

Not For Public Distribution: Members Only



Supra

**Residential**  
**4011374 Active**

**3534 Bayley-Hazen**  
**Hardwick, Vermont 05841**

**L \$895,000**



<b>Zoning:</b>	Rural Resi	<b>Rooms:</b>	10
<b>Year Built:</b>	2004	<b>Bedrooms:</b>	5
<b>Color:</b>		<b>Total Baths:</b>	5
<b>Taxes:</b>	\$ 11,666.34	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	10-11	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	4
<b>Lot Acre:</b>	43.50	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	1,894,860.0	<b>Total Fin SqFt:</b>	6,500
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	6,500
<b>Road Frontage:</b>	Yes/ 991	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>		<b>Foot Print:</b>	
<b># of Stories:</b>	3	<b>Flood Zone:</b>	No
<b>Basement:</b>	Yes /	<b>Style:Style:</b>	

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

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** Mountain Surround Farm: Private Estate Retreat on 43.5 acres with panoramic mountain views, impeccably restored post and beam house, phenomenal European chef's kitchen, 4 private Master ensuites, huge screened porch, state of art green house, plus barns to suit every need, including a 5 bay/stall barn. Property features lush organic fields, inviting woodlands, and a rushing river - all offering stunning vistas in every direction.

**Directions:** On Rt. 16 between East Hardwick and Greensboro Bend, turn onto Bayley-Hazen Road. Go approximately 0.05 mile, yellow house on right

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	32 x 35	1	Master BR	16 x 20	2	1st				
Kitchen	22 x 20	1	2nd BR	33 x 36	3	2nd				
Dining Rm	12 x 18	1	3rd BR	10 x 16	2	3rd				
Family Rm	16 x 24	1	4th BR	16 x 13	2	4th				
Office/Study	12 x 16	1	5th BR	15 x 28	1	Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

**FEATURES**

<b>Assoc Amenities:</b>		<b>Possession:</b>	At Closing
<b>Interior Feat.:</b>	Den/Office , Dining Area , Eat-in Kitchen , Family Room , Fireplace-Wood , Living Room , Master BR with BA , Mudroom , Natural Woodwork , Pantry , Skylight , Vaulted Ceiling , Walk-in Closet , Walk-in Pantry , 2 Fireplaces	<b>Electric:</b>	220 Plug , Generator
<b>Exterior Feat.:</b>	Barn , Screened Porch , Window Screens	<b>Exterior:</b>	Wood
<b>Basement:</b>	Full , Walk Out	<b>Foundation:</b>	Concrete
<b>Equip./Appl.:</b>	Dishwasher , Dryer , Double Oven , Exhaust Hood , Range-Gas , Refrigerator , Washer	<b>Heating/Cool:</b>	Baseboard , Multi Zone , Radiant
<b>Driveway:</b>	Crushed/Stone , Gravel	<b>Lot Desc:</b>	Mountain View , Pasture , Rural Setting , Secluded
<b>Construction:</b>	Post and Beam	<b>Occ. Restrictions:</b>	
<b>Financing:</b>	Conventional	<b>Roof:</b>	Shingle-Asphalt , Standing Seam
<b>Floors:</b>	Slate/Stone , Softwood	<b>Water:</b>	Drilled Well , Purifier/Soft
<b>Garage/Park:</b>	4 Parking Spaces	<b>Water Heater:</b>	Oil , Owned
<b>Heat Fuel:</b>	Oil , Solar , Wood	<b>Building Certs:</b>	
<b>Roads:</b>	Public	<b>Docs Available:</b>	Deed , Plot Plan
<b>Sewer:</b>	Holding Tank , Leach Field		
<b>Suitable Land Use:</b>	Land:Pasture , Land:Tillable , Agriculture/Produce		
<b>Fee Includes:</b>			
<b>Disability:</b>	1st Floor 1/2 Bathrm , 1st Flr Hard Surface Flr. , Access. Parking		
<b>Negotiable:</b>			
<b>Excl Sale:</b>			
<b>Tax Rate:</b>		<b>Assmt Yr:</b>	
<b>Tax Class:</b>	Homestead	<b>Tax Reduct:</b>	No
<b>Elderly:</b>	No	<b>Other:</b>	No
<b>Covenant:</b>	Unknown	<b>County:</b>	Caledonia
<b>Recorded Deed:</b>	Warranty	<b>Plan/Survey:</b>	
<b>Map/Blck/Lot:</b>	49.22/ / 13.1	<b>SPAN # (VT):</b>	282-089-10211
<b>Devel/Subdiv:</b>		<b>Home Energy Rating Index:</b>	
	<b>Assmt:</b>		
	<b>Unadjusted Taxes:</b>		
	<b>Veteran:</b>		
	<b>Source SqFt:</b>		
	<b>Book/Pg:</b>	112/ 203	
	<b>Property ID:</b>		
	<b>Const. Status:</b>	Existing	

<b>District:</b>	<b>High Sch:</b>	<b>Jr./Mid Sch:</b>
<b>Elem Sch:</b>	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Timeshare/Fract. Ownrshp:</b>	<b># Weeks:</b>	<b>Timeshare %:</b>

**AGENT/BROKER INFO**

<b>List Off:</b> Pall Spera Company Realtors, LLC/Stowe		<b>List Agt:</b> Nickie Benoze	
<b>Firm/Office:</b> 5215/ 0	<b>Agent#:</b> 18958	<b>Phone:</b> (802) 253-9771	<b>Ext:</b>
<b>Phone/Fax:</b> (802) 253-9771 / (802) 253-9993		<b>Email:</b> <a href="mailto:nickie.benoze@pallspera.com">nickie.benoze@pallspera.com</a>	<b>Cell:</b> (802) 793-0805
<b>Co-List Agt:</b>	<b>Phone:</b> () -	<b>Cell:</b> () -	<b>Fax:</b> (802) 253-9993
<b>Non-Public Rems:</b> All room sizes are approximate having been supplied by the owner and not verified by Agent.			
<b>Firm/Off Rems:</b>			
<b>Showing:</b> Appointment , Assistd Showings Required , Call List Agent , Owner Occupied , Pets			
<b>Management Co.:</b>		<b>Management Co. Phone:</b>	
<b>Rented:</b>	<b>Rental Amount:</b> \$	<b>Broker/Agent Interest:</b> No	
<b>MLS List Date:</b> 07/12/2010	<b>MLS Type:</b> MLS	<b>List Type:</b> Exclusive Right	<b>TB Fee:</b> %
<b>Expire Dt:</b> 11/30/2011	<b>BA Fee:</b> 2.50%	<b>NA/Facil Fee:</b> 2.50%	<b>Internet:</b> Yes
<b>Cont Date:</b>	<b>Contings:</b>	<b>SubA/BrkA:</b> 2.50%	<b>Var Comm:</b> No
<b>Pend Date:</b>	<b>Org LA:</b> Nickie Benoze	<b>Orig List \$ :</b> \$1,250,000	<b>DOM:</b> 451
<b>With Date:</b>	<b>Org CA:</b>		
<b>Closed Date:</b>	<b>Cancelled Date:</b>		
<b>Closed \$:</b>	<b>Fin Terms:</b>		<b>\$/SqFt AG:</b> \$137.69
<b>Title Company:</b>		<b>Appraiser:</b> () -	
<b>Owner:</b> Tad and Sheila Post-Czarnocki		<b>Own Phone:</b> () -	
<b>Tenant:</b>		<b>Tenant Phone:</b> () -	

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