

## Comparable Properties Sold



<b>Address:</b>	133 E. Mountain Rd 3g1	<b>MLS #:</b>	4359068
<b>Town:</b>	Killington	<b>List \$:</b>	\$89,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$70,000
<b>County:</b>	RutlandVT	<b>DOM:</b>	40
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	840
<b>Devel/Subdiv:</b>	MOUNTAIN GREEN	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	2	<b>Gar Capacity:</b>	1
<b>Total Baths:</b>	2	<b>Lot Acres:</b>	5.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	1983
<b>Water Acc Type:</b>		<b>List Date:</b>	05/28/2014
<b>District:</b>	Woodstock School District	<b>Sell Date:</b>	08/23/2014
<b>Style:</b>	Contemporary, High Rise	<b>Original Price:</b>	\$89,000
<b>Basement:</b>	None		

TOP FLOOR (PENTHOUSE)- with SPECTACULAR KILLINGTON BASIN TRAIL VIEWS. ONE OF A KIND!!! Front side unit with the best ski trail views from living and deck, 2BR & 2 Baths, cathedral ceiling and wd burning fireplace. Open floor plan: kitchen-dining-living. Winter public Shuttle bus day and evenings. From this unit, Winter evenings, you can watch "snow cat machines" grooming activity on the ski trails! On-site: indoor pool, common



<b>Address:</b>	229 Woods Circle	<b>MLS #:</b>	4366416
<b>Town:</b>	Killington	<b>List \$:</b>	\$89,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$85,000
<b>County:</b>	RutlandVT	<b>DOM:</b>	5
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	1020
<b>Devel/Subdiv:</b>	The Woods	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	2	<b>Gar Capacity:</b>	0
<b>Total Baths:</b>	2	<b>Lot Acres:</b>	100.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	1987
<b>Water Acc Type:</b>		<b>List Date:</b>	06/24/2014
<b>District:</b>	Windsor Central	<b>Sell Date:</b>	08/01/2014
<b>Style:</b>	Contemporary, Top Floor	<b>Original Price:</b>	\$92,000
<b>Basement:</b>	Slab		

Minutes to the Slopes!! This well maintained 2 bedroom/2 full bath Woods Resort and Spa Condominium is located in the heart of Killington! Quiet park like setting with short walk to wonderful amenities that owners enjoy including full use of resort spa, indoor lap pool, hot tubs, sauna, steam room, state of the art health club, three tennis courts & more! Winter shuttle service to the slopes! Seller is motivated! Great Killington investment! Why rent when you can own!



<b>Address:</b>	73 Alpine Drive Pico C-304	<b>MLS #:</b>	4223006
<b>Town:</b>	Killington	<b>List \$:</b>	\$69,000
<b>State Zip:</b>	VT, 05751	<b>Closed \$:</b>	\$66,000
<b>County:</b>	RutlandVT	<b>DOM:</b>	454
<b>Vill/Dist/Loc:</b>		<b>Apx Fin Abv</b>	650
<b>Devel/Subdiv:</b>	Pico Village C-304	<b>Apx Fin Blw</b>	0
<b>Bedrooms:</b>	1	<b>Gar Capacity:</b>	0
<b>Total Baths:</b>	1	<b>Lot Acres:</b>	0.00
<b>Wtr Body Name:</b>		<b>Year Built:</b>	1982
<b>Water Acc Type:</b>		<b>List Date:</b>	03/19/2013
<b>District:</b>		<b>Sell Date:</b>	08/19/2014
<b>Style:</b>	High Rise	<b>Original Price:</b>	\$75,000
<b>Basement:</b>	None		

Enjoy slope and the Green Mountain views from this slope side, ski-in ski-out condo. Walk the Long Trail and the Appalachian trails in the summer and fall. This rather spacious one bedroom condo is partially furnished including a queen bed and futon sofa. Fireplace, private ski locker, and deck. A short walk to the Pico Sports center and Pool. electric averages \$35 per month. Call for total breakdown. Long Term year round \$1100 per month til mid June 2013



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## Comparable Properties Sold



Address:	137 East Mountain Rd, Mountain Green	MLS #:	4333462
Town:	Killington	List \$:	\$44,900
State Zip:	VT, 05751	Closed \$:	\$42,000
County:	RutlandVT	DOM:	163
Vill/Dist/Loc:			
Devel/Subdiv:	Mountain Green	Apx Fin Abv	668
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	10.00
Water Acc Type:		Year Built:	1983
District:		List Date:	01/23/2014
Style:	Contemporary, High Rise, Top Floor	Sell Date:	08/01/2014
Basement:	None	Original Price:	\$54,000

Great long-range views and a living room with vaulted ceilings are just two features of this well-maintained, upper floor end condo with wood-burning fireplace & deck. Two new, energy-efficient windows. New queen bed, sleep sofa & flat screen TV & electronics are all included in the furnishings. Next to Killington Golf Course. On-site amenities include Health Club with pool, two hot tubs, steam, sauna, exercise rooms, racquetball court, summer outdoor pool,



Address:	D DRMR Grand Hotel 354 Ii (Warhola)	MLS #:	4362599
Town:	Killington	List \$:	\$34,000
State Zip:	VT, 05751	Closed \$:	\$33,000
County:	RutlandVT	DOM:	61
Vill/Dist/Loc:			
Devel/Subdiv:	Killington Grand Resort	Apx Fin Abv	654
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1998
District:		List Date:	06/09/2014
Style:	Contemporary	Sell Date:	08/22/2014
Basement:	Slab	Original Price:	\$34,000

Killington's Best Slopeside Address: Grand Resort Unit 354 interval II. This is a 1 bedroom "D-dormer" style condo unit on the mountainside of the property; sleeps 6. Access the mountain from your personal ski locker by a short walk across the sky-bridge to the slopes. A myriad of amenities are available including Free Wireless Internet, Ovations Restaurant, Lounge and a relaxing wood burning fireplace, ski check, valet parking & game room. The health club features



Address:	187 Alpine Drive	MLS #:	4333238
Town:	Killington	List \$:	\$316,000
State Zip:	VT, 05751	Closed \$:	\$298,500
County:	RutlandVT	DOM:	166
Vill/Dist/Loc:			
Devel/Subdiv:	Pico Village	Apx Fin Abv	2172
Bedrooms:	6	Apx Fin Blw	1260
Total Baths:	5	Gar Capacity:	2
Wtr Body Name:		Lot Acres:	0.60
Water Acc Type:		Year Built:	1965
District:		List Date:	01/22/2014
Style:	Contemporary	Sell Date:	08/29/2014
Basement:	Finished, Full	Original Price:	\$374,500

An original Pico Ski House (now a part of Killington Ski Resort) that you can ski to and from or walk to trails and base area. Easy access off town road to this 5-6 bedroom, 5 bath (including a private master suite), 2 living areas, sunroom, decks, oversized garage with work area and storage for skies, snowboards, bikes, etc. Public water and sewer, a great year-round getaway to make your own. Past rental info available. Being sold partially furnished.



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## Comparable Properties Sold



Address:	164 Floral Drive	MLS #:	4367821
Town:	Killington	List \$:	\$299,000
State Zip:	VT, 05751	Closed \$:	\$280,000
County:	RutlandVT	DOM:	7
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	1341
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	2
Wtr Body Name:		Lot Acres:	1.00
Water Acc Type:		Year Built:	1977
District:		List Date:	06/30/2014
Style:	Contemporary	Sell Date:	08/22/2014
Basement:	Crawl Space, Dirt, Other	Original Price:	\$299,000

Cozy and charming 3 bed room home nestled in the heart of Killington. This meticulous home features a free standing wood fireplace (with 36 inch fire box), wrap around deck with an Otter Creek Awning, air conditioning, efficient gas heat, sauna, 3 stain glass windows (two are Tiffanyâ€™s), security system and a two car post and beam garage with generous storage space. While situated conveniently in Killington this home has a private setting with a nice yard and



Address:	583 Cricket Hill Rd	MLS #:	4188109
Town:	Killington	List \$:	\$299,000
State Zip:	VT, 05751	Closed \$:	\$295,000
County:	RutlandVT	DOM:	629
Vill/Dist/Loc:			
Devel/Subdiv:	CRICKET HILL	Apx Fin Abv	3477
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	5.19
Water Acc Type:		Year Built:	1985
District:		List Date:	09/23/2012
Style:	Cape	Sell Date:	08/08/2014
Basement:	None	Original Price:	\$469,000

Bow-styled roofline. 2-level Cape-styled home with original wood planked flooring in Den, Living, Dining and Kitchen. Large living with brick fireplace. Open kitchen-dining area with Rumford-styled brick fireplace and beamed ceiling. Den, office, laundry and 1/2 half bath located just off of kitchen area. Kitchen has stainless refrigerator, granite tile countertop, double sink, large window looking out onto two decks, JennAire range and snack bar. Office area



Address:	1198 Roaring Brook Road	MLS #:	4104612
Town:	Killington	List \$:	\$275,000
State Zip:	VT, 05751	Closed \$:	\$250,000
County:	RutlandVT	DOM:	978
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	1907
Bedrooms:	4	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	2
Wtr Body Name:		Lot Acres:	0.90
Water Acc Type:		Year Built:	1970
District:		List Date:	10/26/2011
Style:	Contemporary, Walkout Lower Level	Sell Date:	08/22/2014
Basement:	Slab, None	Original Price:	\$365,000

Perched high near the head of the Killington basin with sweeping views of 5 of the 6 mountains, this classic ski home is ready for your family. 4 bedrooms, 3 baths, open concept living-dining-kitchen with fieldstone fireplace, family room with second fireplace, large deck and turn key furnished. Near everything but very private.



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## Comparable Properties Sold



Address:	64 Alpine Terrace	MLS #:	4366949
Town:	Killington	List \$:	\$250,000
State Zip:	VT, 05751	Closed \$:	\$245,000
County:	RutlandVT	DOM:	11
Vill/Dist/Loc:			
Devel/Subdiv:	Pico Village	Apx Fin Abv	1916
Bedrooms:	4	Apx Fin Blw	672
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.50
Water Acc Type:		Year Built:	1975
District:	Windsor Central	List Date:	06/26/2014
Style:	Contemporary	Sell Date:	08/15/2014
Basement:	Finished, Walk Out	Original Price:	\$250,000

Wonderfully maintained European style Chalet in the heart of Pico Village. Nice views of the ski area. Easy access on town maintained road. Located near the ski trails of Pico Mountain and when there is lots of snow, it is easy and convenient to ski to and from the mountain. Property has not been rented. A myriad of windows lets in both the view and sunlight making this a very cozy ski chalet.



Address:	C SPCL Grand Hotel 341 Iv (Haab)	MLS #:	4214451
Town:	Killington	List \$:	\$19,499
State Zip:	VT, 05751	Closed \$:	\$17,250
County:	RutlandVT	DOM:	552
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	603
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	1	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1998
District:		List Date:	02/02/2013
Style:	Contemporary	Sell Date:	08/25/2014
Basement:	None	Original Price:	\$24,500

Killington's best slopeside address: Grand Resort Unit 341 interval IV. This is a 1 bedroom "C SPECIAL" style condo unit on the valley side of the property; sleeps 4. Access skiing from your locker via the sky-bridge to the slopes. You have 13 weeks to use, rent, trade at RCI resorts when you join RCI. Subject to a right of first refusal.



Address:	99 Northbrook Road	MLS #:	4363743
Town:	Killington	List \$:	\$169,500
State Zip:	VT, 05751	Closed \$:	\$165,000
County:	RutlandVT	DOM:	25
Vill/Dist/Loc:			
Devel/Subdiv:	Northbrook	Apx Fin Abv	1759
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1983
District:	Rutland Windsor	List Date:	06/12/2014
Style:	Multi Level	Sell Date:	08/22/2014
Basement:	None	Original Price:	\$169,500

Spacious 3BR Northbrook condominium on two levels plus sleeping loft. This post and beam construction condo features vaulted ceilings, a massive, timber-framed fireplace and a well-designed kitchen, adjacent to an expansive open living/dining room. A 32 x 6 deck, lined with rocking chairs, offers a pleasant place to relax in summer and enjoy the mountain views. With just 10 units in the complex, Northbrook provides a wonderful, tranquil setting all year round.



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## Comparable Properties Sold



Address:	74 Woods Lane - A4	MLS #:	4208599
Town:	Killington	List \$:	\$150,000
State Zip:	VT, 05751	Closed \$:	\$145,000
County:	RutlandVT	DOM:	532
Vill/Dist/Loc:			
Devel/Subdiv:	The Woods	Apx Fin Abv	1500
Bedrooms:	2	Apx Fin Blw	0
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1985
District:		List Date:	01/02/2013
Style:	Contemporary, Townhouse	Sell Date:	08/15/2014
Basement:	Slab	Original Price:	\$165,000

This nicely maintained two bedroom town home offers lovely pond views from the living room, dining room and master bedroom. New flat screen TV and DVD in living area. Location is within easy walking distance of Killington Road and regular bus service. Amenities at the Woods include pool, hot tubs, steam room, sauna, fitness center, and tennis.



Address:	I-101 42 Brad Mead Drive	MLS #:	4215705
Town:	Killington	List \$:	\$139,000
State Zip:	VT, 05751	Closed \$:	\$127,000
County:	RutlandVT	DOM:	495
Vill/Dist/Loc:			
Devel/Subdiv:	Pico	Apx Fin Abv	1200
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1985
District:		List Date:	02/08/2013
Style:	Contemporary	Sell Date:	08/01/2014
Basement:	None	Original Price:	\$187,000

Wonderful first floor ski in ski out condominium at Pico. Wood fireplace, gas heat, large open floor plan with lots of windows. Unit is being sold fully furnished and equipped. Sports center on site with indoor swimming pool, exercise and weight room. Great rental income potential



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