



Property Address: 31 Starlake Lane, Norwich, VT
Your Price: \$135,000
 (market value \$174,300 minus grant of \$39,300)

Bedrooms: 3 **Baths:** 1.75

Style: Ranch

Construction Type:

Year Built: 1995

Roof: Shingles

Siding: Vinyl

Deck/Porches: Rear deck built around 2008

Basement: Full finished basement

Driveway: 2 cars; gravel

Est. Sq. Footage: 960
 (+960 finished basement)

Water: Community

Sewer: Community

Type of Heat: forced hot water boiler

Type of Fuel: Wood heat & propane

Flooring: Carpet, wood, vinyl

Furnishings: N/A

Taxes: \$2190/year (house only)
 *does not include any adjustment due to income sensitivity

Lot Size: +/- 1 acre
 (plus 14 acres of shared common land)

Kitchen: 1
Dining: 1 (part of kitchen)
Living: 1

Family room and additional rooms in basement.

Deed: recorded in book 182, pg 596 in Norwich land records

Appliances: Washer and dryer are included in sale. Fridge and stove/oven are negotiable.

Energy Features: new soapstone wood stove capable of heating house (included in sale)

Ground Lease Fee: \$135/month
 (includes payment of taxes on land)

Comments: This house is offered for sale to a qualifying buyer - gross income at the time of application may not exceed approximately \$44,800 for a household of one, \$51,200 for a household of two, \$57,600 for a household of three, and \$64,000 for a household of four persons. Asset limits apply as well. The land is conveyed to the buyer through a long-term ground lease that the homeowner may renew. Twin Pines Housing Trust retains a preemptive right to repurchase the house, should the homeowner ever choose to sell.

****House showings by appointment only.**

For more information or to apply, please call Helen Hong at 802-821-7000 or email helen.hong@tphtrust.org. You may also visit our website at www.tphtrust.org for more information.