



1098 West Hill Road  
STOWE, VERMONT

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Front of Home



Panoramic Views

Quintessential Vermont countryside views, including 270 degree views of the Worcester Range. This meticulously maintained 4 bedroom home is located less than 5 minutes from historic Stowe Village and only 11 minutes from the ski hill.



2 Story Entrance Foyer



Great Room with Oak Flooring

A soaring entrance hall beckons you inside to the welcoming great room, anchored by a Vermont-craftsmen stone hearth fireplace. Southern exposure adds to the sunny warmth of this contemporary farmhouse.



Stunning Mountain Views



Spacious Galley-Style Kitchen

The kitchen opens to the great room, yet allows the views of the Worcester Range to take center stage. Modern appliances, red-birch cabinetry, and granite countertops combine for a pleasing aesthetic.



Den/Office - could be Formal Dining Room



Great Room towards Kitchen

The great room is the heart of this home, with a dining area, kitchen, and a den all steps away. The den/office can also be used as a formal dining room.



Master Bedroom



Master Bath



Guest Room

The large main floor master suite is privately located and appointed with all the amenities. Two other bedrooms and baths are also located on the main floor.

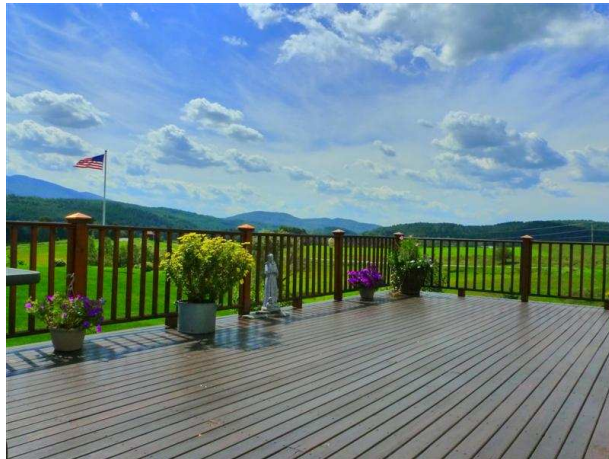


Main Floor Guest Room



2nd Floor Bunk Room

The upper level bedroom/bunkroom is complete with a private bath.



An exceptionally spacious deck takes full advantage of the stunning views, and has an automated retractable awning, allowing full use regardless of the weather.



## IMPORTANT PROPERTY FEATURES

270 degree views of Worcester Mountain Range, with sunny southern exposure and small pond on property

Location: 2 minutes from Shaw's grocery store, 4 minutes from Stowe Village and 11 minutes from Stowe Mountain Resort.

One-floor living potential with 3 of 4 bedrooms and laundry on the main floor. Generous closet space.

Like-new construction, meticulously maintained, 36" wide doors suitable for wheelchair access

Spacious deck with motorized retractable awning - perfect location for watching 4<sup>th</sup> of July fireworks, Stowe's hot-air balloon festival, ducks and great-blue herons on the pond and the annual migration of Canadian geese.

9' Ceilings, Cavalier Beaded Red Birch Kitchen Cabinets, Bead-Board wainscoting in every bathroom, Bath vanities are Stonehouse: one-piece solid surface, kitchen counters are Verde Candeias Granite

Fireplace acts as supplemental heat source with gas insert, which could be removed and the fireplace used as wood-burning (stainless-steel flu in place.)

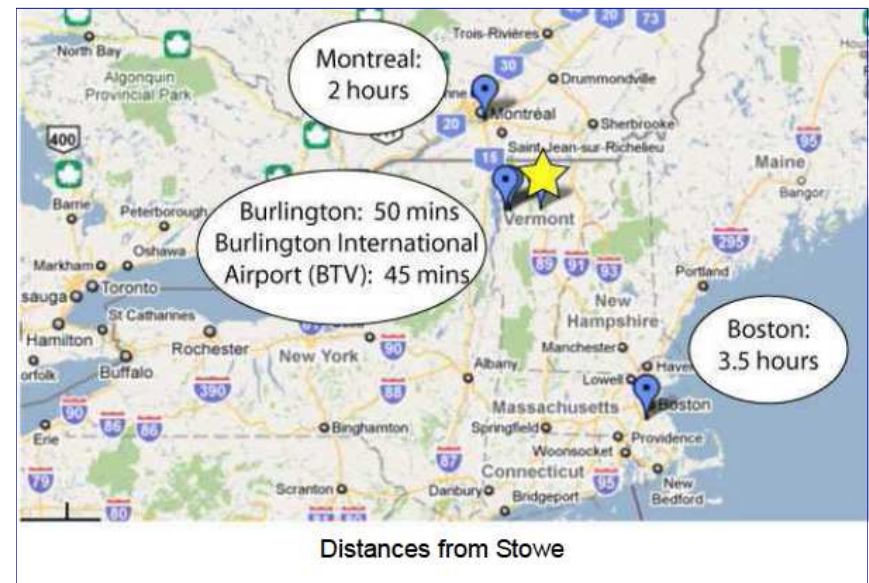
Central A/C and ceiling fans in each room

Security system - including entry, low temp, and fire

Space available for finishing on lower level, with walkout double-doors.  
Lock-able owners storage closet (9' x 13')

Over-sized 2 car garage, insulated and finished with work area.

Facts & Figures -	
MLS # 4019914	List Price: \$715,000
Year Built: 2001	Annual Taxes: \$10,361
Bedrooms: 4	Fireplaces, wood / gas: 1
Baths: 1 full, 3 3/4	Total Finished Sq. Ft. 2,997
Acreage: 5.7	Unfinished Sq. Ft: 2,400
Room Measurements -	
Living Room: 23 x 13	Master Bedroom: 19 x 12
Kitchen: 16 x 10	2 <sup>nd</sup> Bedroom: 16 x 10
Dining Area: 13 x 8	3 <sup>rd</sup> Bedroom: 12 x 12
Office: 16 x 10	4 <sup>th</sup> Bedroom: 20 x 24
Foyer: 11 x 7	Laundry: 13 x 7
Systems / Specs -	
Wastewater Design: Private Septic	Heat/Cool/Fuel: Central Air, Direct Vent, Hot Air
Water: Drilled Well	Exterior Finish: Cedar Clapboard
Roof: Asphalt Shingle	



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