



Wilder Home For Sale



Property Address: 207 Depot Street, Wilder, VT

NET PRICE TO BUYER: \$114,775 (\$160,000 minus Twin Pines Housing Grant of \$45,225)

Bedrooms: 3 **Baths:** 1.5

Style: New Englander

Age: 26 years

Roof : Asphalt Shingles

Deck/Porches: Walk-out decks

Basement: Full basement, unfinished

Driveway: 2 cars

Gross Living Area Sq. Footage:
1224 sq. ft. plus full basement

Water: Municipal

Sewer: Municipal

Type of Heat: Forced hot water

Siding: Vinyl

Flooring: Carpet, Tile and Vinyl

Appliances (as-is): Refrigerator, Dishwasher, Stove/Oven, Washer and Dryer, Disposal

Taxes*: \$2852.30/year (2019) for house and land. Includes 30% reduction per state law for resale-restricted properties.

Lot Size: +/- 0.37 acre

Kitchen: 1

Dining:

Living: 1

Type of Fuel: Oil

Deed: Hartford Land Records

Other: Newer ½ Bath on main level and Garden Shed.

One-Time Buyer Fee: \$500 due at purchase

Twin Pine Housing Comments: This house is offered for sale to a qualifying buyer - gross income limit at the time of application: \$63,960 for one person; \$73,080 for a household of two persons; \$82,200 for three persons; \$91,320 for four 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. Twin Pines Housing retains a pre-emptive right to repurchase the house at a restricted price at time of resale. Closing cost assistance of up to \$4000 may be available, as well as a 0% deferred loan, from Twin Pines Housing to qualifying buyers.

The home, located on a quiet, dead-end street, offers great morning sun and light-filled spaces throughout the day. The open kitchen/dining area create a welcoming gathering spot and also provide ample storage opportunity. The decking and lot enhance outdoor recreation and gardening enjoyment.

For questions or to apply, call Steve at 802-291-7000, x 102, or email Steve.Usle@tpitrust.org. Visit our website at www.twinpineshousing.org/buy-a-home for more information.