

75 Hills Point Road Charlotte, VT 05445



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|-------------------------|-------------------------|----------------------|--------------|
| MLS Number: | 4008165 | Style: | Contemporary |
| Prop Type Desc: | Res/Condo/Mfd/Mobile | Year Built: | 1961 |
| Taxes: | \$11,961 | Lot Acres: | 0.47 |
| Tax Year: | 2011 | Apx Lot Size: | 20473 |
| Tax Rate: | | Full Baths: | 2 |
| Bedrooms: | 3 | 3/4 Baths: | 0 |
| APX fin sqft AG: | 1,421 | 1/2 Baths: | 0 |
| APX fin sqft BG: | 756 | | |
| Total Fin SqFt: | 2,177 | | |
| Rooms: | 7 | | |
| # Stories: | 2 | | |

General Information

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|---------------------|------------------------|---------------------------|---|-----------------------|---|
| Style: | Contemporary | Driveway: | Paved | Roof: | Shingle-Asphalt |
| House Color: | Grey | Prop Type Desc: | Res/Condo/Mfd/Mobile | Basement: | Finished, Interior Stairs, Unfinished, Walk Out |
| Garage Type: | Attached | Garage Capacity: | 1 | Road Frontage: | 129 |
| Floors: | Hardwood, Marble, Tile | Interior: | 1st Floor Laundry, Bar, Blinds, Cathedral Ceilings, Ceiling Fan, Den/Office, Dining Area, Family Room, Fireplace-Gas, Fireplace-Wood, Foyer, Living/Dining, Master BR with BA, Smoke Det-Battery Powered, Vaulted Ceiling | | |
| Exterior: | T-111 | Exterior Features: | Boat Mooring, Deck, Patio, Window Screens | Rooms: | Domestic, Oil, Owned |

Room Information

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|---------------------------|-------|------------------------|-------|---------------------------|------|
| Living Rm Size: | 16x28 | Mstr Bed Size: | 10x12 | Utility Room Size: | |
| Kitchen Size: | 10x12 | 2nd Bed Size: | 16x14 | Other Room 1 Size: | 8x17 |
| Dining Room Size: | | 3rd Bed Size: | 9x12 | Other Room 2 Size: | |
| Family Room Size: | 17x26 | 4th Bdrm Size: | | Other Room 3 Size: | |
| Office/Study Size: | | Bedroom 5 Size: | | Other: | No |
| | | | | 3/4 Baths: | 0 |
| | | | | 1/2 Baths: | 0 |
| | | | | # 1/4 Baths: | 0 |

Remarks

Lake Champlain waterfront property with beach, deck and fantastic lake, Adirondack and sunset views. Deck style contemporary bungalow. Vaulted, open great room, wood burning fireplace with marble surrounding, beautiful oak hardwood floors and kitchen with new travertine flooring. Wrap front and side deck. Lower level with wide pine floors. Family room with gas fireplace. Master bedroom, 2 additional bedrooms and den up.



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