

# Woodstock Village Home for Sale to Moderate Income Buyer



## 8 Maple Street, Woodstock

This lovely 3-bedroom, 2-bath home is located on a dead end street in a quiet neighborhood convenient to all Village amenities. The unique property offers a bright and sunny open-concept kitchen with many updates, and an expanded dining and living room area with wood stove. There's a spacious covered porch on the front of the home and an over-sized deck on the back. The large and level fenced yard is perfect for summer entertaining. A short stroll to the elementary school, playground and ball field!



**Little or no down payment will be required to purchase this home.** An eligible moderate income household will receive a down payment grant of approximately \$140,000 towards the \$399,000 purchase price, lowering the mortgage amount for the purchasing household to **\$259,000**.

To be eligible to purchase this home, household income cannot exceed 175% of the median income for Windsor County. For a family of four that income limit would be approximately \$133,175. Purchasing households must be able to obtain a mortgage for the purchase price as reduced by the subsidy. Other eligibility requirements will apply, including completion of a buyer application. To maintain this home in permanently affordable status there will be limits to the resale price of the home.

- **Open house** showings of 8 Maple Street are scheduled, starting **May 11<sup>th</sup>**.
- **Applications** to purchase 8 Maple Street must be received by **May 19<sup>th</sup>**.

**For information contact Steve Usle, (802) 291-7000 x102, [Steve.Usle@tphtrust.org](mailto:Steve.Usle@tphtrust.org)**

# Woodstock Home for Sale to Moderate Income Buyer

**Property:** 8 Maple Street, Woodstock, VT 05091  
**Price for Qualified Buyer:** \$259,000



---

## Residential Single Family Home

**Bedrooms:** 3    **Baths:** 2  
**Total Rooms:** 7  
**Floors:** 2  
**Finished Sq. Footage:** 1,632

### Rooms:

Living Room: 21 x 18  
Dining Room: 12 x 12  
Kitchen: 18 x 9  
Bedroom 1: 10.6 x 12.6  
Bedroom 2: 15 x 10  
Bedroom 3: 11 x 13  
Office / Study: 10 x 12

### Deck / Porches:

Covered front porch  
Back deck

**Taxes, 2018:** \$6,289.30

**Lot Size:** .4 Acre

**Construction:** Wood Frame

**Year Built:** 1903

**Exterior:** Clapboard

**Foundation:** Stone

**Roof:** Metal

**Basement:** Full, unfinished, interior stairway access

**Garage:** 1 car, detached, wood frame construction

**Heating:** Hot air, gas furnace

**Water:** Public

**Sewer:** Public

---

This home is offered for sale to qualifying moderate income buyers by the Community Preservation Homes Program of the Woodstock Community Trust, with assistance from Twin Pines Housing. The goal of the program is to make homeownership in Woodstock affordable for vital members of the community workforce, such as teachers, public safety personnel and small, business owners and their employees. The home must be owned and occupied as a primary residence of the purchasing household.

## Open House Showings of 8 Maple Street:

Saturday May 11<sup>th</sup>, 1:00 - 4:00 pm  
Tuesday May 14<sup>th</sup>, 4:00 - 7:00 pm  
Thursday May 16<sup>th</sup>, 4:00 - 7:00 pm

Saturday May 18<sup>th</sup>, 1:00 - 4:00 pm  
Sunday May 19<sup>th</sup>, 1:00 - 4:00 pm

## For more information or to apply to purchase this home, contact:

Steve Usle, Homeownership Coordinator at Twin Pines Housing

(802) 291-7000 x102, [Steve.Usle@tphtrust.org](mailto:Steve.Usle@tphtrust.org) or visit [www.tphtrust.org](http://www.tphtrust.org)

