Located in the Killington Ski Village, close to restaurants and ski lodges.



Address:	396 Anthony Way	MLS #:	4006663
Town:	Killington	List \$:	\$299,000
State Zip:	VT, 05751	Closed \$:	\$240,000
County:	RutlandVT	DOM:	279
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	1,232
Bedrooms:	4	Apx Fin Blw	553
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	1.60
Water Acc Type:		Year Built:	1978
District:		List Date:	06/18/2010
Style:	Contemporary, Saltbox, Walkout Lower Level	Sell Date:	06/27/2011
Basement:	Daylight, Finished, Full, Walk Out	Original Price:	\$299,000

Four-bedroom/3-bath saltbox with nice views and private setting at end of cul-de-sac. This refurbished home is comprised of two-levels plus a finished basement and features cathedral ceilings, fieldstone fireplace, modern kitchen, multiple decks, patio, family room and many upgrades. A vacation-ready home in the heart of Killington.



Address:	198 West Glade At Sunrise I2	MLS #:	4057253
Town:	Killington	List \$:	\$279,000
State Zip:	VT, 05751	Closed \$:	\$260,000
County:	RutlandVT	DOM:	29
Vill/Dist/Loc:			
Devel/Subdiv:	Sunrise	Apx Fin Abv	1,330
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1986
District:		List Date:	04/21/2011
Style:	Contemporary, End Unit, Multi Level	Sell Date:	06/24/2011
Basement:	Unfinished	Original Price:	\$279,000

Fully and beautifully decorated in mountain resort motif. This 3-bedroom 3-bath condo sits right on the Sundog ski trail and is being sold furnished and equipped including TVs, sound system, linens, dishes. All new furniture, mattresses, appliances, and furnace. Wood burning fireplace, sauna, and whirlpool tub in condo. Sunrise amenities include indoor and outdoor pools and hot tubs, fitness center, tennis courts, and snowshoe and x-country trails right outside



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Address:	112 Highridge Road	MLS #:	4035902
Town:	Killington	List \$:	\$179,000
State Zip:	VT, 05751	Closed \$:	\$155,500
County:	RutlandVT	DOM:	133
Vill/Dist/Loc:			
Devel/Subdiv:	Highridge	Apx Fin Abv	1,010
Bedrooms:	2	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	10.00
Water Acc Type:		Year Built:	1985
District:		List Date:	12/03/2010
Style:	End Row, End Unit, Garden, Multi Level	Sell Date:	06/21/2011
Basement:	Slab	Original Price:	\$179,000

Beautiful winter views of trails, sunken livingroom, wood burning fireplace, jacuzzi tub and indoor swimming pool. This unit is turn key and did I mention the view!



Address:	C6 205 Old Mill Rd (Pin C6 Harr)	MLS #:	4000416
Town:	Killington	List \$:	\$110,500
State Zip:	VT, 05751	Closed \$:	\$88,000
County:	RutlandVT	DOM:	317
Vill/Dist/Loc:			
Devel/Subdiv:	PINNACLE	Apx Fin Abv	666
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	10.00
Water Acc Type:		Year Built:	1982
District:		List Date:	05/23/2010
Style:	Contemporary	Sell Date:	06/01/2011
Basement:	None	Original Price:	\$132,900

Updated show piece! Lots of light & long distant mtn range views. "A" rated by rental program gives competitive edge. Turn key, fully furnished/equipped. Gas fireplc. New Carpet & tile. Paved parking. Walk to several restaurants. Shuttle bus to ski area & night life. Propane avg: \$750/yr, El: \$1,000/yr. New Roof & STO ext. wall insulation/finish have been pd by Seller. Owner usually averages \$6-8,000/yr. On-site: Pool & Tennis.



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