

Condo  
4013381 Active

251 Luce Hill Rd. Unit# 76  
Stowe, Vermont 05672



L\$640,000



**Zoning:** RR2  
**Year Built:** 1992  
**Color:** Brown  
**Taxes:** \$ 11,643.00  
**Taxes TBD:** No  
**Tax Year:** 2010  
**Monthly Assoc.\$:** \$1,518  
**Lot Acre:** .00  
**Lot SqFt:**  
**Common Land Acres:**  
**Road Frontage:** Yes/ 50  
**Water Frontage:**  
**Water Acc Type:**  
**# of Stories:** 2

**Rooms:** 10  
**Bedrooms:** 5  
**Total Baths:** 5  
**Full:** 4  
**3/4 Baths:** 0  
**1/2 Baths:** 1  
**Garage Capacity:** 0  
**Garage Type:** None  
**Total Fin SqFt:** 4,123  
**Apx Fin Above Grd:** 2,875  
**Apx Fin Below Grd:** 1,248  
**Foot Print:**  
**Flood Zone:** No  
**Style:** Townhouse

**Water Body Type:** Water Body Name: **Water Body Restr.:** **Current/Land Use:** **Surveyed:** Yes **Seasonal:** No  
**Land Gains:** No **Owned Land:**

**Parcel Access ROW:** **ROW for other Parcel:** **ROW Width:** **ROW Length:**  
**Public Rems:** Beautiful "newer" Unit at beautiful Stonybrook...160 acres with woods, ponds, trail, swimming pools, tennis courts and so much more. Don't miss this fabulous unit.  
**Directions:** Mt. Road, left onto Luce Hill Rd. Over small bridge, left into Stonybrook. Follow signs to Unit No. 76.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	15 x 30	1	Master BR	16 x 18	1	1st				
Kitchen	8 x 10	1	2nd BR	12 x 16	2	2nd				
Dining Rm	12 x 16	1	3rd BR	11 x 14	2	3rd				
Family Rm	15 x 30	B	4th BR	16 x 20	2	4th				
Office/Study			5th BR	15 x 16	B	Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

**Condo Name:** Stonybrook **Condo Unit #:** 76 **Floor:**  
**Building #:** 30 **# Units/Building:** 85 **Limited Common Area:**  
**Condo Assoc Fees:** \$1,518 **Special Assessment:** No

**Assoc Amenities:** Building Maint., Cable, Exercise Facility, Garden Space, Outdoor Pool, Possession: At Closing  
Sauna, Sewer, Snow Removal, Tennis Court, Trash, Water  
**Interior Feat.:** 1st Floor Laundry, Bar, B-fast Nook/Room, Blinds, Cable, Cathedral Ceilings, Ceiling Fan, Den/Office, Dining Area, Family Room, Fireplace-Wood, Formal Dining Room, Foyer, Living Room, Master BR with BA, Mudroom, Playroom, Wet Bar, 2 Fireplaces, 1 Stove  
**Exterior Feat.:** Deck  
**Basement:** Daylight, Finished, Interior Stairs, Walk Out  
**Equip./Appl.:** Air Conditioner, Cook Top-Electric, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Treatment  
**Driveway:** Common/Shared, Dirt **Electric:** 220 Plug, Circuit Breaker(s)  
**Construction:** Existing **Exterior:** Wood  
**Financing:** Conventional **Foundation:** Slab w/First Wall  
**Floors:** Carpet, Tile **Heating/Cool:** Baseboard, Central Air  
**Garage/Park:** **Lot Desc:** Common Acreage, Condo Development, Mountain View, Walking Trails  
**Heat Fuel:** Other **Occ. Restrictions:** Pets Allowed  
**Roads:** Dead End, Dirt, Shared **Roof:** Shingle-Asphalt  
**Sewer:** Community **Water:** Community  
**Suitable Land Use:**  
**Fee Includes:** Cable, Plowing, Sewer, Trash, Water **Water Heater:** Other  
**Disability:** **Building Certs:** Association Docs, Certificate CC/CO, Property Disclosure  
**Negotiable:** Other **Docs Available:**  
**Excl Sale:**

**Tax Rate:** **Assmt:** \$582,100.00 **Assmt Yr:** 2010  
**Tax Class:** Nonhomestead **Unadjusted Taxes:** **Tax Reduct:** No  
**Elderly:** **Veteran:** **Other:**  
**Covenant:** No **Source SqFt:** **County:** Lamoille  
**Recorded Deed:** Warranty **Book/Pg:** 326/ 1 **Plan/Survey:**  
**Map/Bick/Lot:** 06-027 / 176 **Property ID:** 43076 **SPAN # (VT):** 621-295-11070  
**Devel/Subdiv:** **Const. Status:** Existing **Home Energy Rating Index:**  
**District:** **High Sch:** Stowe Middle/High School **Jr./Mid Sch:** Stowe Middle/High School  
**Elem Sch:** Stowe Elementary School **Cable:** Stowe **Electric Co:** Stowe  
**Fuel Co:** Pyrofax **Phone Co:** **Resort:**  
**Timeshare/Fract. Ownrshp:** No **# Weeks:** **Timeshare %:**  
**Auction:**  
**Auction \$ Det. By:** **DOM:** 9

**PREPARED BY**

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