

**4BR/2.5BA STOCKBRIDGE HOME ON 1.1± ACRE
SECLUDED LOT CLOSE TO OUTDOOR RECREATION**



WEDNESDAY, SEPTEMBER 15 @ 11AM

Registration & Inspection from 10AM

505 Cedarwood Road, Stockbridge, VT

Open House: Thursday, August 19 from 1-3PM



Great opportunity for your Vermont home or getaway. Located in pretty Timber Hawk Development, this is a private location with mountain views. Wooded lot close to area skiing at Mendon or Killington. Biking Tubing, lots of outdoor activities, all within a short distance. 4BR/2.5BA, basement, living room has a stone fireplace and the large family room boasts a wood stove for cozy nights with family or friends. Expansive wrap-around deck. Renai heaters. Association fee is \$1,750. annually and covers the road maintenance, shared septic system and water system. Check it out! Auction Purchase & Sale provided for pre-auction purchase.

Per instructions of the administrator, Offers will be entertained prior to Auction. The asking price is currently \$335,000.00. Check it out! The auction P&S contract to be completed with offers is available online,

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

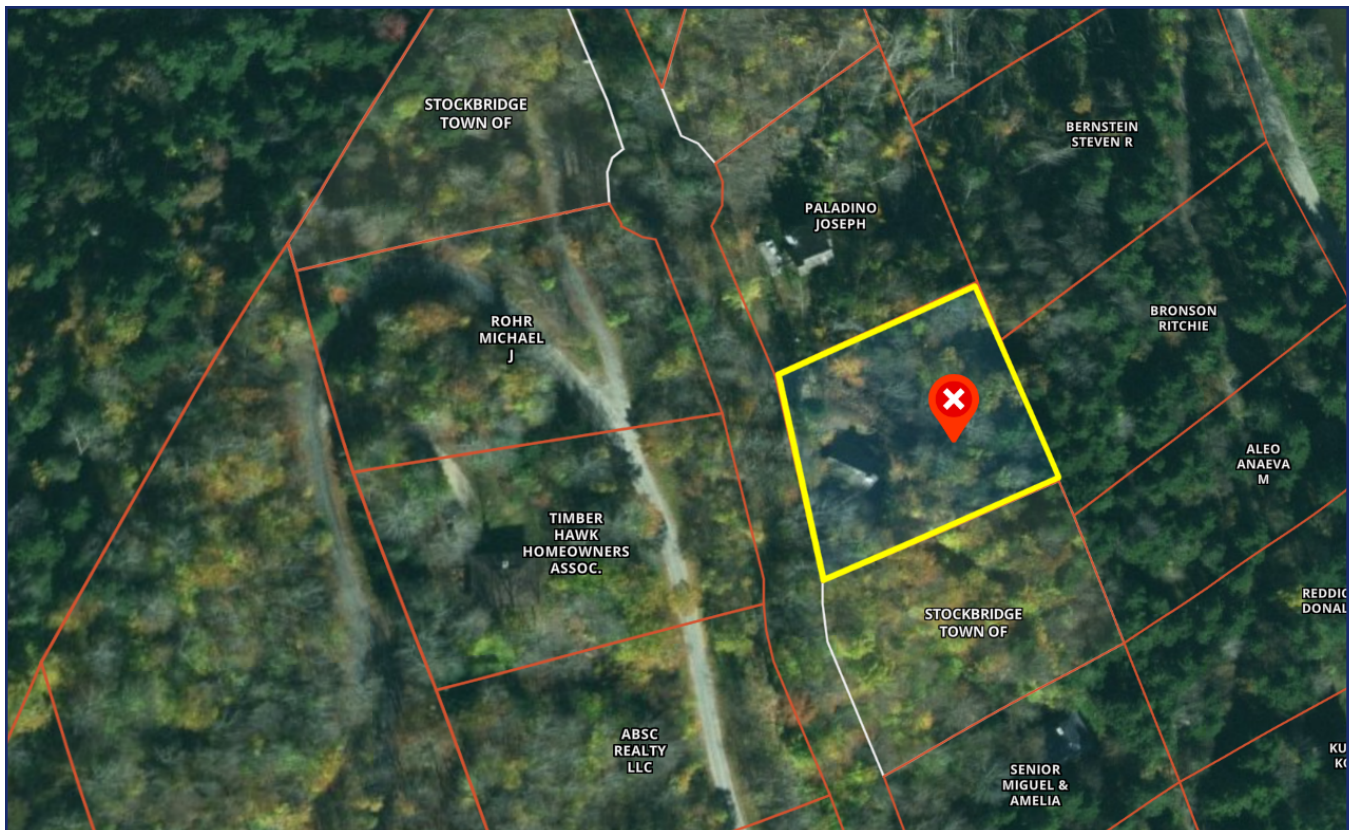
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built 1979
 Siding Wood
 Roof Shakes
 Basement Full
 Foundation Concrete
 Heat Gas
 Water & Sewer Shared On Site
 Square Footage 2,407±
 Rooms 9
 Bedrooms 4
 Baths 2.5
 Garage None
 Acreage 1.1±
 Assessment \$218,800
 Year Taxes \$4,624.32
 HOA Timber Hawk Owners Association
 Annual Dues \$1,750
 Covers water system, shared septic system, private road

AUCTION TERMS: 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% buyer's premium and confirmation of seller. Taxes and utilities to be prorated at closing. Property conveyed by Quit Claim Deed.



Town of Stockbridge 20
RESIDENTIAL PROPERTY RECORD CARD

Date Printed 06/25/21

PARCEL INFORMATION

Parcel ID #:	01-041000	Span	618-194-10589	Neighborhood:	4	Book:
Owner #1:	SCOLARO PHILIP R	Status	A - Active	Prop. Class:	101	Page:
Owner #2:		Last Update:	04/27/20	Land Size:	1.10	Sale Date: / /
Description:	HOUSE AND LAND	Inspect Date:	08/02/19	Add to Hsited:	Yes	Sale Price: \$ 0
Location:	505 CEDARWOOD RD	Inspect By:	JZ	Add to Hmstd:	Yes	Validity: 0
Tax Map #:		05-02-028-000	2			

VALUATION INFORMATION

CAMA Total:	218800	Misc. Adj.	0	CAMA Outbldg:	0	Regr. Value:	0.00
Housesite:	218800	CAMA Dwell:	158300	CAMA Ratio:	0.00	Regr. Ratio:	0.00
Homestead:	218800	CAMA Land:	45500	Comp Value:	0.00	Other Value:	216700.00
Select Value:	0	CAMA Site Imp:	15000	Comp Ratio:	0.00	Other Ratio:	0.00

INSPECT	INSP. TYPE	INSP. STATUS	INSP. RESULT	INSP. REASON	APPT REQUEST	APPTSCHDBY	APPT DATE	APPT TIME
	Exterior	Reschedule	Left Card	Reappraisal	NoData			
LAND	LAND ID	CALC METHOD	LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH	RATE
	1	Site	Bldg Lot	1.10	1.00	0.00	0.0	0.0
OUTBUILD	OUTBLD ID	TYPE	AREA/DIAM	SIDING	CLASS	QUALITY	% GOOD	NAME
	1	No Data	0	NoData	No Data	No Data	0	0.0
SECTION	RCN	RCNLD	DEPR.PAGE					
	213943	158300	0					
SITEIMP	S-IMP ID	TYPE	QUALITY	QUANTITY	SI NAME	RATE	ADD TO HSITE	ADD TO HMSTD
	1	Water	Average	Typical		0.00	No	No
	2	Sewer	Average	Typical		0.00	No	No

Town of Stockbridge 20
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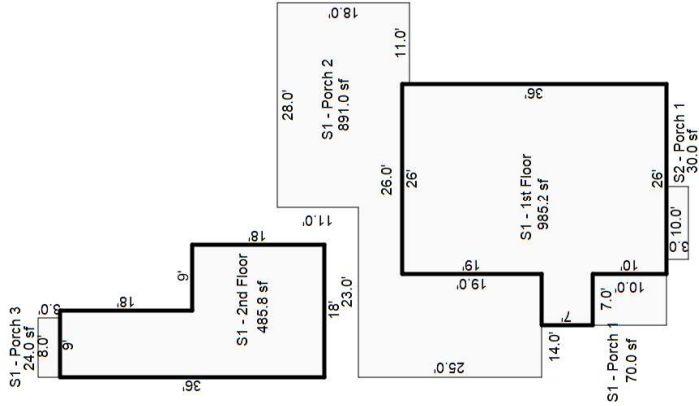
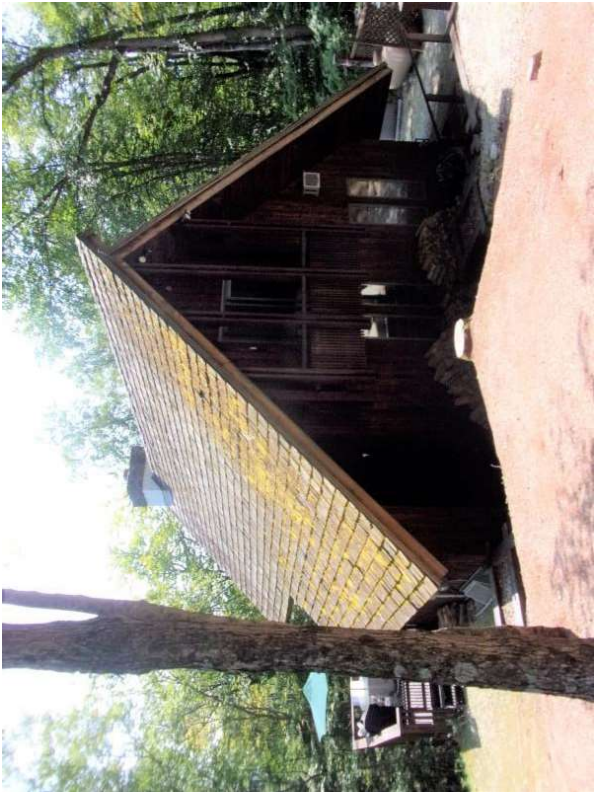
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PARCEL	01-041000	SECTION 1									
MAIN BUILDING INFO	Bldg Type: 3.25 Fin 1.5 Fin 1471 Chalet Studded 0.00 0	Dormer Roof: Energy Adj: P/Crawl: Bsmt Wall: Bsmt SF: Bsmt Garage: Bsmt FNA: Story Multi:	No Data	Bsmt Fin SF: Bsmt Entry: Subfloor: Floor Insul: Floor Ins SF: Wall Hgt: Plumb Fix: Business/Rental:	936	Roughins: Total Rms: Bedrooms: Full Baths: Half Baths: Kitchens: Fireplaces: Add to Hsite:	1	Firepl Type: Year Built: Effect Age: Life Expect: Condition: Phys Depr: Funct Depr: Add to Hmstd:	Single 1979 41 0 Average 26 0	Econ Depr: 0 0.00 0.00 0	
NOTES											
EXTWALL	EXTWALL ID 1	SIDING WdSiding	SIDING % 100								
FEATURES	FEATURE ID 1	TYPE No Data	QUALITY 0	COUNT 0.	RATE 0.	NAME					
FLOOR	FLOOR ID 1	FLOOR COVE Allowance	FLOOR COV 100								
GARAGE	GARAGE ID 1	GAR/SHD TY No Data	AREA 0.	SIDING No Data	FLOOR No Data	FINISH No Data	FINISH SF 0	CPT ROOF No Data			
HEAT	HEAT ID 1	HEAT/COOL Elec BB	HEAT/COOL 100								
PORCH	PORCH ID 1	PORCH AREA 70	FLOOR WoodDck	WALL Solid	ROOF Wood (SF)	CEILING None					
	2	891	WoodDck	None	None	None					
	3	24	OpenSlp	None	Wood (SF)	None					
	4	36	WoodDck	None	None	None					
ROOF	ROOF ID 1	ROOF COVER Shake	ROOF COV % 100								

PARCEL 01-041000

Sketch Updated: 11/21/19

Date Printed 06/25/21



Sketch by Apex Sketch