



**Property Address: 133 Colonial Drive #201, Wilder, VT**

**NET PRICE TO BUYER: \$92,000.00 (\$114,000 market value minus TPHT Grant of \$22,000)**

<b>Bedrooms:</b> 2 <b>Baths:</b> 1 (15x10 and 11x11)  <b>Style:</b> 2-Story Townhouse in a 50-Unit Development.  <b>Foundation:</b> concrete slab  <b>Year Built:</b> 1986 (kitchen and bathroom renovated ~2012)  <b>Roof:</b> Asphalt Shingles  <b>Deck/Porches:</b> Private Patio/Enclosed Entry  <b>Condo Fee:</b> \$265/month + special assessment fee of \$40	<b>Est. Sq. Footage:</b> 968  <b>Water:</b> Town  <b>Sewer:</b> Town  <b>Type of Heat:</b> Forced air furnace  <b>Siding:</b> Stucco, Wood  <b>Flooring:</b> Wood laminate flooring  <b>Taxes:</b> \$1829 (2016). As a resale-restricted property, assessed value is at 60 to 70% FMV per state law.	<b>Lot Size:</b> 11.3 acres  <b>Kitchen:</b> 1  <b>Dining:</b> 1 <b>Living:</b> 1  <b>Type of Fuel:</b> Propane  <b>Deed:</b> Town of Hartford, Book 495, Page 307  <b>Other:</b> One parking space owned. Club house, exercise facility, indoor pool and common patio. Mudroom for extra storage. High-efficiency washer and dryer. Pets allowed (restrictions apply).  <b>Stewardship Fee to TPHT:</b> \$10/month
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Recently renovated end-unit condo in a quiet location. Townhouse-style with open living room and kitchen. Private patio space, landscaped grounds and ample closets. Only three miles to Dartmouth College, DHMC and Centerra Business Park.

**Additional Comments:** This unit is offered for sale to a qualifying buyer with a maximum income of \$60,840 for a household of one, \$69,480 for a household of two and \$78,120 for a household of three, at time of application. Asset limits also apply. Resale conditions apply in exchange for TPHT's grant, to ensure the home remains affordable to future buyers. Unit must be occupied as a primary residence by the buyer. Closing cost assistance may be available.

Buyer broker fee of \$1000 offered.

At purchase, a new buyer fee of \$500 will be due to TPHT and a buy-in fee of \$400 will be due to Oak Knoll Condominiums.

Mortgage (Principal & Interest):	\$420*
Taxes:	\$153
Homeowners Insurance:	\$15
Condo Dues +special assessmt:	\$305
TPHT Stewardship Fee:	\$10
<b>Total Monthly Expenses:</b>	<b>\$903</b>

\*Assumes a mortgage loan of 88,000 at 4.0% for 30 years. The actual mortgage amount will depend on the interest rate, loan term and loan amount offered by your lender.

**For questions or to apply, call Helen at 802-291-7000 x102, or email [helen.hong@tphtrust.org](mailto:helen.hong@tphtrust.org). Visit our website at [www.tphtrust.org](http://www.tphtrust.org) for more information or an application.**