



# HomesByOwner - Sell Online and Save!

National exposure. Local Experts.

Attn Real Estate Professionals: Exclusive rights to the Montpelier, VT market are currently available. Go to <http://www.homesbyowner.com/montpelier/Opportunity.asp> for information.

**\$221,500**

(802) 229-9876

**8 Derby Drive**

Montpelier, VT 05602



## General Information

<b>Bedrooms:</b>	3	<b>Acreage (approx.):</b>	4.4	<b>Floors:</b>	2
<b>Bathrooms:</b>	2	<b>Type:</b>	General Residential	<b>County:</b>	Washington
<b>Size (approx.):</b>	1400	<b>Style:</b>	Cape Cod		

## Description

For Sale By Owner In Montpelier, walking distance to downtown, this charming 3 bedroom, 1 and ¼ bath on huge double/corner lot in great neighborhood! Built in 1942, this house has 1400 ft. plus square feet living space and many, many updates. Hardwood floors, all new kitchen, woodstove, perennial beds, secluded back yard with a great privacy hedge and 2-car garage/shop. Great winter light and easy access to both town and backcountry trails, the location at 8 Derby Drive allows for easy freeway access and a short walk to town. House has been through the Lead Abatement Program, so safe for children! Mostly new windows, new exterior vinyl, standing seam roof, updated electric, new water heater and all new kitchen appliances. Screened in porch, deck, etc. If you are looking for the perfect Montpelier location, come take a look!

## Contact Information

**Primary Phone:** (802) 229-9876

**Email:** amyandjoe@hotmail.com

## More Property Info

- View my home online: [www.HomesByOwner.com/39878](http://www.HomesByOwner.com/39878)

- Call 24-Hour Recorded Hotline at: 1-800-555-OWNER & Enter Property #: 39878

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified

[www.HomesByOwner.com](http://www.HomesByOwner.com)