SUMMER/FALL 2023 STOWE, VERMONT and VICINITY REAL ESTATE **Featured Property** Morristown, VT see page 5 for listing agent Compliments of: R Lamoille Area **Board of Realtors** www.lamoillerealtors.com

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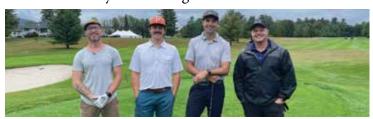
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Engaging in a property transaction can be a momentous and challenging endeavor in any market, let alone the dynamic events in the markets today. Given the significant stakes involved, it is crucial to approach the process with adequate preparation. At our organization, we are dedicated to providing assistance throughout this journey. As REALTORS*, we possess specialized knowledge of our local communities and adhere to astringent code of ethics centered around professionalism,integrity, and safeguarding the interests of the public. To find a local REALTOR* in our community, we invite you to visit our website: www.lamoillerealtors.com.

Our members take great pride in their accomplishments aimed at enhancing the communities in which they reside, work, raise families, and enjoy recreational activities. Over the past year, our members actively contributed to the Lamoille Community House by preparing meals and organizing a Charity Golf Tournament. Additionally, we annually sponsor a food drive to support the Lamoille Community Food Share and a toy drive to aid Lamoille Family Services. Moreover, we have successfully secured grants from the National Association of REALTORS*to supplement the programming of Lamoille Housing Partnerships, and we remain steadfast in our tireless advocacy for housing at the State level.



WE DO MORE THAN OPEN DOORS



A notable strength of the REALTOR® association lies in its influential role in shaping legislation at the local, state, and national levels. Our members actively engage in local matters such as land-use policies and other significant issues. Furthermore, REALTORS® collaborate with legislators and congressional leaders on a state and national scale to safeguard the dream of home ownership and fortify the REALTOR® profession.

Recently, we were honored to receive two grants from the National Association of REALTORS®. One of these grants was utilized to conduct a comprehensive study of zoning regulations, with the aim of providing recommendations to local municipalities that would foster the creation of affordable housing units in downtown areas. The second grant was directed towards supporting the Lamoille Housing Partnership in their Housing Summit Series, which included public forums on Fair Housing, and continue to work in partnership with them on conducting a county-wide housing study to quantify how our housing stock is being utilized so we may make informed decisions about future development.

Yes, REALTORS® do more than just open doors!

Steve Foster, President Lamoille Area Board of REALTORS®

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Toby Merk Broker 508.364.1277



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TIMESHARES: SALES, PURCHASES, AND CONVEYANCES OF TIMESHARES, FRACTIONAL SHARES, AND OTHER PROPERTY INTERESTS.



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562 Ripley Road • Waterbury CenterUnmatched mountain views! Vintage farmhouse on 7+ acres with 4 bedrooms and 2 updated bathrooms. Includes a barn with storage, pond with private dock, in-law apartment and more. Near hiking, water sports and dining/shopping. **MLS 4930539 • \$750,000**

19 Gallup Brook Lane • Cambridge 80 acres with amazing views of Smugglers Notch. Property has unlimited potential! MLS 4902074 • \$1,750,000
4146 Mud City Loop • Morristown Stunning 101 acres with panoramic views of rolling hills, verdant meadows and lush forests. MLS 4931377 • \$990,000

Bergeron Road • Troy 6.9 surveyed western-facing acreage. Three lots available. 15 minutes to Newport. MLS 4948457 • \$250,000

TBD Waits River Road • Bradford An expansive 18-acre wooded residential lot with a well-established campsite. MLS 4952867 • \$163,575

Stevens Mill Road • Jay 8.3 acres of wooded land in a rural area with many high-end homes close to Jay Peak Resort. MLS 4932910 • \$130,000



474 Hollow View Road • Stowe
This 4-bedroom, 3-bath residence sits on 4 acres with direct views of the Worcester Mountains.

Listed: \$875,000

Closed: \$1,055,000

Days on Market: 6



384 Topnotch Drive, Unit 384A • Stowe Three-bedroom, 3-bath corner unit at Topnotch. First sale since construction and never rented. **Listed:** \$700,000

Closed: \$735,000 Days on Market: 7



243 Goeltz Road • Morrisville
Stunning sunsets behind Mt. Mansfield from
this updated 3-bedroom home. One-level living.
Listed: \$345,000
Closed: \$356,000

Days on Market: 6

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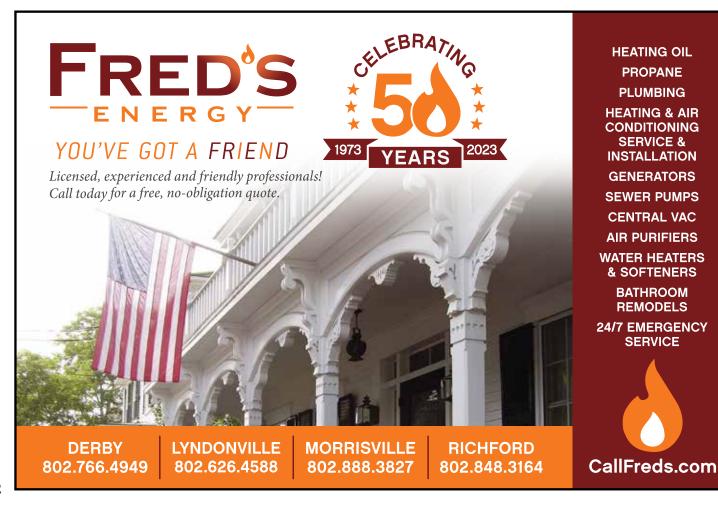
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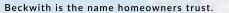
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ENDLESS VIEWS

Minutes from the bustling activity on Main Street in Stowe, a country road leads to this stylish private home perched on 10 perfect acres. Look out over the pond at the foliage lighting up the mountains, or take a plunge to cool off on a hot summer day! In winter, imagine ice skating, or sledding through the meadow bathed in moonlight. Out the door, you can run or bike for miles through the scenic countryside, or hike the nearby trails at Hunger Mountain or the Pinnacle...enjoy Endless Views in every season!



WOODLAND

Comfort and elegance meet in this classic post and beam Adirondack-style home. Snuggle up around the stone fireplace while looking out to the winter ski trail views, or linger over summer dinners on the screened porch. Woodland is a 5 bedroom home nestled on a 6 acre lot just above the Mountain Road, in a quiet and very private enclave. The great room is the hub for gatherings while a game room is set over the garage. Woodland also boasts the best mudroom in Stowe!

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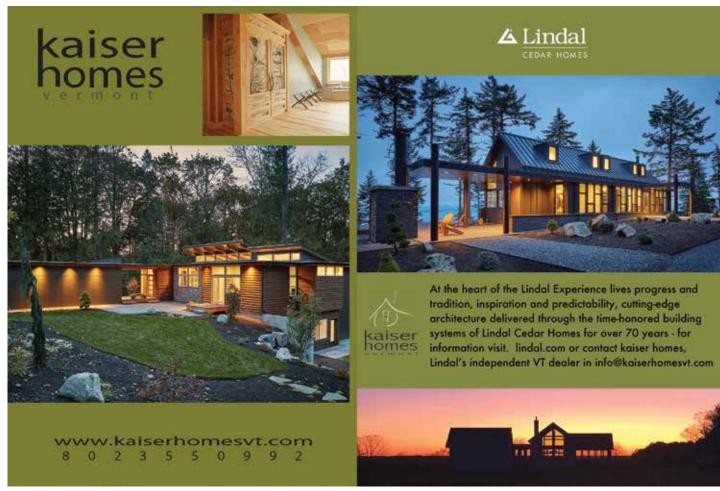
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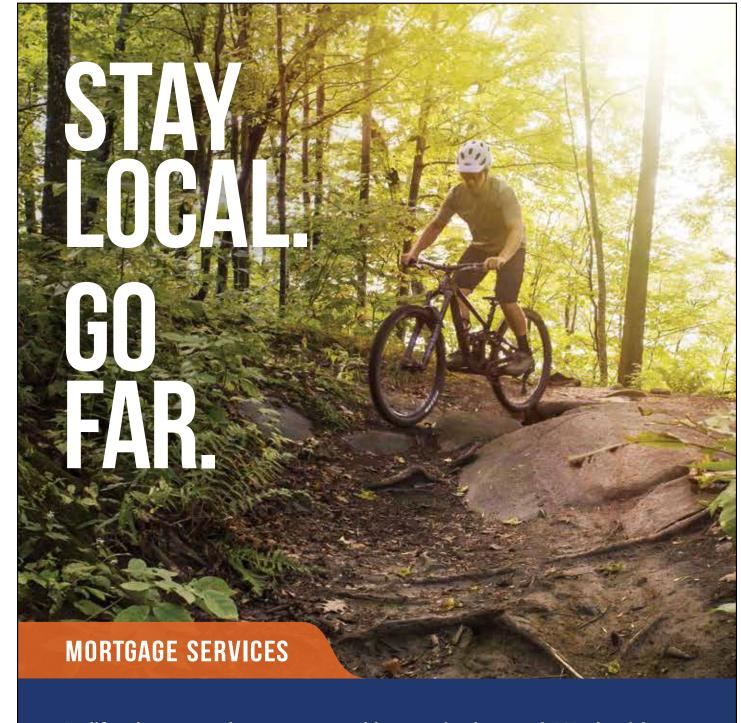
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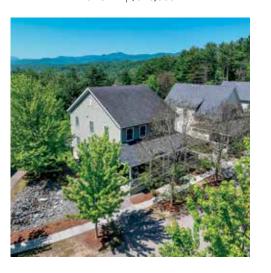








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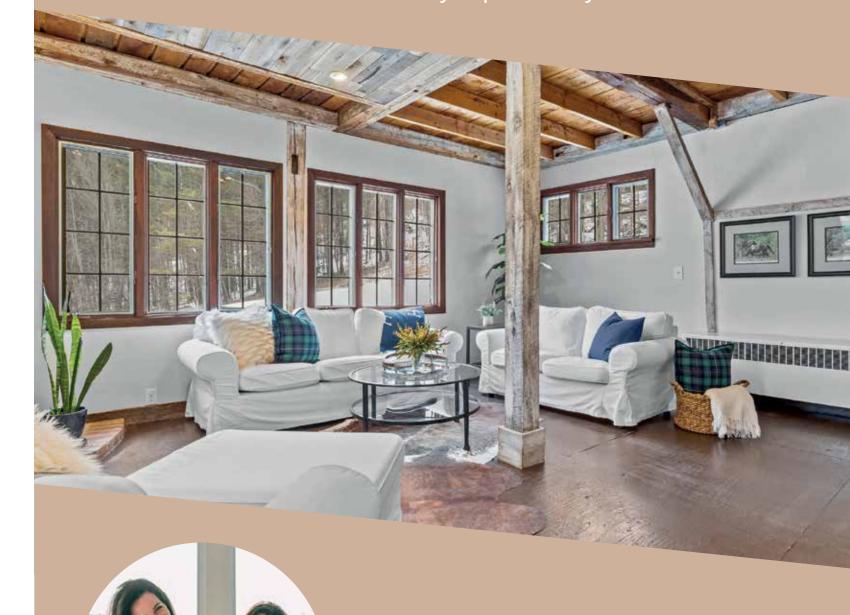




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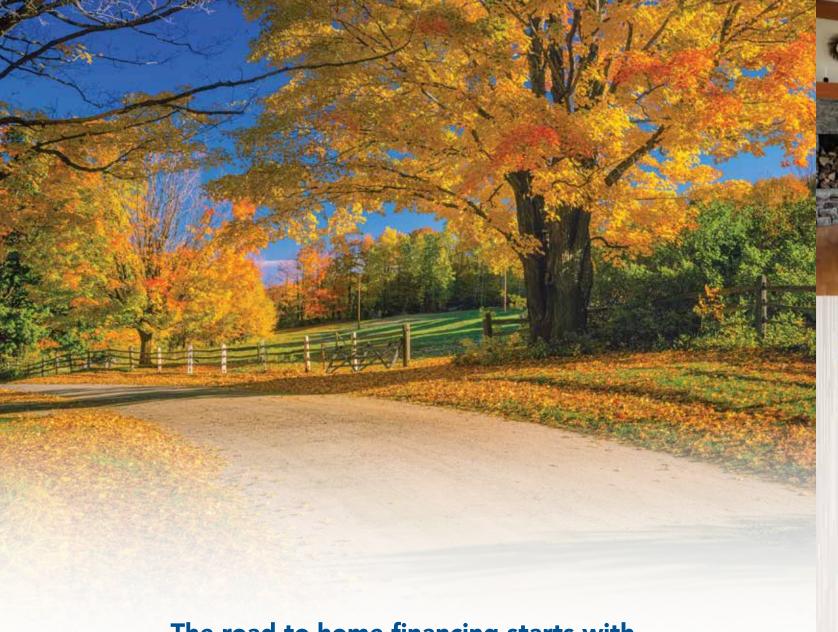
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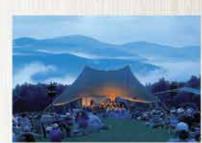
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A stunning setting amid unparalleled privacy is the hallmark of this remarkable 68+ acre estate. The estate is comprised of seven structures- the main residence, guest house, art gallery with elevator, barn, 6-bay garage, equipment building, and tennis pavilion. The estate's incredible natural attributes, deep twin ponds, streams, vast lawns, and forest paths are a feast for the senses. This gated estate unit, one 1-BR unit, and 2 studio units- all beautifully compound offers serenity and the most desired onsite activities and amenities. (802) 760-3111 MLS# 4898404 | \$16,000,000 (802) 760-3127



Spacious and elegant 4+ bedroom home featuring a gorgeous open main level floor plan, modern kitchen, fieldstone fireplace, main level primary bedroom suite, and more. Set on 5.7± manicured acres with pond, gazebo, and Mt. Mansfield views. (802) 760-3111 MLS# 4917742 | \$3,250,000



This 4-unit property is located in Waterbury Center, where you'll find endless options for entertainment and recreation. The property consists of one 2-BR updated for modern comfort.

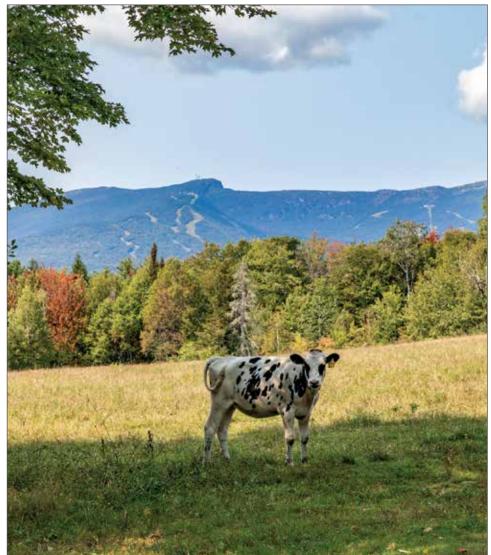
MLS# 4954822 | \$2,100,000



4 Bedroom "mountain-modern" dwelling featuring open-concept living spaces, soaring ceilings, and a main-floor primary suite. Additional living space in the lower level. Enjoy trails for XC, hiking, and biking. Just minutes from Stowe Mountain Resort. MLS# 4949329 | \$2,550,000



Dreamscape 10± acre property with 180-degree views and contemporary character! Many new updates including custom kitchen island with bar and lighting. Detached 1,200± SF building has heat, water, septic, and electricity. 3± Miles to Stowe Village. MLS# 4950753 | \$1,900,000 (802) 760-3111



"High Meadows" - A property so rare and beautiful that it defies adequate description only becomes available once in a lifetime. Located in one of Stowe's most desirable areas this 174+ acre gem is a perfect mixture of rolling meadows, stone walls, and Vermont woods laced with walking, hiking, biking, or riding trails. Escape to the rustic yet picturesque cabin, revitalize the sugar house, or build your dream estate home surrounded by breathtaking views. This is truly a legacy property. (802) 760-3111 MLS# 4931088 | \$15,000,000

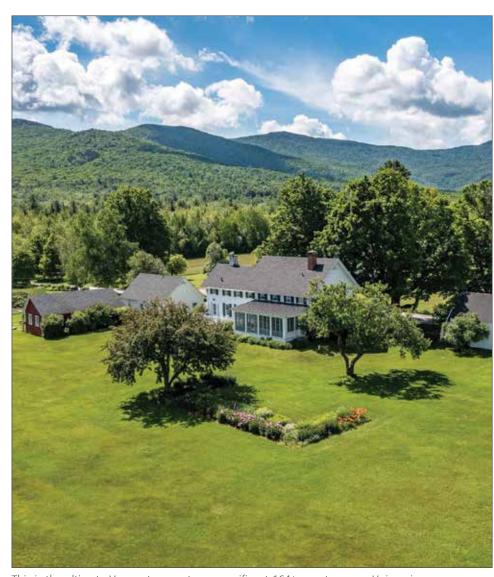
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This is the ultimate Vermont property, a magnificent 164± acre treasure. Unique in every manner, the meadows and woodlands are laced with walking trails. Also featured is a mint 5-BR, 5-BA classic farmhouse, outbuildings that include a classic barn, highly productive gardens, twin ponds, meadows, orchards, forests, and so much more. The estate is located in both Stowe (73.4 \pm Acres) and Morrisville (90.5± Acres). (802) 760-3111

MLS# 4937300 | \$4,600,000 (802) 760-3119



4 Bedroom Stowe home featuring quality materials, an attractive floor plan, and a stone fireplace. The finished walk-out lower level with separate entrance offers a wonderful in-law/guest suite. Privacy and views on 1.9± acres plus a 2-car garage. MLS# 4943948 | \$1,295,000



4-BR, 5-BA townhouse offering the privacy and feel of a country estate with hardwood floors, 9' ceilings, crown molding, custom cabinetry, exercise and entertainment rooms, and views to Mt. Mansfield. Amenities include 2 pools and tennis courts. 1-Car garage.

MLS# 4928250 | \$1,275,000



Plainfield Hardware, Grocery & Greenhouse- Familyowned/operated this business has a loyal customer base, steady Rte. 2 traffic, and ample parking. Store carries a variety of products...hardware, pet supplies, plants, grocery items, and more.

(802) 760-3111 MLS# 4911864 | \$1,500,000



Profitable businesses plus real estate -Established and respected 30+ year dry cleaning and laundromat business. Sale includes 2 prime buildings located in Morristown and Montpelier, plus 3 income producing apartments.

(802) 760-3111 MLS# 4951625 | \$1,150,000



One of Stowe's most asked for neighborhoods combines acreage with a hidden forest pond and long road frontage. Has not been offered for sale for 20 years. 10± Acre site in a wooded setting which may be cleared.

(802) 760-3111 MLS# 4941339 | \$1,500,000



An unusual treasure, a 20+ acre building parcel off Luce Hill Road with 6-BR septic design and permit in place. Wooded parcel with excellent potential for views making this an ideal setting for a private

(802) 760-3111 MLS# 4928976 | \$1,200,000



Welcome to the idyllic farm, an incredible 29± acre property full of history and character. The updated Greek Revival home is connected by an architectural breezeway to an impressive 4900± sq. ft. barn. An exciting opportunity close to Stowe.

(802) 851-4072 MLS# 4939421 | \$825,000



Great investment opportunity ... Fully furnished, ADA compliant 1-BR suite with major Mt. Mansfield views! Ski in/ski out convenience and amenities including ski valet service, skating rink, golf course, pools, spa, restaurants, and more!

(802) 760-3150 MLS# 4930755 | \$650,000

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Timber frame home in Belvidere offering views, river frontage, studio/shed/bunk house, and RV hookup. Unique house with an open floor plan, cathedral ceiling, stone fireplace, covered porch, deck, and garage. Set on 6± acres.

(802) 851-4031 MLS# 4954579 | \$550,000



Serenity awaits you from this 6+ AC parcel with a large barn and waterfall. Septic for a 3-BR home and 2-BR apartment in the barn. Spring and driveway are already in place. Convenient location and mountain views. Could be divided into two lots. MLS# 4954842 | \$549,000

(802) 851-4036



Overlook a bucolic farm from this mid-century modern style 3-BR, 2-BA home. Wonderful living space with two fireplaces and a finished lower level. New roof in 2023 and new furnace in 2021. Lovely yard and gardens on a 1-acre corner lot. (802) 760-3111 MLS# 4953961 | \$519,000



Seasonal cottage with 125' of lake frontage! Kitchen, living room, dining area, reading room, 2 bedrooms, screened-in porch, brick paver patio, 2 sheds, new dock with one rollout section, and hot tub. Drilled well. Offered furnished. (802) 851-4067 MLS# 4936856 | \$475,000



Incredible 1.69± acre Mt. Mansfield view lot in one of Stowe's newest neighborhoods - close to Stowe Village. Town permit in place for a 3-BR home, access to town water and sewer. Custom architect-designed home plans available. (802) 760-3150 MLS# 4939045 | \$450,000



Don't miss this opportunity! 2.15± Acres of open meadow with stunning mountain views and WW permit for a 4-BR home. Minutes to Stowe Village, Stowe Mountain Resort, and other recreational/cultural opportunities. (802) 760-3127 MLS# 4944984 | \$249,900



1800 MOUNTAIN ROAD ~ PO BOX 539 STOWE, VERMONT 05672

MAIN: (802) 253-9771

CARL BAILIN x118 DEBBY BURNOR x114

RICK CARRICK x146 **ROY CLARK x147**

NANCY duMONT x116 JUDY FOREGGER x135 JONI GAINES x127

KELLEY KING x137

TERESA MERELMAN x141 XANDER PAUMGARTEN x115

> **LAUREN SOELCH X134** PALL SPERA x111

SHERRY WILSON x149



65-5 NORTHGATE PLAZA ~ PO BOX 507 MORRISVILLE, VERMONT 05661

MAIN: (802) 888-1102

ERIC ADAMCHICK x156 ANGELA DODGE x136 NANCY DURAND x140 BOB DURAND x117 MONICA HEATH x157 LAUREL HOULE x158

PENNY MASON-ANDERSON x145

NANCY PRITCHARD x153



62 MAIN STREET ~ PO BOX 539 STOWE, VERMONT 05672

MAIN: (802) 253-1806

GEORGE BAMBARA x131 SHARON BATEMAN x148 REBECCA DONALDSON x150 SUSAN O'ROURKE x119



9 SOUTH MAIN STREET WATERBURY, VERMONT 05676 MAIN: (802) 244-7575

SUPPORT:

PAUL GEARY, IT (802) 253-9771 x123 ERIKA HEINTZ, Office Administration (802) 253-1806 x113 LINDA JOHNSTON, Office Administration (802) 888-1102 x112 ALI MILLER, Office Administration (802) 253-9771 x110 JASMINE STUTZENSTEIN, Marketing (802) 253-9771 x132





This two bedroom, two bath, 60's Chalet offers inspiring spaces with soaring ceilings, beams, and charm reminiscent of days gone by. Along with an exceptional amount of usable outdoor space (think firepit and cornhole) are a variety of out buildings and a two car garage with a sauna, 3/4 bath and a room to accomodate guests or use as a private office away from the bustle of home life. Offered at \$849,000



Classic Stowe Chalet

magnificent year-round 4 bed/5 bath 3500± SF Stowe mountain townhome awaits its next buyer to make it their own. With views to the ski trails and just steps from gorgeous stream-lined hiking trails, a tennis court and swimming pool, this condo has what one is looking for in Offered at \$1,250,000 a Vermont getaway.

Covered Bridge Townhome

Conveniently located to "The Ski Capital of the East" this



Desirable Location

Enjoy country living in this architecturally designed, well maintained home, just a few minutes walk to Lake Elmore. This location and 10± acres provides all kinds of opportunities year round. Walk to the lake, hike the mountain, snowshoe on your land. Pick blueberries from the 20+ blueberry bushes. The open floor plan is flooded with natural light and warmed by a wood stove in colder months. This is a Offered at \$685,000 very special property.



Susan O'Rourke (802) 238-9353 susan.orourke@pallspera.com



Mountainside Condo, Unit C203 | Stowe







Location is everything and this 3-BR, 3-BA condo has it all! Feel as if you are in a tree house, surrounded by woodsy views from every window. Enjoy mountain views and great sunsets from the spacious covered deck. Very comfortable and updated space with gas fireplace in the living room and an upgraded kitchen. Condo amenities include a hot tub, pool and gym. A central Mountain Road location means you can arrive at Stowe Mountain Resort or Stowe Village in under 10 minutes. Strong rental history. Offered at \$305,000



Nancy duMont (802) 793-1430 nancy.dumont@pallspera.com





Cell 802.272.7773

Office 802.760.3135

judy.foregger@pallspera.com

judyforegger.com





In the Heart of Stowe Village

Special historic building circa 1845. Presently has commercial use on the main level and two apartments on the 2nd floor. Could convert to a single family home with 3 bedrooms or perhaps more. Original wide board floors, specialty woods, and 4 wood burning fireplaces. Excellent steady rental history. Owner/Agent.

MLS# 4882818 \$2,250,000



Also Offered as an Exciting Stowe Village Opportunity ...

A special offering that is very unique in the Village of Stowe. It includes the existing 1845 village home (above) PLUS additional land and permits for a duplex - each unit 1300± Sq. Ft.

Exclusively offered at \$2,850,000



"Judy did a fantastic job. I am grateful for her representation, patience and hard work throughout the process. She was on top of it. She fulfilled all of my requests in a timely fashion with ease. Thank you for the help. You have my highest recommendation!" - Adam



www.judyforegger.com

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Here for heart-to-hearts and home-sweet-homes.

Here for the walk-through, the inspection, the closing, and a lifetime.

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