



392 Sicard Road

Brookfield, Vermont 05036

L\$560,000

Active Residential 2826375

Here is your opportunity to enjoy a special house in a special place. The 85 acres shares a substantial border with Allis State Park. The single level home is detail perfect: cherry floors, lots of light from high performance windows, designer kitchen, huge living room, master bedroom and bath. Enjoy efficiency and the daily living space superbly planned for comfort and relaxation.

**Directions:**

Sicard Road is on west side of Bear Hill Road, .8 miles south of Jct Bear Hill Road and Route 65. Property is at top and end of Sicard Road.

<b>Taxes: \$ 11,917.00</b>		<b>Taxes TBD:No</b>	<b>Tax Year: 2009</b>	<b>Monthly Assoc.\$: \$</b>	<b>Condo Assoc Fees: \$</b>
<b>Style:</b>	1 Story , Contemporary	<b>Year Built:</b>	2004	<b>Lot Acre:</b>	85.10
<b>Bedrooms:</b>	3	<b>Total Fin SqFt:</b>	3,037	<b>Book/Pg:</b>	25/ 355
<b>Full:</b>	2	<b>Apx Fin Above Grd:</b>	3,037	<b>Lot SqFt:</b>	3,706,956
<b>1/2 Baths:</b>	1	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	0	<b>Exterior:</b>	Clapboard	<b>Zoning:</b>	5 acre
<b>Living Rm Dim:</b>	18x29	<b>Basement:</b>	Full	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	9x14	<b>Foundation:</b>	Concrete	<b>Road Frontage:</b>	
<b>Kitchen Dim:</b>	18x22	<b>Roof:</b>	Standing Seam	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>		<b>Heating/Cool:</b>	Multi Zone , Radiant	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	20x20	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Public , Right of Way , Shared
<b>2nd BR Dim:</b>	12x13	<b>Water Heater:</b>	Off Boiler , Tank	<b>Driveway:</b>	Gravel
<b>3rd BR Dim:</b>	11x16	<b>Water:</b>	Drilled Well , Private	<b>Garage/Park:</b>	2 Parking Space , Attached , Auto Open
<b>4th BR Dim:</b>		<b>Sewer:</b>	1000 Gallon , Concrete , Leach Field , Pump Up , Septic	<b>Garage Capacity:</b>	2
<b>Other Rm Dim:</b>	14x13	<b>Electric:</b>	200 Amp	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>	13x16				

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath		1			1/2 Bath				
3/4 Bath					Den		1		
Dining Rm		1			Family Rm				
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR		1		
3rd BR		1			4th BR				
Other Rm 1		1							

**Amenities:** 1st Floor Laundry , Ceiling Fans , Dining Area , DSL , Master BR with BA , Mudroom , Patio , Wood Stove  
**Appliances:** Central Vacuum , CO Detector , Dishwasher , Dryer , Freezer , Range-Gas , Kitchen Island , Microwave , Refrigerator , Satellite Dish , Smoke Detector , Wall Oven , Washer , Wood Stove

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:**

**DOM/DUC:** 11

**Jr./Mid Sch:**

**High Sch:**

**PREPARED BY**



**Bill Johnson**  
**Century 21 The Mill Stone Agency**  
**PO Box 289**

**Randolph, VT 05060**

Lister: Bill Johnson of Century 21 The Mill Stone Agency

**Email :** billandhelen32@yahoo.com

**Off. Ph# :** (802) 728-4438

**Agt. Ph# :** (802) 728-4438 ext.

**Cell Ph# :** ( ) -

**Fax Ph# :** (802) 728-4459



