

304 Hardscrabble Road, Monkton, VT 05469

\$242,500



County:	Addison	Bedrooms:	4
Type:	Residential	Full/3 Qtr Baths:	3
Year Blt:	1860	Total Baths:	3
Parcel ID:	08 105 007 000	Apx Acres:	493
Unadjusted Amount Taxes:	4447.77	Road Frontage # Ft:	5.1
Elem School:	Monkton Central School	Apx fin SF AG:	2304
Middle School:	Mount Abraham UHSD 28	Apx unfin SF AG:	0
High School:	Mount Abraham UHSD 28	Apx fin SF BG:	0
		Apx unfin SF BG:	540
		Total Apx fin SF:	2304
		Total Apx unfin SF:	540
Basement:	Yes	Living Rm	16'4 X 12'3
Resort:	No	Kitchen	16'8 X 13'6
Garage:	Barn can be used as 2 car	Dining Room	10 X 4
Furnished:	Negotiable	Family Room	29' X 13'5
Parking:	On-site, gravel driveway	Office/Study	11'6 X 11
Fireplace/	No	Mstr Bd	13 X 12'4
Stove:		2nd Bd	15'4 X 11
Fuel Company:	Ultramar/Jackman	3rd Bd	11 X 8
House Color:	Cream/White Trim	4th Bd	13'6 X 11'8
Phone Co:	We use Verizon Wireless	Utility Room	13 X 8
Cable Co:	Comcast	Style:	Farm House
Elec Co:	CVPS	Roof:	Metal; Rubber
# Stories:	2	Driveway:	Gravel
Exterior:	Clapboard	Sewer:	Septic
		Fireplace:	None
		Financing:	TBD
		Kitchen/Dining:	Eat-in, Dining Room
		Garage:	Barn
		Heat/Cool/Fuel:	Forced Air- Oil, Space Heater, Propane

Land Desc:	Pasture, Wooded	Docs Avail:	Deed, Plot
Water:	Dug Well/Spring, Shared Well		Plan, Property Disclosure
Foundation:	Poured Concrete, Stone	Type:	Single-Family, Existing
Water Heat:	Oil, Owned Water Heater		
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl		
Basement:	Interior Stairs, Partial, Sump Pump, Unfinished		
Possession:	At Closing		

Interior: 220 Plug, Breakers, Cable TV Available, Ceiling Fan, High-speed Int Available, Skylight, Bath Tub(s),

Exterior: Barn, Deck, Outbuilding, Window Screens

Rooms: 1st Floor Laundry Room, 2 bedrooms downstairs, 1 ¾ bathrooms downstairs, living/family room (Upstairs and downstairs), 2 bedrooms and 1 bath upstairs, small and large mudroom, Master on Main, Studio/Workshop (in outbuilding), unfinished basement, attic.

Appliances: Dishwasher, Dryer, Gas Oven/Rng, Refrigerator, Washing Machine

Description: Monkton is a quaint rural town located between Burlington and Middlebury, Vermont, with the quintessential villages of Bristol and Vergennes only minutes away. Perfect location for those who want to live in privacy, work in one of Vermont's vibrant towns, and play in nearby communities that offer excellent dining, unique shops, recreational activities and more.

Five acres include a rolling landscape, mature apple and maple trees, beautiful rock walls and perennial gardens. Operational barn and wood-working shop, both with electricity, provide many possibilities for those interested in working the land. Wonderful neighbors nearby, yet property is extremely private.

Historic farmhouse with updated tile, wood and carpeted floors, as well as some updated counter tops, windows and bathrooms. 4 large bedrooms and 3 bathrooms; large kitchen; large mudroom/entry room; laundry/utility room on first floor; beautiful, bright space upstairs - with large adjoining deck- that could be used as a bedroom or family room. Very flexible floor plan.

This house has a lot of character, which shows throughout the house, yet it can easily be transformed to fit the personality of a new owner. In-law suite/apartment is a possible set up.

Directions: From Monkton-Bristol Road take the northern most entrance to Hardscrabble Rd. Go ¼ mile. House is on the right (north) side.

Interested?

Please call Hallie 802-989-6176 or email us at halliedavis@hotmail.com

Buyers' Brokers/Agents are welcome to inquire.