

BEAUTIFUL STOWE, VT LODGE • PRIVATE 4.5± ACRES
3 MILES TO STOWE MOUNTAIN RESORT!



REAL ESTATE FOR SALE

Winding Brook Lodge
199 Edson Hill Road, Stowe, VT
\$750,000

Call for an appointment to view this great property!

Directions: From the center of Stowe Village (Junction of Route 100 & Route 108/Mountain Road), take Rt. 108/Mountain Road 3.2 miles. Turn right on to Edson Hill Road. Go 0.3 miles. Property is on the left.



Beautifully decorated, comfortable 12,000± Square Foot Lodge on a serene 4.5± Acre Lot. 15 Guest Rooms & Family Suites. Back units have decks with access to the heated outdoor pool and hot tub. Attached Three Bedroom, 3 Bath Townhouse with private kitchen and living room with stone fireplace. Multi-level Dining Areas & Great Rooms with stone fireplaces. Billiard Room with tile floor and media room and fireplace. Expansive back yard with in-ground pool, "Tiki Bar" and the Winding Brook. Peaceful, private and charming! Hand hewn beams, knotty pine and native fieldstone give this Lodge a warm, gracious character. 4 Miles to Stowe Village, 3 miles to Stowe Mountain Resort.

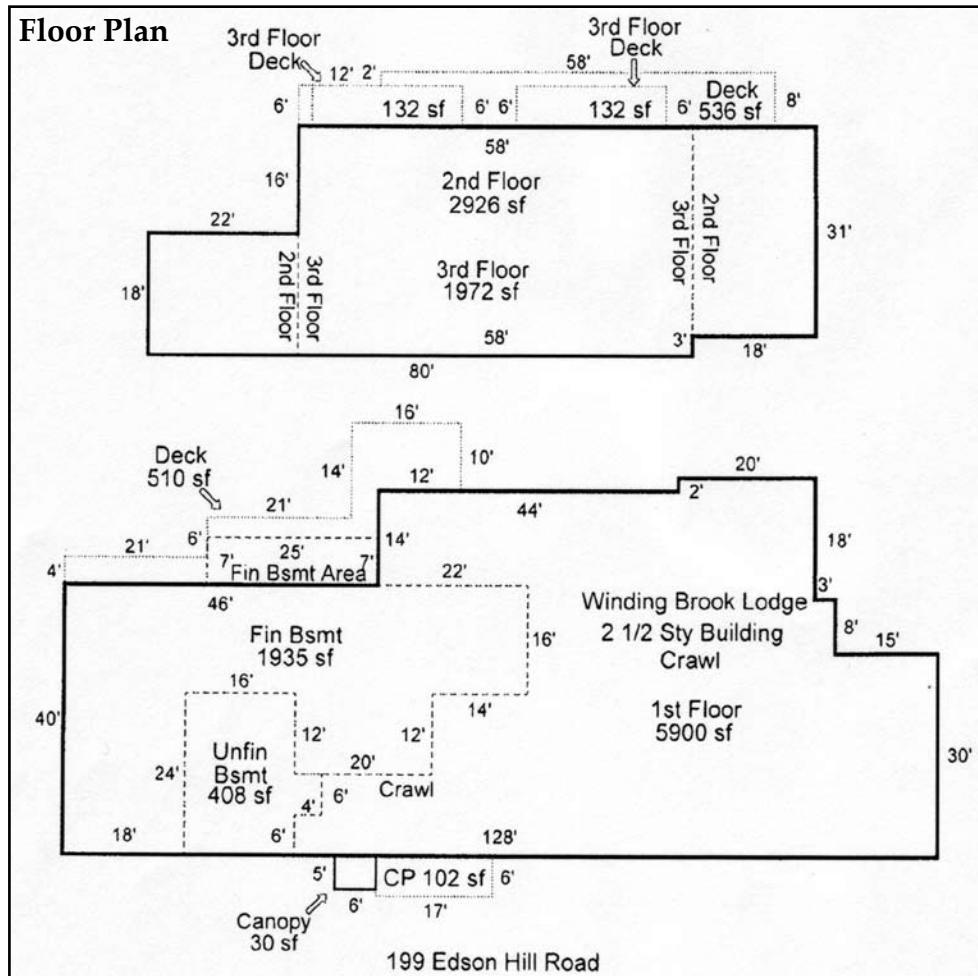
THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
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STATISTICS

Year Built 1940
 Siding Wood Siding
 Roof Composite Shingles
 Heat Baseboard Hot Water
 Water Drilled Well
 There is a municipal water line that runs to the property with a valve that could be used to hook the property into the town water system.
 Sewer Private Septic
 Square Footage 10,798±
 Rooms 27
 Bedrooms 20
 Bathrooms 17 full, 2 half
 Basement Concrete 8', partially finished
 Acreage 4.5±
 Assessment \$731,000.00
 Taxes (2009) \$14,592.92
 Past Due Taxes None
 Year end financial information available after signing confidentiality agreement.



First Floor: Commercial kitchen, 60 seat dining area, living room with fireplace & half bath, 1 BR/1 BA Owners' Quarters, 3 Bedroom Suite.
Second Floor: 10 Bedrooms (6 rooms with private baths, 4 rooms share 2 baths)
Third Floor: 5 Bedrooms (3 rooms with private baths, 2 share a bath)
Basement: Lounge with wet bar, fireplace, 2 Recreation Rooms, half bath and 1 BR apartment with full bath.



Tax Map

