



Property Address: 72 Clarksville Road, Tunbridge VT
Sale Price: \$116,930 (market value \$153,100)

Bedrooms: 2 **Baths:** 1

Style: Ranch

Year Built: 2000

Roof: Metal

Siding: Vinyl

Deck/Porches: Covered front porch and side entry porch

Basement: Full

Driveway: 3 cars

Other: Outdoor shed with electricity; fenced-in side yard.

Est. Sq. Footage: 936
(+550 basement)

Water: well

Sewer: onsite septic

Type of Heat: forced hot air

Type of Fuel: Wood and low sulfur diesel

Flooring: Laminated wood floor (installed about 2 years ago)

Furnishings: N/A

Taxes: \$1,375 (2008)

Lot Size: +/- 1 acre

Kitchen: 1

Dining: 1 (part of kitchen)

Living: 1

Bedroom: 2

Bath: 1

Deed: warranty deed recorded in Town of Tunbridge land records

Appliances: fridge, range/oven, dishwasher

Energy Features: Weatherized in 2006/07; foam insulation in basement; well insulated roof.

Ground Lease Fee: \$30/month

Seller Comments: "I love the big kitchen with all the cabinets and counter space, the big porch, the quiet area, being surrounded by nature, and the wood stove heats the house so easily. I also like having a full basement with all the extra space and the shed for storing outdoor supplies. The fenced-in yard also gives me peace of mind with our dogs."

Additional Comments: This house is offered for sale to a qualifying buyer - gross income at the time of application may not exceed \$34,500 for a household of one, \$39,450 for a household of two, \$44,350 for a household of three, and \$49,300 for a household of four persons. 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 decide to sell.

In addition to the above income limits, the buyer must not have owned a home in the last three years. Exceptions are made for those who currently own or have previously owned a mobile home on leased land, or anyone who qualifies as a displaced homemaker or single parent.

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.