

Cardinal Properties, Inc.

Real Estate Broker
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Owners: David and Iris Friedman Listing # 1701-D

Price: **\$449,000.00**

Town: Arlington, Vermont

Address: 614 Wilcox Rd.

Lot Size: 3 acres+/-

Comments: Handsome colonial, beautifully sited with panoramic Mountain Views. "Mother/daughter" suite possible with existing separate entrances. Permitted for Five (5) bedrooms. 3-1/2 Baths.

Year Built: 1988 Colonial

Color: Grey

Constructed: Woodframe

Living Room	19 x 12	Fireplace:	Marble in LR with Woodstove
Dining Room	12 x 10	Appliances:	Gas Stove, refrigerator, DW
Kitchen	20 x 12		Washer/Dryer, Microwave
Bedrooms-5	13x11, 15x13, 15x12, 13x13 and 15 x 11	Decks:	2-Tiered
Baths:	3.5	Storms/Screens:	Yes
Other Rooms:	Family: 23 x 11 Office Study: 12 x 12	Full Insulation	
Water:	Drilled Well		
Estimated Sq. ft.	2900 +/-	Sewage:	Septic*
Roof:	Shingle	Garage:	2-car Attached
Siding:	Clapboard	Taxes:	\$6,455.32 (2008)
Foundation:	Poured Concrete	Road:	Town
Zoning:	Residential		
Heat Type:	Oil BBHW	Oil Tank underground:	NO

Land Characteristics: Level in front of house, sloping with magnificent views & southern exposure in back! Privacy woods all around.

Special Features: Bright, spacious, marble fireplace, french doors separating formal dining room from living room. In-law suite on 1st floor. Magnificent views from most rooms. Furnishings Negotiable. *Septic Easement shown on site plan

Shown by Appointment only—please call Scott Seidel @ 800-376-0421.

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Prices and specifications subject to change without notice.
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