

## Comparable Properties Sold



<b>Address:</b>	23 Smith'S Peak - Topridge 22b	<b>MLS #:</b>	4018636
<b>Town:</b>	Killington	<b>List \$:</b>	\$650,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$606,500
<b>County:</b>	RutlandVT	<b>DOM:</b>	409
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	2,700
<b>Devel/Subdiv:</b>	Topridge	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	3	<b>Gar Capacity:</b>	0
<b>Total Baths:</b>	4	<b>Lot Acres:</b>	0.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	2004
<b>Water Acc Type:</b>		<b>List Date:</b>	08/16/2010
<b>District:</b>		<b>Sell Date:</b>	11/10/2011
<b>Style:</b>	Townhouse, Walkout Lower Level	<b>Original Price:</b>	\$680,000
<b>Basement:</b>	Daylight, Finished, Full, Walk Out		

Extra special ski in ski out town home with beautiful views of the mountains and valley. Extra soundproofing and extra dry wall make this unit especially quiet. Additional special features include radiant heat throughout, 2nd full kitchen and dining on finished lower level enabling convenient entertaining. Wood burning fireplace upstairs and gas fireplace downstairs. Guest bedroom with en-suite bath on upper level. Ski right in and out the back door.



<b>Address:</b>	283 Sunrise Road - Lodges B103	<b>MLS #:</b>	4035395
<b>Town:</b>	Killington	<b>List \$:</b>	\$399,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$365,000
<b>County:</b>	RutlandVT	<b>DOM:</b>	331
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	1,600
<b>Devel/Subdiv:</b>	Lodges	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	3	<b>Gar Capacity:</b>	0
<b>Total Baths:</b>	3	<b>Lot Acres:</b>	0.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	2005
<b>Water Acc Type:</b>		<b>List Date:</b>	11/29/2010
<b>District:</b>		<b>Sell Date:</b>	11/18/2011
<b>Style:</b>	Contemporary, Walkout Lower Level	<b>Original Price:</b>	\$409,000
<b>Basement:</b>	Slab		

Beautifully maintained three bedroom three bath ski in ski out condo at The Lodges. One of the newest condo complexes in Killington boasts a spacious mudroom, slate flooring in the mudroom, kitchen, and baths; cherry hardwood in the dining area. Granite counters and cherry cabinets in the kitchen and baths. Gas fireplace in the living area. Furnishings in the unit are included in the sale. Easy walk to chairlift and sports facility with indoor and outdoor



<b>Address:</b>	1-D-08 East Mountain Road	<b>MLS #:</b>	4056414
<b>Town:</b>	Killington	<b>List \$:</b>	\$39,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$39,000
<b>County:</b>	RutlandVT	<b>DOM:</b>	192
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	660
<b>Devel/Subdiv:</b>	Mountain Green	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	1	<b>Gar Capacity:</b>	0
<b>Total Baths:</b>	1	<b>Lot Acres:</b>	10.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	1983
<b>Water Acc Type:</b>		<b>List Date:</b>	04/18/2011
<b>District:</b>		<b>Sell Date:</b>	11/23/2011
<b>Style:</b>	Contemporary	<b>Original Price:</b>	\$44,900
<b>Basement:</b>	None		

Great one bedroom/one bath condominium in the heart of Killington. Wood fireplace, fully furnished and equipped. Shuttle or walk to the ski resort. Enjoy the amenities which include health club, restaurant, exercise room, indoor and outdoor swimming pools.



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## Comparable Properties Sold



Address:	20 Northstar At Sunrise - D3	MLS #:	4059076
Town:	Killington	List \$:	\$299,000
State Zip:	VT, 05751	Closed \$:	\$245,000
County:	RutlandVT	DOM:	145
Vill/Dist/Loc:			
Devel/Subdiv:	Sunrise	Apx Fin Abv	1,300
Bedrooms:	3	Apx Fin Blw	600
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1986
District:		List Date:	04/29/2011
Style:	Contemporary, Inside Row	Sell Date:	11/18/2011
Basement:	Finished	Original Price:	\$299,000

Very nicely decorated town home with finished lower level to be used however it best fits your needs. Full bath on lower level has steam shower. Sauna in unit. New carpeting throughout, new appliances, and relatively new furnace. Decks on two levels. Full use of Sunrise amenities include indoor and outdoor pools, indoor and outdoor hot tubs, sauna, steam room, fitness center, tennis courts, hiking, biking, snowshoeing and cross country equipment and trails.



Address:	109 Colony Club Road	MLS #:	2636097
Town:	Killington	List \$:	\$239,000
State Zip:	VT, 05751	Closed \$:	\$212,500
County:	RutlandVT	DOM:	1728
Vill/Dist/Loc:			
Devel/Subdiv:	Colony Club	Apx Fin Abv	2,000
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	18.00
Water Acc Type:		Year Built:	1986
District:	Windsor	List Date:	02/02/2007
Style:	Inside Row, Townhouse, Walkout Lower Level	Sell Date:	11/03/2011
Basement:	Finished, Full, Walk Out	Original Price:	\$358,000

Colony Club Townhouse located is just off the Killington Road. Open 3-level floor Plan features a cathedral ceiling in the living room with floor to ceiling brick Fpl. Large family room and full bath in the walk-out lower level. Condo fee includes reserve fee. Sewer\$462/yr; Furnishd



Address:	365 Anthony Way	MLS #:	4071974
Town:	Killington	List \$:	\$235,000
State Zip:	VT, 05751	Closed \$:	\$225,000
County:	RutlandVT	DOM:	111
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	600
Bedrooms:	3	Apx Fin Blw	600
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	1.00
Water Acc Type:		Year Built:	1976
District:		List Date:	06/15/2011
Style:	Chalet/a Frame	Sell Date:	11/25/2011
Basement:	Finished, Walk Out	Original Price:	\$235,000

Cream puff chalet style home with wonderful east/west exposure. Views of Pico Peak. This home has been well maintained by current owners and is in walk-in condition. A perfect vacation home just off the Killington Road.



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## Comparable Properties Sold



Address:	179 Hemlock Ridge Road 3d	MLS #:	4052634
Town:	Killington	List \$:	\$180,000
State Zip:	VT, 05751	Closed \$:	\$150,000
County:	RutlandVT	DOM:	195
Vill/Dist/Loc:			
Devel/Subdiv:	Hemlock Ridge	Apx Fin Abv	1,320
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1974
District:	Windsor Central	List Date:	04/01/2011
Style:	Townhouse	Sell Date:	11/04/2011
Basement:	Slab	Original Price:	\$180,000

Hemlock Ridge - 3 Bedroom Townhouse is located in the heart of Killington. This end unit has upgraded bathrooms, cabinets, appliances, carpet, floors, ceiling fans and much more! Walking distance to stores, restaurants and bus. Fully furnished and equipped.



Address:	118 Highridge Road - E16	MLS #:	4031447
Town:	Killington	List \$:	\$159,000
State Zip:	VT, 05751	Closed \$:	\$161,666
County:	RutlandVT	DOM:	350
Vill/Dist/Loc:			
Devel/Subdiv:	Highridge	Apx Fin Abv	1,200
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	10.00
Water Acc Type:		Year Built:	1984
District:		List Date:	10/26/2010
Style:	Contemporary	Sell Date:	11/18/2011
Basement:	Slab	Original Price:	\$169,000

Just like a 2 bedroom unit (large loft with full bath) but with less taxes and association fees. Brand new kitchen counters and appliances!! Great location in the heart of Killington and on the Mountain shuttle system for skiing and night life. Indoor pool, outdoor hot tub and outdoor tennis courts. Very good condition. Being sold fully furnished and equipped. Great rental income potential.



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