

Condo  
4121933 Active

251 Luce Hill Rd Unit# 78  
Stowe, Vermont 05672



L \$750,000



**Zoning:** RR2  
**Year Built:** 1992  
**Color:** Brown  
**Taxes:** \$ 10,794.00  
**Taxes TBD:** No  
**Tax Year:** 11/12  
**Monthly Assoc.\$:** \$1,726  
**Lot Acre:** .00  
**Lot SqFt:**  
**Common Land Acres:** 160.00  
**Road Frontage:** Yes/ 80  
**Water Frontage:** 0  
**Water Acc Type:**  
**# of Stories:** 2  
**Basement:** Yes / Walkout

**Rooms:** 10  
**Bedrooms:** 5  
**Total Baths:** 5  
**Full:** 3  
**3/4 Baths:** 0  
**1/2 Baths:** 2  
**Garage Capacity:** 2  
**Garage Type:** Detached  
**Total Fin SqFt:** 4,059  
**Apx Fin Above Grd:** 2,875  
**Apx Fin Below Grd:** 1,184  
**Apx Ttl Below Grd:** 1,328  
**Foot Print:**  
**Flood Zone:** No  
**Style:** Contemporary , Townhouse , Walkout Lower Level

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

**Parcel Access ROW:** No  
**ROW for other Parcel:**  
**ROW Width:**  
**ROW Length:**

**Public Rems:** Large, lush unit with magnificent wood work, lavish furnishings and fabulous use of space. Being sold furnished. Stonybrook on 160 acres with woods, ponds, trails, swimming pools, tennis courts and so much more.

**Directions:** Mt. Road, left onto Luce Hill, over small bridge, left into Stonybrook. Follow signs to Unit 78.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm	28.8 x 14	1	Master BR	25.6 x 15.6	2	1st				1	
Kitchen	11 x 9.6	1	2nd BR	16.4 x 11.2	2	2nd		2			
Dining Rm	12.5 x 9.4	1	3rd BR	16.4 x 11.2	2	3rd					
Family Rm	19 x 14.8	1	4th BR	14 x 10.6	B	4th					
Office/Study	17 x 8	1	5th BR	13 x 12.9	B	Bsmt		1		1	
Utility Rm			Den								
Pool Room	20.6 x 17.4	B									
Small den	9.9 x 9	1									

**Condo Name:** Stonybrook  
**Building #:** 31  
**Condo Assoc Fees:** \$5,179  
**Condo Unit #:** 78  
**# Units/Building:** 2  
**Special Assessment:** No  
**Floor:**  
**Limited Common Area:** 160 acres

**Assoc Amenities:** Building Maint. , Cable , Club House , Exercise Facility , Garden Space , Outdoor Pool , Sauna , Sewer , Snow Removal , Tennis Court , Trash , Water  
**Possession:** At Closing , Tenant Rights

**Interior Feat.:** Bar , Blinds , Cable , Cathedral Ceilings , Ceiling Fan , Den/Office , Draperies , Family Room , Fireplace-Gas , Fireplace-Screens/Equip. , Fireplace-Wood , Furnished , Hearth , Living Room , Living/Dining , Master BR with BA , Mudroom , Skylight , Wet Bar , Whirlpool Tub , 3+ Fireplaces

**Exterior Feat.:** Deck , Underground Utilities , Window Screens

**Basement:** Daylight , Finished , Full , Interior Stairs , Locked Storage Space , Walk Out , Concrete

**Equip./Appl.:** Air Conditioner , Dishwasher , Dryer , Exhaust Hood , Microwave , Range-Electric , Refrigerator , Washer , Window Treatment

**Driveway:** Common/Shared , Dirt

**Construction:** Existing , Wood Frame

**Financing:** Conventional

**Floors:** Carpet , Ceramic Tile , Hardwood

**Garage/Park:** Deeded , Detached

**Electric:** Circuit Breaker(s)

**Exterior:** Wood

**Foundation:** Concrete

**Heating/Cool:** Hot Air , In Floor , Multi Zone

**Lot Desc:** Common Acreage , Condo Development , Country Setting , Deed Restricted , Landscaped , Level , Mountain View , Pasture , Trail/Near Trail , Valley , View , Walking Trails , Wooded Setting , Pond

**Heat Fuel:** Gas-LP/Bottle

**Roads:** Association , Dirt , Shared

**Sewer:** Public

**Suitable Land Use:** Not Applicable

**Fee Includes:** Cable , Landscaping , Plowing , Sewer , Trash , Water

**Disability:**

**Negotiable:**

**Occ. Restrictions:** Pets Allowed

**Roof:** Shingle-Architectural

**Water:** Public

**Water Heater:** Gas-Lp/Bottle

**Building Certs:**

**Docs Available:** Association Docs , Covenant(s) , Deed , Lease Agreements , Plot Plan , Property Disclosure , Reserves , Survey

**Excl Sale:** Personal exceptions

**Tax Rate:**

**Tax Class:** Nonhomestead

**Elderly:** No

**Covenant:** Yes

**Recorded Deed:** Warranty

**Map/Blck/Lot:** 06-027.010 / / n/a

**Devel/Subdiv:**

**District:**

**Elem Sch:** Stowe Elementary School

**Assmt:**

**Unadjusted Taxes:**

**Veteran:** No

**Source SqFt:** Muni

**Book/Pg:** 353/ 82

**Property ID:**

**Const. Status:** Existing

**High Sch:** Stowe Middle/High School

**Cable:** Stowe Cabl

**Assmt Yr:**

**Tax Reduct:** No

**Other:** No

**County:** Lamoille

**Plan/Survey:**

**SPAN # (VT):** 621-195-10646

**Home Energy Rating Index:**

**Jr./Mid Sch:** Stowe Middle/High School

**Electric Co:** Stowe

Fuel Co: Pyrofax  
Timeshare/Fract. Ownrshp: No

Phone Co:  
# Weeks:

Resort: No  
Timeshare %:

DOM: 8

PREPARED BY



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Lister: Nickie Benoze of Pall Spera Company Realtors, LLC/St

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