

17 Mount Philo Road Charlotte, VT 05445



MLS Number:	4055186	Style:	Colonial
Prop Type Desc:	Res/Condo/Mfd/Mobile	Year Built:	1994
Taxes:	\$12,098	Lot Acres:	8.41
Tax Year:	2011	Apx Lot Size:	366340
Tax Rate:		Full Baths:	2
Bedrooms:	4	3/4 Baths:	1
APX fin sqft AG:	4,386	1/2 Baths:	1
APX fin sqft BG:	780		
Total Fin SqFt:	5,166		
Rooms:	12		
# Stories:	3		

General Information

Style:	Colonial	Driveway:	Common/Shared, Crushed/Stone	Roof:	Shingle-Architectural
House Color:	White	Prop Type Desc:	Res/Condo/Mfd/Mobile	Basement:	Interior Stairs
Garage Type:	Attached	Garage Capacity:	2	Road Frontage:	0
Floors:	Carpet, Hardwood, Tile	Interior:	2nd Floor Laundry, Attic Fan, B-fast Nook/Room, Blinds, Ceiling Fan, Den/Office, DSL, Family Room, Fireplace-Wood, Formal Dining Room, Foyer, Hearth, Island, Kitchen/Family, Living Room, Master BR with BA, Mudroom, Pantry, Playroom, Sec Sys/Alarms, Smoke Det-Hdwired w/Batt, Studio/Workshop, Vaulted Ceiling, Walk-in Closet, Wet Bar	Foundation:	Concrete
Exterior:	Clapboard	Exterior Features:	Invisible Pet Fence, Patio, Porch-Covered, Screened Porch, Underground Utilities, Window Screens	Lot Description:	Country Setting, Easement, Fields, Horse Prop, Pasture, Rural Setting, Secluded, Walking Trails, Wooded

Room Information

Living Rm Size:	16x30	Mstr Bed Size:	14x19	Utility Room Size:	
Kitchen Size:	12x15	2nd Bed Size:	13x14	Other Room 1 Size:	13x17
Dining Room Size:	14x27	3rd Bed Size:	13x14	Other Room 2 Size:	14x15
Family Room Size:	18x23	4th Bdrm Size:	11x11	Other Room 3 Size:	18x23
Office/Study Size:	14x14	Bedroom 5 Size:		Other:	No
				3/4 Baths:	1
				1/2 Baths:	1
				# 1/4 Baths:	0

Remarks

Beautifully remodeled classic colonial sited on 8.4 private acres, just over the Shelburne line. Enjoy the pastures, trails and woods. Fantastic kitchen with granite island, cook top and open flow to the family room with fireplace, breakfast nook, patio and screened porch. Formal dining room with fireplace, great for large family gatherings, and a living room with fireplace for nice, quiet evenings. Master bedroom with large bath. 3 additional bedrooms up. Au pair or studio suite and playroom in the finished lower level. Home warranty and 1% to buyers for closing costs.



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