



6 Coburn Drive

Chelsea, Vermont 05038

L\$196,000

Active  
Residential 2773423

Absolutely charming 1820 cape farmhouse with 2-3 bedrooms, huge kitchen and living and exposed hand hewn beams. Separate heated barn/garage/workshop, has gardens, pasture and hayfield if you plan to keep animals.

**Directions:**

From Route 110 to Edwards Road, left on Williamstown Road. House 1.4 miles on right - Coburn Drive is short spur off Williamstown Road.

Taxes: \$ 3,648.00 Taxes TBD:No Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$

<b>Style:</b>	Cape , Farmhouse	<b>Year Built:</b>	1820	<b>Lot Acre:</b>	4.00
<b>Bedrooms:</b>	2	<b>Total Fin SqFt:</b>	1,776	<b>Book/Pg:</b>	64/ 307
<b>Full:</b>	1	<b>Apx Fin Above Grd:</b>	1,776	<b>Lot SqFt:</b>	174,240
<b>1/2 Baths:</b>	0	<b>Construction:</b>	Post and Beam	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	0	<b>Exterior:</b>	Clapboard	<b>Zoning:</b>	no zoning
<b>Living Rm Dim:</b>	14x24	<b>Basement:</b>	Bulkhead , Crawl Space , Dirt , Partial	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>		<b>Foundation:</b>	Stone	<b>Road Frontage:</b>	
<b>Kitchen Dim:</b>	22x16	<b>Roof:</b>	Standing Seam	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	12x16	<b>Heating/Cool:</b>	Hot Air , Stove	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	14x16	<b>Heat Fuel:</b>	Gas-Lp/Bottle , Wood	<b>Roads:</b>	Gravel , Public
<b>2nd BR Dim:</b>	12x18	<b>Water Heater:</b>	Gas	<b>Driveway:</b>	Gravel
<b>3rd BR Dim:</b>		<b>Water:</b>	Spring	<b>Garage/Park:</b>	1 Parking Space , Barn , Heated , Storage Above
<b>4th BR Dim:</b>		<b>Sewer:</b>	1000 Gallon , Private , Unknown	<b>Garage Capacity:</b>	1
<b>Other Rm Dim:</b>	12x13	<b>Electric:</b>	200 Amp	<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					Family Rm				
Kitchen		1			Living Rm		1		
Master BR			1		2nd BR			1	
3rd BR					4th BR				
Other Rm 1									

**Amenities:** 1st Floor Laundry , Eat In Kitchen , Wood Stove , Wood Stove Hook-up , Barn

**Appliances:** Dishwasher , Range-Gas , Refrigerator , Wood Stove

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:** Chelsea Elementary High School **Jr./Mid Sch:** Chelsea Middle School **High Sch:** Chelsea High School

**Closed Date:** 189

**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



[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. 11/02/2009 08:26 AM Printed By: Bill Johnson