



**Property Address: 31 Starlake Lane, Norwich, VT**

**Net Price: \$155,000.00 (market value \$210,000.00 minus TPH Grant of \$55,000.00)**

<b>Bedrooms:</b> 3 <b>Bathrooms:</b> 1.5	<b>Gross Living Area Sq. Footage:</b> 960 sq. ft. plus finished basement	<b>Lot Size:</b> +/- 0.5 acre (plus 14.9 acres of shared common land)
<b>Style:</b> Ranch	<b>Water:</b> On-Site Community Water	<b>Kitchen:</b> 1 <b>Dining:</b> 1 (part of kitchen)
<b>Basement:</b> Full, finished	<b>Sewer:</b> On-Site Community Septic	<b>Living:</b> 1
<b>Year Built:</b> 1995	<b>Type of Heat:</b> forced hot water boiler	<b>Type of Fuel:</b> Wood heat & propane
<b>Roof:</b> Shingles	<b>Siding:</b> Vinyl	<b>Warranty Deed:</b> Recorded in the Norwich Land Records, dated 7/27/07
<b>Deck/Porches:</b> Rear deck	<b>Flooring:</b> Carpet, wood, vinyl	<b>Energy Features:</b> Yes.
<b>Other:</b> Aboveground pool may be included in sale, subject to buyer's acceptance of TPH conditions.	<b>Appliances:</b> All appliances are included in sale in as-is condition.	<b>One-Time Buyer Fee:</b> \$1500 due at purchase (counts towards TPH's buyer contribution minimum of \$2000)
<b>Driveway:</b> 2 cars; gravel	<b>Taxes*:</b> \$2524/year (2017-2018) house only. *Includes 30% reduction per state law for resale-restricted properties.	<b>Homeowner Association Dues:</b> \$160/month (includes taxes on land, management of common land, and use and maintenance of water and septic systems).

**Twin Pines Housing Comments:** This house is offered for sale to a qualifying buyer - gross income limit at the time of application: \$62,640 for one person, \$74,520 for a household of two persons, \$80,520 for three persons, \$89,400 for four persons, and \$96,600 for five persons. Asset guidelines also apply at time of purchase. The land is conveyed to the buyer through a long-term 99-year ground lease that the homeowner can renew. TPH retains a preemptive right to repurchase the house at a restricted price at time of resale. Closing cost assistance of up to \$4000 may be available, as a 0% deferred loan, from TPH to qualifying buyers.

Starlake Village is a community of 14 houses that share 14.9 acres of common land, and an on-site community well and septic system. All residents of Starlake Village are members of the Starlake Village Homeowners Association, which is responsible for managing and overseeing the common land and facilities.

**\*House showings by appointment only, 48 hours notice.**

**For questions or to apply, call Helen at 802-291-7000, x 102, or email [helen.hong@tphtrust.org](mailto:helen.hong@tphtrust.org). Visit our website at [www.twinpineshousing.org](http://www.twinpineshousing.org) for more information.**