

Comparable Properties Sold



Address:	133 E. Mountain Rd 3f10	MLS #:	4333578
Town:	Killington	List \$:	\$70,000
State Zip:	VT, 05751	Closed \$:	\$65,000
County:	RutlandVT	DOM:	71
Vill/Dist/Loc:		Apx Fin Abv	1021
Devel/Subdiv:	MOUNTAIN GREEN	Apx Fin Blw	0
Bedrooms:	2	Gar Capacity:	1
Total Baths:	3	Lot Acres:	5.00
Wtr Body Name:		Year Built:	1983
Water Acc Type:		List Date:	01/24/2014
District:		Sell Date:	05/02/2014
Style:	Contemporary, High Rise	Original Price:	\$105,000
Basement:	None		

A Huge PRICE REDUCTION!!! A penthouse two level, 2 bedroom, 2.5 bath unit with the most incredible 360 degree views of Killington from every window in the place! It's a top floor unit tucked away in the front of the building so it's private and quiet. Great outdoor deck with views. Views in each bedroom from the beds! Cozy wood burning fireplace, open floor plan: kitchen-dining-living. Shuttle bus day and evenings. Complete with an indoor pool,



Address:	73 Alpine Drive	MLS #:	4192687
Town:	Killington	List \$:	\$64,900
State Zip:	VT, 05751	Closed \$:	\$60,000
County:	RutlandVT	DOM:	491
Vill/Dist/Loc:		Apx Fin Abv	589
Devel/Subdiv:	Pico Village Square	Apx Fin Blw	0
Bedrooms:	1	Gar Capacity:	0
Total Baths:	1	Lot Acres:	4.00
Wtr Body Name:		Year Built:	1986
Water Acc Type:		List Date:	10/17/2012
District:	Windsor	Sell Date:	05/02/2014
Style:	Contemporary, Inside Row	Original Price:	\$82,500
Basement:	None		

Ski or Ride right to your door at Pico; "The Friendly Mountain". One bedroom one bath unit features a wood burning fireplace; a balcony with access from both the living room and bedroom and full size kitchen. Storage lockers on the lobby level for your equipment. Rental income net to the owner 2012 "1099" 4,208. 2011 "1099" \$6,008. Total condo fee \$502.96mo; Breakdown of the fee: \$195.08 maintenance fee; \$30.09 cable TV; \$14.50 wi-fi internet service;



Address:	695 East Mountain Road	MLS #:	4311234
Town:	Killington	List \$:	\$59,900
State Zip:	VT, 05751	Closed \$:	\$50,000
County:	RutlandVT	DOM:	143
Vill/Dist/Loc:		Apx Fin Abv	526
Devel/Subdiv:	Whiffletree	Apx Fin Blw	0
Bedrooms:	1	Gar Capacity:	0
Total Baths:	1	Lot Acres:	0.00
Wtr Body Name:		Year Built:	1976
Water Acc Type:		List Date:	08/23/2013
District:	Windsor Central	Sell Date:	05/15/2014
Style:	Contemporary, Garden	Original Price:	\$59,900
Basement:	None		

This well-maintained garden level unit is nice and bright with plenty of natural light. It features new kitchen appliances and flooring, updated bathroom, a gas fireplace, an open living/kitchen/dining area and new sliders to the private patio overlooking the golf course. Whiffletree is on the shuttle system for ultimate convenience and you can ski right home to your condo when the lifts close for the day. A great value for a nice vacation home with good rental potential.



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Comparable Properties Sold



Address:	99 Timberline North At Sunrise - D1	MLS #:	4336572
Town:	Killington	List \$:	\$375,000
State Zip:	VT, 05751	Closed \$:	\$370,000
County:	RutlandVT	DOM:	48
Vill/Dist/Loc:			
Devel/Subdiv:	Sunrise	Apx Fin Abv	1700
Bedrooms:	4	Apx Fin Blw	500
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1986
District:		List Date:	02/11/2014
Style:	Contemporary, Townhouse	Sell Date:	05/22/2014
Basement:	Crawl Space, Dirt, Partial, Unfinished	Original Price:	\$375,000

Spacious, tastefully updated 4-bedroom 3-bath ski in ski out 3-level townhouse in Sunrise Village. Updated kitchen with stainless appliances. All three baths updated, including large steam shower in master bath. Short walk to and from the ski trail. Views of Bear Mt ski trails from some rooms and long range mountain views from others. Decks off dining area and master suite. In-unit sauna. Lots of storage space. Association amenities include indoor and outdoor



Address:	E Grand Hotel 264/266 I (Conahan)	MLS #:	4325081
Town:	Killington	List \$:	\$28,800
State Zip:	VT, 05751	Closed \$:	\$25,500
County:	RutlandVT	DOM:	166
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	699
Bedrooms:	1	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1998
District:		List Date:	11/09/2013
Style:	Contemporary	Sell Date:	05/05/2014
Basement:	None	Original Price:	\$32,000

Killington's Best Slopeside Address: Grand Resort unit 264/266 interval 1. This is a 1 bedroom E style lockout condo unit on the mountain side of the property; sleeps 6. 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:	148 Telemark Road	MLS #:	4131250
Town:	Killington	List \$:	\$269,900
State Zip:	VT, 05751	Closed \$:	\$250,000
County:	RutlandVT	DOM:	799
Vill/Dist/Loc:			
Devel/Subdiv:	Telemark Village	Apx Fin Abv	1265
Bedrooms:	2	Apx Fin Blw	754
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	32.00
Water Acc Type:		Year Built:	1983
District:	Windsor	List Date:	02/07/2012
Style:	Cape, Contemporary	Sell Date:	05/23/2014
Basement:	Finished, Interior Stairs	Original Price:	\$289,000

Telemark Village townhome in the heart of Killington. Unit shows beautifully with many upgrades including a recently renovated kitchen. Located just off Route 100 and close to both Killington and Pico ski areas. Park like setting offers a host of outdoor activities like XC skiing and snowshoeing right from your door as well as direct access to the Appalachian Trail. Outdoor pool and tennis courts on site. The unit features a living room with cathedral ceiling and a full



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Comparable Properties Sold



Address:	159 Telemark Road	MLS #:	4259267
Town:	Killington	List \$:	\$209,000
State Zip:	VT, 05751	Closed \$:	\$200,500
County:	RutlandVT	DOM:	231
Vill/Dist/Loc:			
Devel/Subdiv:	Telemark Village	Apx Fin Abv	1337
Bedrooms:	2	Apx Fin Blw	776
Total Baths:	3	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	32.00
Water Acc Type:		Year Built:	1982
District:	Windsor	List Date:	08/03/2013
Style:	Cape, Contemporary	Sell Date:	05/16/2014
Basement:	Finished, Interior Stairs, Walk Out	Original Price:	\$234,500

Great price for a townhouse unit! Telemark Village is located just off Route 100 and close to both Killington and Pico ski areas. Park like setting offers a host of outdoor activities; XC skiing and snowshoeing right from your door as well as direct access to the Appalachian Trail. Outdoor pool and tennis courts on site. The unit features a living room with cathedral ceiling and a full brick fireplace. Large family room and additional sleeping in the walkout lower level.



Address:	203 Old Mill Road, Pinnacle	MLS #:	4176995
Town:	Killington	List \$:	\$153,000
State Zip:	VT, 05751	Closed \$:	\$135,000
County:	RutlandVT	DOM:	649
Vill/Dist/Loc:			
Devel/Subdiv:		Apx Fin Abv	1464
Bedrooms:	3	Apx Fin Blw	0
Total Baths:	2	Gar Capacity:	0
Wtr Body Name:		Lot Acres:	0.00
Water Acc Type:		Year Built:	1982
District:		List Date:	08/01/2012
Style:	Multi Level	Sell Date:	05/12/2014
Basement:	Other	Original Price:	\$169,000

Priced below assessed value, this 2-level Pinnacle condominium is within walking distance of several restaurants and has winter shuttle bus service to lifts. Pinnacle has an outdoor summer pool and hot tub, 2 tennis courts, and winter Club Pinnacle with soaking tub, private hot tub room, steam & sauna. Exercise equipment in B Building. Furnished & equipped.



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