

Comparable Properties Sold



Address:	18A Upper Sundog	MLS #:	4049021
Town:	Killington	List \$:	\$650,000
State Zip:	VT, 05751	Closed \$:	\$625,000
County:	RutlandVT	DOM:	4
Vill/Dist/Loc:		Apx Fin Abv	2,700
Devel/Subdiv:	Topridge	Apx Fin Blw	0
Bedrooms:	3	Gar Capacity:	0
Total Baths:	4	Lot Acres:	0.00
Wtr Body Name:		Year Built:	2003
Water Acc Type:		List Date:	03/13/2011
District:		Sell Date:	05/02/2011
Style:	Contemporary	Original Price:	\$650,000
Basement:	Finished		

Beautiful ski on ski off town home



Address:	558 Trailview Drive	MLS #:	4003132
Town:	Killington	List \$:	\$549,000
State Zip:	VT, 05751	Closed \$:	\$530,000
County:	RutlandVT	DOM:	307
Vill/Dist/Loc:		Apx Fin Abv	2,248
Devel/Subdiv:		Apx Fin Blw	280
Bedrooms:	4	Gar Capacity:	0
Total Baths:	2	Lot Acres:	0.90
Wtr Body Name:		Year Built:	1979
Water Acc Type:		List Date:	06/03/2010
District:		Sell Date:	05/11/2011
Style:	Chalet/a Frame	Original Price:	\$599,000
Basement:	None		

Killington's Premiere Ski-in/Ski-out Property Available for the First Time in Over 20 Years! Trailside skiing combines a flat lot and driveway with a living room view of skiers gliding by. This beautiful home features an open kitchen/dining/living room, game room, loft, jacuzzi and two decks. One of the highest trailside houses on Killington. Everything above is National Forest. Everything in front is Killington's Home Stretch Trail. Sleeps 11. Cable & Wi-Fi are



Address:	32 Alpine Court	MLS #:	4027163
Town:	Killington	List \$:	\$299,500
State Zip:	VT, 05751	Closed \$:	\$238,000
County:	RutlandVT	DOM:	179
Vill/Dist/Loc:		Apx Fin Abv	1,500
Devel/Subdiv:	Pico Village	Apx Fin Blw	0
Bedrooms:	3	Gar Capacity:	0
Total Baths:	3	Lot Acres:	0.49
Wtr Body Name:		Year Built:	1969
Water Acc Type:		List Date:	10/03/2010
District:		Sell Date:	05/25/2011
Style:	Chalet/a Frame	Original Price:	\$299,500
Basement:	None		

European style chalet located just a short walk from the Sundowner Trail at Pico making this house almost ski-in/ski-out! Enter the house from the large front deck through the brick archway into a convenient mud/ski room. Open living/dining and kitchen area features a wall of windows with awesome views and a brick arched wood burning fireplace. Master bedroom/bath just off the living room. Up the stairs you'll find a large bedroom with it's own private balcony



Kyle Kershner

Office: (800) 877-5111 Ext. 34
 Cell: (802) 345-8530
 Fax: (802) 773-4671
 Email: kyle@skicountryrealestate.com



Comparable Properties Sold



Address:	68 Round Robin Road	MLS #:	4013909
Town:	Killington	List \$:	\$289,000
State Zip:	VT, 05750	Closed \$:	\$274,000
County:	RutlandVT	DOM:	244
Vill/Dist/Loc:			
Devel/Subdiv:	Robinwood	Apx Fin Abv	1,400
Bedrooms:	5	Apx Fin Blw	1,100
Total Baths:	4	Gar Capacity:	2
Wtr Body Name:		Lot Acres:	1.07
Water Acc Type:	ROW	Year Built:	1971
District:		List Date:	07/21/2010
Style:	Contemporary	Sell Date:	05/13/2011
Basement:	Finished, Full, Storage Space, Walk Out	Original Price:	\$289,000

Don't miss this well maintained home in popular Robinwood subdivision. Located across from Pico, minutes from Killington and Rutland. Perfect vacation or ski home to entertain or live outside of town with your family and enjoy views of Pico and mountains west. Home has five bedrooms and three and a half baths, opportunity for a one bedroom, one bath in-law apartment. Large bright main room features a beautifully remodeled kitchen with large island seating.



Address:	728 Rim Road Kog	MLS #:	2746172
Town:	Killington	List \$:	\$285,000
State Zip:	VT, 05751	Closed \$:	\$240,000
County:	RutlandVT	DOM:	886
Vill/Dist/Loc:			
Devel/Subdiv:	Killington East	Apx Fin Abv	1,500
Bedrooms:	4	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.95
Water Acc Type:		Year Built:	1969
District:		List Date:	10/01/2008
Style:	Contemporary	Sell Date:	05/16/2011
Basement:	Dirt	Original Price:	\$325,000

KILLINGTON Private & quiet mountain home. Great eastern long range mtn views. Short drive to Bear Mtn. or K-Base Lodge. 4BR/2BA renovated vacation home. Sunken outdoor hot tub on deck. Spiral staircase to Loft w/pool table. Cathedral ceiling liv-dining. Woodst. Lower-walkout den-2nd liv area. Furnished/equipped except for outdoor grill.



Address:	C-11 Highridge	MLS #:	4019457
Town:	Killington	List \$:	\$249,000
State Zip:	VT, 05751	Closed \$:	\$230,000
County:	RutlandVT	DOM:	217
Vill/Dist/Loc:			
Devel/Subdiv:	Highridge	Apx Fin Abv	1,200
Bedrooms:	2	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:	08/20/2010
Style:	Contemporary	Sell Date:	05/13/2011
Basement:	Slab	Original Price:	\$275,000

Beautiful two story upper unit. 2 bedroom with large loft with 3 full baths. Only one like it on the market in all of Killington. Great deck, wood fireplace and being sold fully furnished and equipped. Shuttle to and from ski mountain, or ski home, enjoy the indoor pool, game room, large outdoor hot tub and tennis courts.



Kyle Kershner
 Office: (800) 877-5111 Ext. 34
 Cell: (802) 345-8530
 Fax: (802) 773-4671
 Email: kyle@skicountryrealestate.com



Comparable Properties Sold



Address:	F5 644 Woods La (F5-Pau)	MLS #:	4000471
Town:	Killington	List \$:	\$189,000
State Zip:	VT, 05751	Closed \$:	\$175,000
County:	RutlandVT	DOM:	365
Vill/Dist/Loc:			
Devel/Subdiv:	THE WOODS	Apx Fin Abv	1,500
Bedrooms:	2	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	43.00
Water Acc Type:		Year Built:	1986
District:		List Date:	05/23/2010
Style:	Contemporary, Townhouse	Sell Date:	05/27/2011
Basement:	Slab, None	Original Price:	\$197,500

An elegant Oasis! Decorated like no other! 2decks, air-lock entry.New roof. Alarm sys. Paved parkg. Furnishings negotiable.LivRm curtains&all blinds incld.MA bath w/whirlpl-mirror surround. Appliances stay. Liv Rm Wet bar. On site:Tennis, exercise,indr pool,incld in condo fee:\$854/mo.;"09 elec:\$515+propane:\$1100.



Address:	774 East Mtn. Rd. Edgemont D-2	MLS #:	2818239
Town:	Killington	List \$:	\$165,000
State Zip:	VT, 05751	Closed \$:	\$142,000
County:	RutlandVT	DOM:	370
Vill/Dist/Loc:			
Devel/Subdiv:	Edgemont	Apx Fin Abv	1,190
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1972
District:		List Date:	02/10/2010
Style:		Sell Date:	05/13/2011
Basement:	Slab	Original Price:	\$235,000

Enjoy beautiful, year-round mountain views and ski home from Snowshed from this very tastefully updated and furnished 2-level condominium Excellent rental history. Winter shuttle bus. Net WSR 10-11 \$9,450. Condo fee \$534/mo + \$40 Reserve and includes cable.



Address:	61 Alpine Drive	MLS #:	4047426
Town:	Killington	List \$:	\$139,900
State Zip:	VT, 05751	Closed \$:	\$127,000
County:	RutlandVT	DOM:	48
Vill/Dist/Loc:			
Devel/Subdiv:	Pico Village Square	Apx Fin Abv	825
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:	03/03/2011
Style:	Contemporary, Inside Row	Sell Date:	05/13/2011
Basement:	None	Original Price:	\$139,900

This second level Pico condominium, located adjacent to the ski lift, offers the ultimate in ski in/ski out convenience. Two bedrooms, each with attached bathroom, kitchen with breakfast bar and an attractive living room with woodburning fireplace, combined with ski area views make this the ideal ski vacation home or rental property.



Kyle Kershner
 Office: (800) 877-5111 Ext. 34
 Cell: (802) 345-8530
 Fax: (802) 773-4671
 Email: kyle@skicountryrealestate.com



Comparable Properties Sold



Address:	112 Highridge Road - D10	MLS #:	4021864
Town:	Killington	List \$:	\$139,000
State Zip:	VT, 05751	Closed \$:	\$130,000
County:	RutlandVT	DOM:	223
Vill/Dist/Loc:			
Devel/Subdiv:	Highridge	Apx Fin Abv	750
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:		List Date:	09/01/2010
Style:	Contemporary, Ground Floor	Sell Date:	05/23/2011
Basement:	Slab	Original Price:	\$159,000

Beautifully renovated 1-bedroom condo. Updates include new carpet and tile throughout, HEATED laminate flooring in kitchen, foyer, and bath, completely new bath including new jet tub with glass enclosure, toilet and vanity, new maple kitchen cabinets and extension for eat-in kitchen counter. Crown molding, recessed lighting, and marble fireplace add the finishing touches. All furniture new from Pottery Barn. These owners have never rented and keep their "home



Address:	946 Killington Rd	MLS #:	2817608
Town:	Killington	List \$:	\$129,000
State Zip:	VT, 05751	Closed \$:	\$100,000
County:	RutlandVT	DOM:	384
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	1,200
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	1.00
Water Acc Type:		Year Built:	1980
District:		List Date:	02/08/2010
Style:	Condex	Sell Date:	05/27/2011
Basement:	None	Original Price:	\$157,000

Killington Rd. OPPORTUNITY! Three bedroom, 2 bath, duplex, with newly painted interior, new carpet, new kitchen floor, and new roof. Great location, convenient to restaurants & on the bus route. Very affordable. Yr.Elec.\$700.Oil Yr. \$2270,Water/sewer YR.\$463. Plowing split w/other unit. One side of side x side duplex



Address:	424 Trailside Drive - A3	MLS #:	2807061
Town:	Killington	List \$:	\$109,900
State Zip:	VT, 05751	Closed \$:	\$105,000
County:	RutlandVT	DOM:	470
Vill/Dist/Loc:			
Devel/Subdiv:	Trailside Village	Apx Fin Abv	900
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	8.00
Water Acc Type:		Year Built:	1980
District:		List Date:	11/05/2009
Style:	Contemporary	Sell Date:	05/26/2011
Basement:	None	Original Price:	\$155,000

Beautiful spacious and totally updated one bedroom with ski in ski out access to Great Eastern Trail to the Skyship gondola. Small screened in porch leads to private deck. In-unit sauna. Gas fireplace and heat. Incredible unit for the price! 2010 assoc fee \$3945; capital fee \$2456.



Kyle Kershner
 Office: (800) 877-5111 Ext. 34
 Cell: (802) 345-8530
 Fax: (802) 773-4671
 Email: kyle@skicountryrealestate.com

