



75 Ledgewood Drive
 Randolph, Vermont 05060

L\$260,000

Active
 Residential 2820820

Great family home: 9 rooms, 2 baths on a nice wooded lot, easy access to I-89. Living room with fireplace, lovely dining room with lots of windows, den, screened porch, family room. Attached garage, hardwood flooring, high speed internet and a lovely setting makes this a very appealing property.

Directions:

From Route 66, Harlow Hill Road to Ledgewood Drive, 3rd drive on the right. Property at the end of cul-de-sac. Sign on property.

Taxes: \$ 4,735.82	Taxes TBD: No	Tax Year: 2010	Monthly Assoc.: \$	Condo Assoc Fees: \$
Style: 1 3/4 Story , Cape	Year Built: 1988	Lot Acre: .48		
Bedrooms: 4	Total Fin SqFt: 2,162	Book/Pg: 120/ 480		
Full: 2	Apx Fin Above Grd: 2,162	Lot SqFt: 20,909		
1/2 Baths: 0	Construction: Wood Frame	Seasonal: No		
3/4 Baths: 0	Exterior: Clapboard	Zoning: residential		
Living Rm Dim: 14x20	Basement: Bulkhead , Full , Unfinished	Flood Zone: No		
Dining Rm Dim: 15x14	Foundation: Concrete	Road Frontage:		
Kitchen Dim: 10x15	Roof: Shingle-Other	Water Frontage:		
Family Rm Dim: 12x13	Heating/Cool: Baseboard , Hot Water	Water Body Name:		
Master BR Dim: 15x18	Heat Fuel: Gas-Lp/Bottle	Roads: Cul-de-Sac , Dead End		
2nd BR Dim: 11x13	Water Heater: Gas	Driveway: Gravel		
3rd BR Dim: 9x11	Water: Public	Garage/Park: 1 Parking Space , Attached , Direct Entry		
4th BR Dim: 8x10	Sewer: Public	Garage Capacity: 1		
Other Rm Dim: 10x12	Electric: 100 Amp	Water Body Restri.:		
Den Rm Dim:				

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

Amenities: Cable , Fireplace-Wood , Laundry Hook-ups , Screen Porch , Skylight , Underground Utilities
Appliances: CO Detector , Range-Gas , Smoke Detector , Window Treatment
Restrictions:
Negotiable: Window Treatments
Disability: 1st floor Full Bathrm , 1st Floor Bedroom
Elem Sch: Randolph Elementary School **Jr./Mid Sch:** Randolph School UHSD #2 **High Sch:** Randolph UHSD #2
Closed Date: 0

PREPARED BY



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