



42 LedgeWood



Randolph, Vermont 05060

L\$219,300

Active Residential 2817669

A well maintained family home in a pleasant neighborhood on the outskirts of town. This dwelling offers 3 bedrooms and 3 baths as well as an office/den area. Enjoy the outdoors during the warmer months on the deck off from the dining/kitchen area.

**Directions:**

Harlow Hill to last house on right just before LedgeWood sign.

<b>Taxes:</b> \$ 3,769.22	<b>Taxes TBD:</b> No	<b>Tax Year:</b> 2010	<b>Monthly Assoc.:</b> \$	<b>Condo Assoc Fees:</b> \$
<b>Style:</b> 1 1/2 Story , Contemporary	<b>Year Built:</b> 1988	<b>Lot Acre:</b> .46		
<b>Bedrooms:</b> 4	<b>Total Fin SqFt:</b> 1,416	<b>Book/Pg:</b> 136/ 280		
<b>Full:</b> 2	<b>Apx Fin Above Grd:</b> 1,416	<b>Lot SqFt:</b> 20,038		
<b>1/2 Baths:</b> 0	<b>Construction:</b> Wood Frame	<b>Seasonal:</b> No		
<b>3/4 Baths:</b> 1	<b>Exterior:</b> Clapboard	<b>Zoning:</b> residential		
<b>Living Rm Dim:</b> 22x14	<b>Basement:</b> Daylight , Finished , Walk Out	<b>Flood Zone:</b> No		
<b>Dining Rm Dim:</b> 10x10	<b>Foundation:</b> Concrete	<b>Road Frontage:</b>		
<b>Kitchen Dim:</b> 8x11	<b>Roof:</b> Standing Seam	<b>Water Frontage:</b>		
<b>Family Rm Dim:</b>	<b>Heating/Cool:</b> Baseboard , Hot Water	<b>Water Body Name:</b>		
<b>Master BR Dim:</b> 13x11	<b>Heat Fuel:</b> Oil	<b>Roads:</b> Cul-de-Sac , Dead End , Public		
<b>2nd BR Dim:</b> 8x13	<b>Water Heater:</b> Off Boiler	<b>Driveway:</b> Gravel		
<b>3rd BR Dim:</b> 12x10	<b>Water:</b> Public	<b>Garage/Park:</b> Under		
<b>4th BR Dim:</b> 9x10	<b>Sewer:</b> Public	<b>Garage Capacity:</b> 1		
<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		1			Den				
Dining Rm		1			Family Rm				
Kitchen		1			Living Rm				
Master BR			1		2nd BR		1	1	
3rd BR	1				4th BR				
Other Rm 1									

**Amenities:** 1st Floor Laundry , Alternative Heat Stove , Dining Area , Laundry Hook-ups , Master BR with BA , Out Building , Wood Stove Hook-up

**Appliances:**

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:** Randolph Elementary School

**Jr./Mid Sch:**

**High Sch:** Randolph UHSD #2

**Closed Date:** 1

**PREPARED BY**



**Jeanette Stearns**

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

**Randolph, VT 05060**

Lister: Jeanette Stearns of Century 21 The Mill Stone Agency

**Email :** jeanette@c21millstone.com

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

**Agt. Ph# :** (802) 728-4438 ext. 20

**Cell Ph# :** (802) 353-0731

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



[www.c21millstone.com](http://www.c21millstone.com)

[www.c21millstone.com](http://www.c21millstone.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property. Copyright 2009 Northern New England Real Estate Network, Inc. 02/09/2010 11:07 AM Printed By: Jeanette Stearns