



3118 Braintree Hill Road  
Braintree, Vermont 05060

L\$190,000

Active  
Residential 2811593



Nicely maintained 2 bedroom home on 1.5 acres in the country just waiting for you to move in. Enjoy the view from the two decks. Large two car garage with storage above. Close to VAST trails, and only 3 miles from Randolph Village. High speed internet connection with HughesNet Satellite.

**Directions:**

3 miles on Braintree Hill Road from Vt Route 12A in Randolph.

<b>Taxes: \$ 3,300.00</b>		<b>Taxes TBD:No</b>	<b>Tax Year: 2009</b>	<b>Monthly Assoc.\$: \$</b>	<b>Condo Assoc Fees: \$</b>
<b>Style:</b>	Raised Ranch , Walkout Lower Level	<b>Year Built:</b>	1971	<b>Lot Acre:</b>	1.50
<b>Bedrooms:</b>	2	<b>Total Fin SqFt:</b>	1,248	<b>Book/Pg:</b>	36/ 104
<b>Full:</b>	1	<b>Apx Fin Above Grd:</b>	1,248	<b>Lot SqFt:</b>	65,340
<b>1/2 Baths:</b>	0	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	0	<b>Exterior:</b>	Vinyl	<b>Zoning:</b>	5 acre
<b>Living Rm Dim:</b>	20x12	<b>Basement:</b>	Full , Unfinished , Walk Out , Storage Space	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	11x12	<b>Foundation:</b>	Concrete	<b>Road Frontage:</b>	
<b>Kitchen Dim:</b>	13x12	<b>Roof:</b>	Channel	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>		<b>Heating/Cool:</b>	Hot Air	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	22x12	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Dirt , Public
<b>2nd BR Dim:</b>	11x12	<b>Water Heater:</b>	Electric , Rented	<b>Driveway:</b>	Dirt
<b>3rd BR Dim:</b>		<b>Water:</b>	Drilled Well , Public	<b>Garage/Park:</b>	6+ Parking Space , Detached , Storage Above
<b>4th BR Dim:</b>		<b>Sewer:</b>	1000 Gallon , Concrete , Leach Field , Private	<b>Garage Capacity:</b>	2
<b>Other Rm Dim:</b>		<b>Electric:</b>	100 Amp , Circuit Breaker	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>					

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				
Dining Rm		1			Family Rm				
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR		1		
3rd BR					4th BR				
Other Rm 1									

**Amenities:** Deck , Dining Area , Out Building , Pool-Above Ground , Satellite , VAST , Battery Powered Smoke Det  
**Appliances:** CO Detector , Range-Gas

**Restrictions:**  
**Negotiable:** Refrigerator , Other

**Disability:**  
**Elem Sch:** Braintree School

**Jr./Mid Sch:** Randolph School UHSD #2

**High Sch:** Randolph UHSD #2

**Closed Date:** 2

**PREPARED BY**



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