

SUMMER / FALL 2017

# STOWE, VERMONT AND VICINITY Real Estate



Photo By Grant Wieler

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The information contained herein is not intended as an offer to sell real estate in New York or in any state where registration and/or public offering statement is required, and this property has not been registered or public offering statement delivered. All information related to The Villas at Trapp Family Lodge development is subject to change without notice.

We invite you to discover the comfort & convenience of a luxurious vacation home on our family's 2,500 acre resort, with customized plans that make ownership affordable and practicable to all.

- Fractional & whole ownership available
- Exchange for other luxurious properties worldwide
- Amenities at Trapp Family Lodge include cross country skiing, mountain biking, fitness center with indoor pool, yoga & massage sanctuary





# Stowe Red Barn Realty LLC



## Morrisville Land

An exquisite parcel of over 228 acres of land, waiting for you to bring your dreams to fruition. Meadows and forest that have had good land stewardship over the years. In Current Use, with just under one million board feet of lumber to be harvested. Gravel pit, staymat material and many types of hardwood on the property. Minutes away from Stowe or Morrisville village, the location is ideal. Several possible subdivision sites. Close to Morrisville/Stowe State Airport.

MLS#4629326

\$1,490,000

## Waterbury Land

One of the last large land holdings along the highly traveled Stowe Waterbury Road also known as the Route 100 corridor. Cloverdale Farm consists of 73 acres with 55.34 acres on the west side of Route 100 and 18+/- acres on the east side of Route 100. Lots of possibilities exist as it falls in the town of Waterbury's Route 100 zoning.

MLS#4629326

\$1,600,000

## Additional land possibilities

- |   |             |           |
|---|-------------|-----------|
| • 9A Hartson Road, Stowe 3.5 acres        | MLS#4454237 | \$169,000 |
| • 9B Hartson Road, Stowe 4.7 acres        | MLS#4454253 | \$169,000 |
| • 9 Hartson Road, Stowe 1.5 acres         | MLS#4456204 | \$110,000 |
| • 19 South Hollow Rd, Stowe 11.5 acres    | MLS#4511947 | \$350,000 |
| • 2780 Cole Hill Rd, Morristown 2.4 acres | MLS#4609503 | \$50,000  |
| • 499 Cole Hill Rd, Morristown 2.02 acres | MLS#4636743 | \$35,000  |



## Meadowoods

Elegant contemporary living in a classic Vermont setting. "Meadowoods" sits on a hill overlooking pristine meadows with stunning views of the Worcester Mountain Range. Included in this property are 8 acres of meadows and 5 acres of woods, with meandering trails and bridges. There are professionally landscaped perennial gardens, beautiful stone walls, a hot tub steps from the back door, spacious decks and an air-conditioned gazebo for entertaining. The amenities are endless. 6 beds, 3.1 baths on 13.3 acres.

MLS#4613284

\$1,495,000







*Call us!*

Toby Merk - Owner/Broker 508.364.1277  
 Susi Benoit - Sales Associate 802.598.6342  
 Stephanie Carrell - Sales/Rentals 802.760.7765  
 KC Chambers - Sales Associate 802.224.6343  
 Lynn Davis - Sales/Rentals 802.793.0054  
 Mark Henzel - Sales Associate 802.371.9192  
 Nancy Rooney - Sales Associate 802.760.0586  
 Katy Lanpher - Rental Associate 802.253.4994  
 Heather Snyder - Rental Associate 802.253.4994

*Our staff* of four rental specialists can help you plan your perfect vacation stay or turn your Stowe property into an income-generating investment.

## Homes

Shaw Mansion Road, Waterbury - Serene and sophisticated country living - this home has the open floor plan everyone wants with lots of extras! Located on 10 acres with a private drive and easy access to I-89 and both Waterbury and Stowe. Professionally landscaped with old stone walls and mature perennial gardens in a tranquil setting. Outdoor hot tub, finished basement, two car garage. Impeccably maintained.

MLS#4630111 • \$875,000



Moscow Road, Stowe - Tranquil gardens, expansive views, custom built-ins and a chef's kitchen all await you in this four bedroom, three and a half bath home. Recent renovations abound in 5,976 sq ft of living space. Hardwood floors throughout. Home office, large mudroom and laundry room. This home is situated on a hill just off of Moscow Road, providing views and privacy convenient to the village of Stowe and the Stowe Mountain Resort.

MLS#4625578 • \$875,000



Bending Birch Farm, Waterbury - A unique property off Moscow Road, convenient to Stowe Village and Mt. Mansfield. Over 14 acres of lawn, woods, perennial gardens, stone walls, fenced pastures, trails, a pond, abutting conservation land. Renovated and expanded 1800's farmhouse property has 3 bay garage, 5 stall barn w/hot & cold running water, 2 extra garage bays.

MLS#4614276 • \$1,195,000



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# Little River REALTY

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Awe Inspiring Views Stowe \$1,495,000



Stowe Condo - \$549,000  
5 Bedrooms, Game Room, Sauna, Hot Tub



Waterbury Center, \$459,000  
Private with Year-Round Recreational Trails



Hardwick, \$339,000  
10 Acres Near Caspian Lake



Elmore, \$327,000  
Unique, Private Post & Beam



Stowe, \$527,000  
Central Location, Strong Rental History



Waterbury Center, \$695,000  
Camel's Hump Views



Morrisville, \$635,000  
Kitchen Designed for a Chef



Barre Town, \$497,000  
Room for Fun and Entertaining



Eden, \$389,000  
Waterfront Property

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**Zoé Bedell, Mike Hickey & Pamela Plummer, Sales Associates**

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## *Our Name Says It All !!*

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Contemporary Home Steps to the Mountain with beautiful views. Four bedrooms and many bonus spaces which you can customize to fit your needs. Features include; 2 kitchens, suana, hot tub, large decks. Separate large barn and fenced in landscape.

**So Much Potential at Only  
\$950,000**



### LAKE FRONT - INCREDIBLE VALUE

Four season home on Lake Champlain w/ 180 ft of panoramic lake front property. Private beach with boat dock. 3 BR, 3 BA, plus in-law apartment & 3 garage spaces.

**\$445,000**



### VIEWS OF MT. MANSFIELD, SPRUCE AND THE WORCESTER'S!

Unique Alpine Style Chalet. Private 4+ acres. Cozy living room w/fireplace & original ski lift chair. Detached garage w/income producing apartment.

**\$ 749,000**



### AMAZING VALUE IN STOWE

2.9 Acres & 16 common acres w/existing modified mobile home (owner can remove). Electric, septic & drilled well on site for 3 BR home.

**\$149,000**



### WONDERFUL WILLISTON LOCATION

Pristine condition 4 BR, 4 BA. First floor Master Suite. Super family room. Cathedral ceilings, open living space w/ fireplace. Private, peaceful and close to Burlington.

**\$570,000**



### AFFORDABLE STOWE HOME

Private setting close to Village. True Diamond in the rough. Bring your imagination and create your dream home.

**\$349,000**



## Experience the Pleasures of a Four Diamond Resort



### Stoweflake Meadows

Luxury 3 bedrooms, 3.5 baths, 2 room lock-off master suite, 3 fireplaces. Management by Stoweflake.

**Fully Furnished Resales starting at \$475,000**

**Pre-Construction available at \$695,000**



### Stoweflake Townhouses

Nicely remodeled, 3 bedrooms, 2.5 baths, 2 fireplaces, large decks, lock-off master bedroom.

**Starting at \$385,000**

**Fully Furnished**

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## Commercial and Investment Properties



### SALE OR LEASE

Commercial Condo. Mountain Rd, Stowe. Purchase or Lease with or without furnishings. Many business options.

Call for Lease details, For Sale at \$175,000



### MULTI FAMILY PROPERTY

First time home buyer looking for help with mortgage or investor searching for an income producer.

Johnson \$110,000

## Over \$6 Million in Commercial Properties Pending

## Land

Jeans Way Lot C, 1.53  
Acres, Potential Views  
\$125,000

Jeans Way Lot D, 1.43  
Acres, Potential Views  
\$125,000

Sweetser Ln., 5.83 Acres,  
Installed Leach Field  
\$124,900

Sky Acres, 5.5 Acres with  
Mountain Views  
\$129,900

North Hollow Rd., 5 Acres  
w/year round brook  
\$159,000

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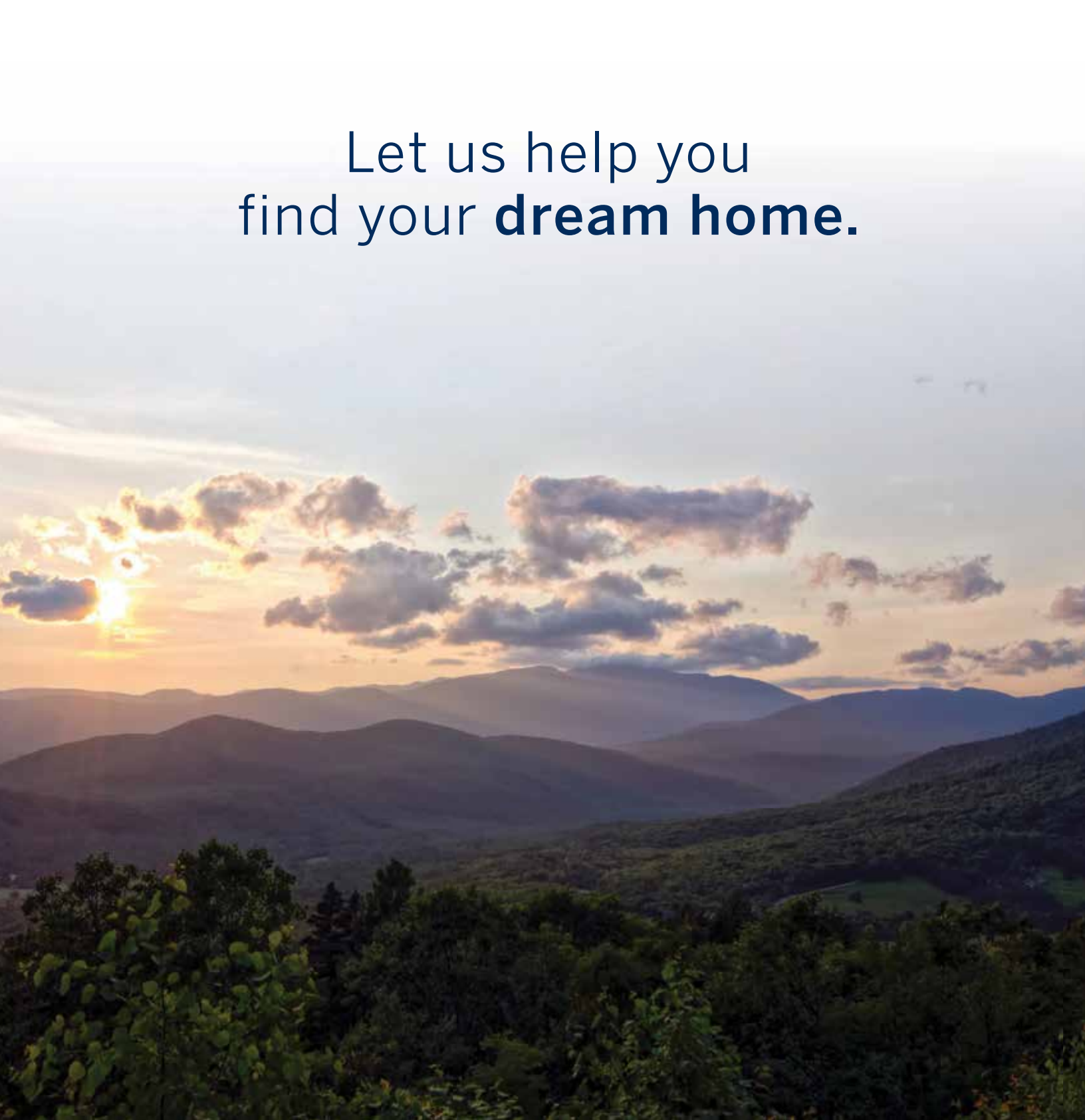
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#### ROBINSON SPRINGS ESTATE

Lodge style great room with soaring windows, open chef's kitchen with professional range, home theater, workout room, sauna, and wine cellar.

**\$1,995,000 | MLS#4634690**



#### CONTEMPORARY HOME ON FIVE ACRES

This charming Contemporary home will steal your heart, its abundance of windows allow great light and views from many of the rooms.

**\$525,000 | MLS#4633914**



#### TOPNOTCH RESORT AND SPA

Three bedroom Townhouse has full baths for each bedroom, private deck and walkway to spa plus many upgrades!

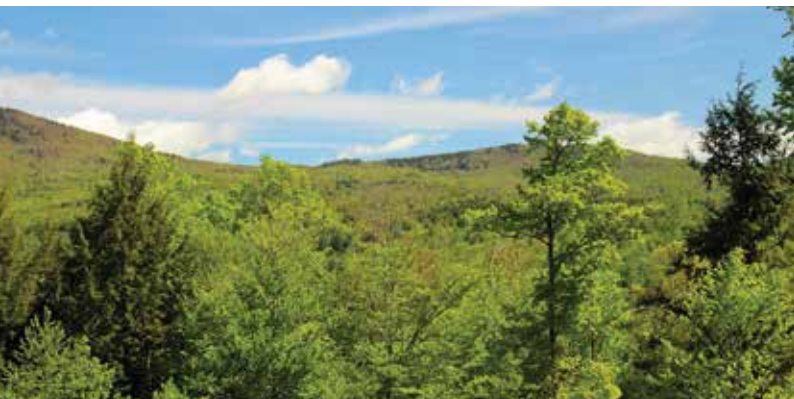
**\$589,000 | MLS#4612232**



#### 52.65 ACRE EQUESTRIAN FACILITY

Indoor riding arena, with 33 box stalls, cute ranch style home with two bedrooms on the main floor and one bedroom downstairs.

**\$750,000 | MLS#4634346**



#### PANORAMIC VIEWS

This parcel is nestled on a ridge between two mountain streams with the back border adjoining the famous Von Trapp cross country trails.

**\$630,000 | MLS#4636369**



#### LAKEFRONT HOME

House features cherry cabinets in the kitchen, with granite counter tops, hardwood floors throughout the main living area.

**\$699,000 | MLS#4628499**



# Local Expertise, Global Connections.



## CHARMING STOWE HOLLOW HOME

High, vaulted beamed ceilings and a private deck overlooking the spring-fed swimming hole add to the elegance of this Stowe getaway.

**\$495,000 | MLS#4635561**



## LUXURY CONTEMPORARY HOME

Nearing completion located in Stowe Highlands, Stowe's newest development. Take advantage of the mountain views and southern exposure.

**\$1,012,000 | MLS#4627240**



## LOVELY PRIVATE HOME

Beautiful home amidst gardens and trout ponds, fabulous studio, magnificent barn, naturally landscaped in-ground heated salt water pool.

**\$899,000 | MLS#4514135**



## SPECTACULAR HOME SITE PRIVACY AND VIEWS

Robinson Springs Lot 67 has five plus acres with views of the ski trails. Lot has State permits to build up to a five bedroom single family home.

**\$475,000 | MLS#4616915**



## VINTAGE FAMILY HOME

Charmingly restored with elegant additions, maintaining architectural integrity throughout, situated on 5.9 acres of meadow and woods.

**\$395,000 | MLS#4505308**



## STUNNING COUNTRY RETREAT

337 acre estate with five bedrooms, in-ground pool, gardens, solarium, pond, sugaring, horse pastures and 6,000+ square feet of living space.

**\$699,000 | MLS#4603715**





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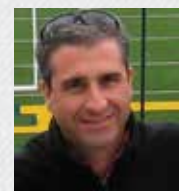
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# WILLIAM RAVEIS

## LUXURY PROPERTIES



948 North Hollow Road, Stowe | \$1,200,000  
 -7 bedroom, 6 bath farmhouse on 15+ acres  
 -Known as Stowe Hollow Blueberry Farm  
 -In-ground swimming pool, panoramic views  
 MLS# 4508087 | Listed by John Biondolillo



209 Sterling Ridge Road, Stowe | \$995,000  
 -4 bedroom, 5 bath on 39+ acres  
 -5 stall barn and riding ring  
 -4 fireplaces, spa and separate theater  
 MLS# 4430072 | Listed by John Biondolillo



House Island, Portland, Maine | \$6,900,000  
 -Private island with 3 guest houses  
 -Total of 10 bedrooms for the whole family  
 -Learn more at HouselslandPortland.com  
 MLS# 1274419 | Listed by John Biondolillo



770 Halfmoon Pond Road, Washington NH | \$1,200,000  
 -5 bedroom, 5 bath cape with 113+ acre  
 -Outstanding views and extremely private  
 -Main house and a large "Bunkhouse"  
 MLS# 4607512 | Listed by John Biondolillo

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## LUXURY PROPERTIES



336 Stone Bridge Way, Woodstock, VT | \$3,975,000  
 -Magnificent family compound on 22.5 acres  
 -Large bedroom suites on two levels  
 -3 bedroom Guest house  
 MLS# 4509981 | Listed by John Wetmore



401 Stage Coach Lane, Waterbury, VT | \$399,900  
 -36'x34' open studio with full security system  
 -Professional quality equestrian facilities  
 -200'x100' outdoor riding ring  
 MLS# 4514364 | Listed by John Biondolillo



3525 Colvin Hill Rd, Danby, VT | \$1,750,000  
 -Panoramic lake and mountain views  
 -Verde Antique Marble countertops  
 -Home Theater and Wine Cellar  
 MLS# 4629463 | Listed by Rich Ibey



65 Meadow Way, Woodstock, VT | \$795,000  
 -Cathedral ceilings, dramatic brick fireplace  
 -Chef's kitchen  
 -Energy Efficient, radiant heat, fresh air exchange system  
 MLS# 4625747 | Listed by Suzy Hickey



327A TopNotch Drive, Stowe, VT | \$480,000  
 -Beautiful, private TopNotch unit  
 -Ideally located near spa & tennis courts  
 -First-floor or a second-floor master  
 MLS# 4494857 | Listed by John Biondolillo



901 Points North, Stowe, VT | \$648,000  
 -Perfect for large or growing family w/5 BRs & 5 baths  
 -Butternut, cherry, slate and brick floors  
 MLS# 4615063 | Listed by John Biondolillo



316 Oak Ledge Rd, Harpswell, ME | \$789,500  
 -First floor master suite  
 -Ample outdoor living space  
 -Updated kitchen with custom cabinets  
 MLS #1305985 | Listed by Kim Latour



74 Pinnacle Rd, Waterbury, VT | \$649,900  
 -Four-bedroom home with gourmet kitchen  
 -Rich hardwood floors, trim and crown molding  
 -Two covered porches & field stone patio  
 MLS# 4611424 | Listed by John Biondolillo



128 Topridge Dr, Killington, VT | \$1,500,000  
 -Four ensuite bedrooms  
 -Open floor plan  
 -Close to the clubhouse and amenities  
 MLS# 4625762 | Listed by Daphne Lowe

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## Stowe REALTY



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# WILLIAM RAVEIS

## LUXURY PROPERTIES



1026 Middletown Rd, Andover VT | \$1,275,000  
 -78+ acre estate with views  
 -Near Okemo, Stratton, Bromley, and Magic Mt.  
 -Minutes from Weston and Chester  
 MLS# 4466327 | Listed by Carrie Mathews



248 Davis Road, Barnard VT | \$725,000  
 -Immaculate 3 bedroom, 3 bath traditional cape.  
 -Natural light, hardwood floors, crown molding  
 -Chef's kitchen, cherry cabinets, granite counters  
 MLS# 4623085 | Listed by John Wetmore



251 Luce Hill Road Unit 85, Stowe | \$395,000  
 -3 bedroom, 3 bath newer end unit condo  
 -Gas fireplace, finished basement  
 -1 car detached garage  
 MLS# 4459890 | Listed by John Biondolillo



41 Ledge Island Lane, Georgetown, ME | \$1,495,000  
 -Immaculate waterfront home on 2 acre lot  
 -Enclosed porch, multiple decks, stone fireplace  
 -Minutes from Reid State Park  
 MLS# 1305895 | Listed by Kim Latour



11 & 31 Stagecoach Road, Stowe | \$795,000  
 -Commercial opportunity  
 -2 buildings, each with 4 apartments  
 -Buildings sit on a 3.2 acre lot  
 MLS# 4600845 | Listed by John Biondolillo



511 Tanglewood Drive, Killington, VT | \$1,199,000  
 -Custom built contemporary home with views on 10+ acre lot  
 -Gourmet kitchen, high end appliances, and 2 sided gas fireplace  
 MLS# 4619748 | Listed by Daphne Lowe



331 Lisbon Road, Bath NH | \$350,000  
 -Historic Tavern and Inn currently a residence  
 -Great potential for a Bed and Breakfast  
 -Timber frame construction and multiple fireplaces  
 MLS# 4452793 | Listed by John Biondolillo



1003 Cape Cod Units, Stowe | Starting at \$135,000  
 -2 bedroom, 2 bath condos at Village Green  
 -Close to Stowe Village  
 MLS# 4492358 & 4472337  
 Listed by Kevin Petrochko



27 Gallagher Road, Middlesex | \$115,000  
 -Farm Style Home with 5 bedrooms  
 -Enclosed front porch  
 MLS #4631023 | Listed by Kevin Petrochko.

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WILLIAM RAVEIS  
LUXURY PROPERTIES



Small Pond Rd, Morristown, VT | \$95,000  
Lot #4  
MLS# 4514912 | Listed by Kevin Petrochko

*Ready to Build?*

LAND LISTINGS



355 VT Route 14S, East Montpelier, VT |  
\$295,000  
MLS# 4623707 | Listed by Kevin Copeland

E. Montpelier, **7.76 acres**, \$110,000, MLS# 4634345  
Elmore, **4.80 acres**, \$30,500, MLS# 4626388  
Elmore, **5.40 acres**, \$34,500, MLS# 4626382  
Elmore, **10.20 acres**, \$62,900, MLS# 4626390  
Lowell, **104.00 acres**, \$89,000, MLS# 4499515

Morristown, **5.50 acres**, \$79,000, MLS# 4442302  
Morristown, **11.53 acres**, \$99,000, MLS# 4258457  
Morristown, **86.00 acres**, \$185,000, MLS# 4442285  
Northfield, **10.70 acres**, \$60,000, MLS# 4443988  
Stowe, **0.54 acres**, \$165,000, MLS# 4441942

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Striking a balance between innovation and tradition - the modern designs of Turkel Design by Lindal Cedar Homes are recognized for creating homes of classic simplicity and enduring beauty.

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## *New to Market*



Adirondack-style influences this refined 5-bedroom home nestled into 11 private acres in Robinson Springs. Enjoy sweeping southerly views over the pristine pond from the screened porch or blue-stone patios. This home offers everything you have ever wanted in a mountain retreat! \$1,750,000. Exclusive.

## *Covered Bridge Road*



Tucked away on a picturesque country lane is this ideal family home for all seasons. 4 bedrooms, 3.5 baths, finished basement (with tuning room!), 2 car garage and a sparkling swimming pool surrounded by well-planned landscaping. Only a mile to the village! \$680,000. Exclusive.

## *Weeks Hill Meadows*



This pristine end-unit town home sits atop a very private neighborhood. Peace and quiet abound, yet it's only 3 minutes to town and 10 minutes to the slopes. Four bedrooms, three and a half baths and a wonderful wrap-around deck. Striking mountain views are surrounded by 40 acres of common recreational land. \$635,000.

## *Robinson Springs*



Light and bright! Four generous bedroom suites, plus an au pair/in-law apartment, make this beautiful home ideal for larger or extended families. The level 2.4 acre lot has tremendous ski trail views in winter and lovely perennial gardens in summer. A perfect setting for a perfect home. \$1,295,000.

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20+ completely private acres, beautiful year-round log home. 1,500+ sq ft, open floor plan, metal roof and skylights, 3 bedrooms, 2 baths. Hearthstone wood stove, stone chimney and mudroom entry with 2nd kitchen. 2-car garage with 2nd floor loft storage space. Property is mostly wooded with brook, mountain views abundant wildlife! Access from State Highway and surrounded by wooded area and rural.

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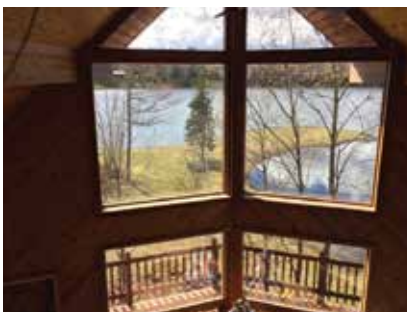
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MLS# 4618274 | \$999,000



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Three Pines - 12+ acres anchored by a constant stream, meadows and woods - maintained by not a daily commitment...all a perfect setting for a lovely architect designed residence, with mature landscaping and classic VT views. Over 6000± SF of rich wood work, soaring ceilings, and open floor plan with gourmet kitchen. Expansive lower level mostly finished with a grand surprise. When quality matters, this is the obvious choice (802) 253-9771 Exclusively Offered at \$1,395,000



Expansive, airy open floor plan with floor to ceiling stone fireplace in the Great Room, generous bedrooms, family rooms, 3 car garage, and large entertaining deck overlooking extraordinary views to the East and South. (802) 253-9771 MLS# 4507035 | \$1,595,000



A Taber Ridge Contemporary residence with incredible valley and mountain views. Four bedrooms, multi-level interior with stunning open floor plan. Your family, friends and artwork would enjoy this gem. (802) 253-9771 MLS# 4462243 | \$980,000



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Spectacular 30± AC meadow w/potential for development of 4-5 homes. Incredible Worcester Range views! Also suitable as a horse property. Excellent location close to I-89 & Waterbury Reservoir.  
(802) 253-9771      MLS# 4446655 | \$525,000



Situated on 10.1± beautifully landscaped acres in Stowe. This 2002 built, 4-BR home features a spacious floor plan, renovated kitchen w/honed granite, two master suites, family room, and an attached 2-car garage.  
(802) 253-9771      MLS# 4636810 | \$815,000



Private home comfort. Condominium convenience. Country feel. Recreation abounds on premise and nearby. 3 bdrms, main fl master w/ dbl large shower. Advantage of handicap modifications.  
(802) 253-9771      MLS# 4466046 | \$339,000



Stunning 4-BR Elmore lake house sits on a double lot with over 140' of accessible lake frontage! Large deck off master suite, amazing mountain views., landscaped yard, and minutes to Montpelier, Stowe and Morrisville.  
(802) 888-1102      MLS# 4469427 | \$405,000



Stowe Village close to conveniences, this pristine full of light corner unit with a welcoming front porch is a must see! Boasting 2 bedrooms 3 baths and a finished lower level. Custom work throughout.  
(802) 888-1102      MLS# 4620008 | \$425,000





This 3.6± acre property is nestled in a maple grove in the Weeks Hill Estate area. Recently remodeled, 5-BR, 5-BA cape includes separate guest quarters. Extensively landscaped with a stocked pond in a pastoral setting.  
(802) 253-9771      MLS# 4637967 | \$850,000



This spacious 3-BR, 3-BA home boasts a large mudroom, custom cabinetry, large kitchen island and more! Set on 12± private acres (abuts State land) with great views, swimming pool, landscaped yard.  
(802) 253-1806      MLS# 4630529 | \$400,000



Stunning Vermont farmhouse on 5± AC, surrounded by 300± AC of conserved land. Meticulously renovated and offered fully furnished and equipped. Spacious and open with an exceptional kitchen and new master suite.  
(802) 253-1806      MLS# 4197141 | \$1,200,000



On 10± acres, 3-BR, 3-BA colonial, large living area w/vaulted ceiling, gourmet kitchen, formal dining area overlooks covered porch w/mountain views, master bath w/whirlpool tub, and 2-car garage.  
(802) 888-1102      MLS# 4424330 | \$399,000



Antique Stowe Village home with Mt. Mansfield views! Walk to everything or grab the Mountain Shuttle to Stowe Mtn Resort. New standing seam roof! Prime for renovation and expansion.  
(802) 253-1806      MLS# 4490674 | \$229,000



Breathe, connect and reflect from this Adirondack-style log home on 58± acres. Craftsman detail and built-ins, gourmet kitchen with new Viking appliances, Great Room w/FP. Two stall barn, grazing & gardening space.  
(802) 253-9771      MLS# 4603272 | \$650,000





Through a gated entrance is a home like no other. Sited on a view-filled 27± acre parcel and constructed with an eye for classic elegance featuring extraordinary landscaping, pool, and caretaker's apartment.  
(802) 253-9771      MLS# 4607998 | \$2,350,000



Contemporary 4 bedroom on 10± private acres in Stowe Hollow. Close up views of the Pinnacle & protected Worcester Range. Highest quality finishes in this meticulously maintained home.  
(802) 253-9771      MLS# 4488974 | \$1,195,000



Extraordinary private enclave in the hills of the Northeast Kingdom. Set atop a knoll with 320 degree views and surrounded by 287± acres of hardwoods, active Christmas tree farm and sugarbush for privacy. The home offers 8,000± SF of exquisite luxury finishes, 5 bedrooms, 6 bathrooms, main floor master suite, sumptuous kitchen and great room with magnificent views from every window. Extremely private yet easily accessible.  
(802) 253-9771      Exclusively Offered at \$4,100,000





A long private drive through a stone pillared gate leads to one of Stowe's most interesting residences. Handcrafted from a historic barn and natural Vermont stone, this is the ideal property for the country home buyer who appreciates the very best in location, functional design, and artistic excitement. A separate two level barn and subdivided lots are included - over 50± extraordinary acres minutes from Stowe Village.  
(802) 253-9771

MLS# 4608001 | \$5,500,000



Superb privacy on 23± acres in sought after Robinson Springs. This estate property offers .4,000+ SF, 5 bedrooms, 5 baths as well as incredible outdoor living and entertaining spaces overlooking swimming pool and mountain views.  
(802) 253-9771

Offered at \$1,950,000



A true family compound in Stowe. Large and spacious floorplan unlike any other offering. A Gristmill built residence with pool and separate hobby barn. This property is Stowe's great value.  
(802) 253-9771

MLS# 4619701 | \$1,600,000





This tidy 3-BR, 2-BA house is a work of art! Just 2.5 miles from Stowe Village, it features dramatic views of the Worcester Range. There are many design details that make this house a gem.  
(802) 253-9771      MLS# 4636038 | \$820,000



Immaculate Covered Bridge Condominium at the edge of wild country. Excellent access to ski and bike trails. This unit has 3 living/recreation rooms ideal for large families. Very private.  
(802) 253-9771      MLS# 4636037 | \$700,000



This spectacular Stowe home is located on 20+ acres in a private Moscow enclave and features a 2 acre pond, 4-BR, stone FP, beamed ceilings, gourmet kitchen, an attached 3 car garage, patio, and covered porch.  
(802) 253-9771      Offered at 950,000



Commercial real estate portfolio in Hyde Park Village. Building 1: former Bank - now office space w/apt above. Building 2: former General Store - now office space. Building 3: metal building w/a flexible layout.  
(802) 253-1806      MLS# 4621832 | \$725,000



One level living in this 3-BR, 3-BA home with full carpeted, painted basement and attached garage. Gas FP for cozy evenings and a private deck off the back. Plenty of space. Close to Morrisville village.  
(802) 888-1102      MLS# 4622741 | \$229,000



This light-filled contemporary farmhouse is turn-key and offered fully furnished. 2,372± SF, 3-BR home finished with a commitment to VT charm, set upon 10± private acres with panoramic views.  
(802) 253-1806      MLS# 4419120 | \$310,000





Excellent location for two exceptional buildings right in the heart of Stowe Village - A single-family bungalow and a multi-use building. Ready to occupy as a commercial enterprise or as an elegant artistic residence.  
(802) 253-9771    MLS# 4606735 | \$1,195,000



Beautifully renovated Greek Revival with attached garage on almost 60± acres, with spectacular 4 stall barn and heated workshop. Plenty of pasture, near village shops, convenient to Burlington.  
(802) 253-9771    MLS# 4374099 | \$574,900



Well maintained 4,268± SF contemporary located in a wonderful neighborhood. Includes an updated Chef's kitchen, Great Room, 5-BR, fireside reading area, lush gardens and sundrenched 20x40 pool.  
(802) 253-9771    MLS# 4498934 | \$775,000



Ideal business location on Main Street in Jeffersonville. Former bank building that is spacious and functional. The dual safes are usable for art collectors or sportsman. Excellent parking and visibility.  
(802) 253-9771    MLS# 4619880 | \$425,000



A well-built log home on 11± acres with beautifully updated kitchen, large mudroom, views of Sterling Mountain, raised garden beds, herb garden, fruit trees/bushes and a potential barn site.  
(802) 253-1806    MLS# 4634491 | \$335,000



Villas at Trapp Family Lodge, experience the finest in 4-season alpine living and access to recreational pursuits. Number of timeshare weeks and time periods vary.  
(802) 253-1806    Prices Starting at \$38,000



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## Stowe, Vermont



This spacious home is situated on 2 lots in the well established, wooded Sugar House Hill development near the Mountain Road. Located less than 5 miles from Stowe Mountain Resort, this open designed contemporary with 5-BR including two master suites features a new custom kitchen, large great room with cathedral ceilings, small exercise area, hot tub, perennial gardens and sun covered swimming pool. There are restaurants in the area and Stowe village 3.3 miles away.

MLS# 4498934 | \$775,000



*Roy Clark*

(802) 598-8936

roy.clark@pallspera.com

## Woodbury, Vermont



Enjoy 700' of lake frontage on Valley Lake in Woodbury. Offering privacy, quiet comfort and a gorgeous lake view. The 3-BR, 2-BA log home has a great room and dining area for relaxing and entertaining under a cathedral ceiling, an upgraded kitchen with new stainless appliances, and a porch that spans the width of the

home. The large 2 car garage has a wonderful second floor currently used as a study. The new Highland Center for the Arts is only 12 miles away. Experience the many facets of the area and appreciate its beauty.

MLS# 4513724 | \$415,000



*Ed Izzo*

(802) 793-0582

ed.izzo@pallspera.com



This home offers a master suite w/jacuzzi tub & large walk-in closet. Spacious living room w/gas fireplace. Entertaining kitchen offers stainless steel appliances, gas stove, island w/bar stools. Dining area w/pantry, separate laundry room & sunny breezeway. Attached 2-car garage, deck off back through the breezeway. Lot is open and level with perennials and shrubbery.

MLS# 4627126 | \$259,900



Lovely refurbished farmhouse complete w/tiled sunroom to enjoy the beautiful views!! Covered porch, sunny deck, large kitchen & dining area. Pole barn, wood shed, over-sized 2-car garage, & 2 other outbuildings. Picturesque Vermont certifiable organic, 37 acres of open meadows and fields that everyone loves to own. Clark Place is also a town maintained road.

MLS# 4504142 | \$355,000



*Nancy Durand*

(802) 595-2256

nancy.durand@pallspera.com



An exceptional VT property, "The People Barn!" A 2-bedroom, 2-bath home offering large open floor plan with sunny deck and screened porch! A Retreat Center with 2-bedrooms, 3 bunk rooms, 2-baths, full kitchen, large conference area and attached garage. All of this on over 15 acres of meadows and river frontage with exceptional mountain views!!

MLS# 4511581 | \$585,000



Stunning home sits on 72+ acres. Artfully designed open floor plan includes tiled foyer w/dog shower, gourmet kitchen, island w/wet bar, formal dining, cathedral ceiling, Master suite w/walk-in closet & Jacuzzi tub. Upstairs loft w/pool table, bedroom & full bath. Outside 2 swimming ponds, 3-car attached garage w/storage.

MLS# 4507569 | \$730,000



*Bob Durand*

(774) 249-8198

bob.durand@pallspera.com





# Judy Foregger



*between the 13th and 14th hole*

***Spruce Peak Mountain Home*** A rare find in a much sought-after location in a private 8-home enclave at Spruce Peak - less than 1,000 feet from the ski lifts and between the 13th and 14th hole of the Stowe Mountain Club Golf Course. A private 1.7± acre setting overlooking panoramic views of Mt. Mansfield and Spruce Peak. A truly spectacular site with an equally spectacular mountain home...over 6,200± square feet built with locally sourced materials, unique architectural details, 4 bedrooms, 6 fireplaces, domed ceilings, floor-to-ceiling windows, spa room, 2 offices and large recreation room.

Exclusively Offered at \$2,850,000

*House inventory is low, NOW is the time to build your dream home!*



## *Blush Hill*

Spectacular 30± acre meadow with panoramic views of the Worcester range ... minutes from all recreation and I-89. Truly exceptional!

Offered at \$525,000



*judyforegger.com*

802.272.7773 | judy.foregger@pallspera.com





Office 802.253.9771 x135  
Cell 802.272.7773  
judy.foregger@pallspera.com  
judyforegger.com



**Quintessential Vermont** A country property best describes this very special Stowe home set on 28± acres with miles of walking/XC trails, 2 swimming ponds, orchards, extensive perennial gardens, stone walls, 2 patios and mountain views to the south. This 6,500± square foot home offers an open floor plan with 8 bedrooms, 2 kitchens, den, recreation room, 4 wood-burning fireplaces, an old fashioned porch and a 2,100± square foot barn/garage.

Exclusively Offered at \$1,750,000 | MLS# 4636065

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### *Stagecoach Lane*

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5-12± Acre Parcels  
Starting at \$180,000



### *Priced to Sell!*

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Adjacent to State Land  
Offered at \$95,000





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-Sharon Bateman, Managing Broker Stowe Village



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# The Bateman Group | Pall Spera Company



## Exclusive Stowe Homes



### 95 National Drive, Stowe

New 4,500± sq. ft. mountain-chic home at Spruce Peak offering 5-BR, 5-BA, ski-in/ski-out access, ski trail views, contemporary lines, energy efficiency and access to incredible amenities. Built by Gristmill Builders, builders of the 2011 HGTV Dream Home.

MLS #4617190

\$4,850,000



### 201 Taber Hill, Stowe

Exceptional Stowe Estate overlooking the Village is graced with views from Mt. Mansfield to Camels Hump. Contemporary design blends with superior custom craftsmanship to create a truly unique Stowe estate.

MLS# 4638027

\$2,600,000



### 91 Lang Farm Road, Stowe

A modern Stowe Hollow home on 4.5± acres with Mt. Mansfield views across the spring-fed pond. The home offers a high level of finish in the 6,800+ sq. ft., 3 fireplaces, large windows, oversized deck, in-law suite and finished walk-out lower level.

MLS# 4486589

\$1,525,000

Sharon Bateman  
(802) 371-8777  
Sharon.Bateman@PallSpera.com



# The Bateman Group | Pall Spera Company

## Modern Country Living



A distinguished Vermont estate, set upon 68± acres of pastures, ponds, views, woods and trails. The modern home stands out with red birch floors, cherry kitchen cabinets and wood burning fireplace, red cedar ceiling and natural woodwork in the living room.

MLS# 4603092 | \$1,200,000



Private 5+ AC estate in an easily accessible Stowe location with magnificent mountain views. This 5-Star energy rated 3-BR, 2½-bath home was custom built to reflect classic Vermont ambiance, while offering a new, modern feel. The bucolic setting is ideal for animals.

MLS# 4636794 | \$895,000



Completely renovated 3-BR, 4-BA home. Quality finishes, from professional gas range with copper hood, granite counter tops and custom cabinetry in the kitchen, to marble in the baths with slate and glass tile showers. Set on 3± AC with direct Mt. Mansfield views.

MLS# 4618381 | \$815,000



Light and bright modern home in a pristine, private Stowe Village location, just a short walk to shops, restaurants and more! 3,700± Sq. ft. of meticulously maintained living space on 3 levels with 3 BR, 3 BA, modern amenities and a 2-car garage.

MLS#4635153 | \$610,000



Situated only minutes from Stowe on beautiful Sterling Brook, this 3-BR, 3-BA home has been tastefully remodeled & updated...3 fireplaces, screened-in porch, contemporary chef's kitchen w/ wide board wood floors, granite counters, custom tile work & built-ins.

MLS# 4636360 | \$550,000



On 15± AC, this 4-BR, 2,794± sq. ft. home offers an authentic slice of Vermont! New standing seam roof, upgraded boiler & water heater, replaced septic system & windows, in-ground swimming pool, barn, building for maple sugaring, 2-car garage.

MLS#4502940 | \$460,000





# Stowe Condos



This townhome is only 5 minutes from Stowe Mtn Resort and Stowe Village. The open concept floor plan, modern amenities and energy efficiency set this furnished, 3-BR, 4-BA home apart! The lower level walk-out offers recreation space plus a kitchenette.

MLS# 4635908 | \$560,000



Stunning Stowe condominium in a private, picturesque setting with 3,619± square feet of living space. This 3 bedroom, 5 bath end unit has a deck with lovely mountain views, two sunken living spaces and a master bedroom on the main floor.

MLS# 4634395 | \$849,000



The Stowe Condominiums are just outside Stowe Village and only 10 minutes to the ski lifts! This 2-BR, 2-BA end unit boasts views towards Mt. Mansfield and a large living area with fireplace and private balcony. Walkout to a large lawn for summer fun.

MLS# 4621192 | \$195,000



Welcome to Smugglers' Notch Resort Villmarksauna #13, a 2-BR, 2-BA end unit overlooking the river... open floor plan, fireplace, 2 decks and lots of natural light. Many amenities plus the FunZone coming early 2017! Trails just steps away! RCI member.

MLS# 4612507 | \$199,000



Enjoy 5 star services and luxury amenities at Stowe Mountain Lodge. This Front Four Private Residence Club one-eighth share offers 4 BR, 4 BA, chef's kitchen, balcony, access to the spa and alpine club and two adult ski passes while in residence.

MLS# 469031 | \$195,000

Sharon Bateman  
(802) 371-8777  
Sharon.Bateman@PallSpera.com



## Build Your Home Here



### *ROBINSON SPRINGS, STOWE*

Exclusive Robinson Springs Building Lots ...

**MLS 4607672 | \$495,000** Lovely sloping 4± acre lot at the end of a cul-de-sac in the exclusive Robinson Springs neighborhood. Enjoy panoramic views of the Worcester Mountain Range from your perch up above Historic Stowe Village, minutes from Stowe Mountain Resort.

**MLS 4605992 | \$375,000** Large, private lot in the exclusive Robinson Springs neighborhood. Enjoy Worcester Mountain views along with direct access to Town of Stowe lands for hiking, biking, skiing and other recreational pursuits.

**MLS 4503901 | \$210,000** This 5-AC parcel with views toward the hills of the Worcester Range offers affordable entry into highly desirable Robinson Springs. Robinson Springs has its own private trail network and is within 10 minutes of both Stowe Mountain Resort and Stowe Village.



### *PALERMO LANE DEVELOPMENT - WATERBURY*

**Only One Lot Left!** Stunning 10± acre lot offering 180 degree views including Camels Hump and along Mt. Mansfield State Forest. Build your dream home here (up to 5 BR's) and enjoy easy access to Burlington, Stowe Mtn. Resort, Sugarbush, Mad River Glen and Waterbury Reservoir! **MLS 4508095 | \$200,000**



**Lots Starting at \$85,000** A ten minute drive from Stowe Village or Morrisville you will find Moose Run Lane, a private lane off Stagecoach road. Offering a true Vermont atmosphere with privacy and views towards Mt Elmore these lots are permitted with utilities to the lot lines and ready for your dream home!



**Lakefront Bulding Sites from \$60,000** A remarkable 37± acre private enclave surrounded by water, thoughtfully divided into 9 building lots.  
Lakefront Bulding Sites from \$60,000



**Starting at \$55,000!** These parcels are situated on a private cul-de-sac in the hills between Moretown and Waterbury, conveniently located between several ski resorts, schools and just minutes from I89.

Lot 4 | 1.3 Acres | MLS 4508919

Lot 5 | 1.4 Acres | MLS 4508827

Lot 6 | 3 Acres | MLS 4508910



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### RESIDENTIAL AND COMMERCIAL REAL ESTATE



Anna A. Black, Esq.  
anna@gmlawvt.com

We are excited to introduce our new associate attorney Anna A. Black, who will be located in our Stowe office. She is a native to Stowe and is looking forward to reconnecting with the Lamoille County Community.



Lisa N. Gale, Esq.  
lisa@gmlawvt.com



Scott A. McAllister, Esq.  
scott@gmlawvt.com



Lisa M. Campion, Esq.  
lisac@gmlawvt.com

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