



2838 Steele Hill Road
Roxbury, Vermont 05060

L\$475,000

Active
Residential 2824319

-Absolutely charming 1840 farmhouse on 28 delightful acres of fields surrounded by woodland. The cozy guest cottage and a residential carriage house are perfect to unite family and friends or provide income and oversight when you are absent. Located midway from Norwich Univ and Gifford Hospital, this feels like home.

Directions:

1.5 miles north of church in West Brookfield Village.

Taxes: \$ 6,601.00	Taxes TBD: No	Tax Year: 2009	Monthly Assoc.: \$	Condo Assoc Fees: \$
Style: 1 1/2 Story , Farmhouse	Year Built: 1840	Lot Acre: 27.65		
Bedrooms: 3	Total Fin SqFt: 1,700	Book/Pg: 34/ 95		
Full: 1	Apx Fin Above Grd: 1,700	Lot SqFt: 1,204,434		
1/2 Baths: 0	Construction: Post and Beam	Seasonal: No		
3/4 Baths: 1	Exterior: Clapboard	Zoning: none		
Living Rm Dim: 12x18	Basement: Crawl Space , Dirt , Partial	Flood Zone: No		
Dining Rm Dim: 13x17	Foundation: Concrete , Stone	Road Frontage: 915		
Kitchen Dim: 10x15	Roof: Slate	Water Frontage:		
Family Rm Dim:	Heating/Cool: Baseboard , Radiant	Water Body Name:		
Master BR Dim: 11x18	Heat Fuel: Oil , Wood	Roads: Public		
2nd BR Dim: 12x12	Water Heater: Oil	Driveway: Gravel		
3rd BR Dim: 12x18	Water: Drilled Well	Garage/Park: 4 Parking Space		
4th BR Dim:	Sewer: 1000 Gallon , Leach Field	Garage Capacity: 1		
Other Rm Dim: 9x11	Electric: 200 Amp	Water Body Restri.:		
Den Rm Dim: 12x18				

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									

Amenities: 1st Floor Laundry , Gazebo , Out Building , Pantry , Patio , Screen Porch , Underground Utilities , Wood Stove , Barn
Appliances: Central Vacuum , Dishwasher , Range-Gas , Refrigerator , Smoke Detector , Trash Compactor , Washer , Wood Stove

Restrictions:

Negotiable:

Disability:

Elem Sch:

DOM/DUC: 3

Jr./Mid Sch:

High Sch:

PREPARED BY



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