



# OPEN HOUSE

Yes, you can afford a home in Woodstock!

127A & 127B Rose Hill Rd, Woodstock, VT

November 14th: 1pm - 5pm

November 16th: 4pm - 6pm or by appointment

Schedule a tour

Contact Steve Usle at 802-359-3175 or [steve.usle@tpitrust.org](mailto:steve.usle@tpitrust.org)

Mask and social distancing required



Price: \$185,000

Woodstock Community Trust grant: \$50,000 for eligible buyers

Possible VHCB grants: \$37,000 downpayment and \$4,000 closing costs for eligible buyers

Potential price after grants: \$98,000 - \$135,000

A two condo duplex with two bedrooms in each unit. The homes are a short distance to Woodstock Green, Woodstock Elementary School & Woodstock Union Middle & High Schools. Renovations include new energy efficient boilers, insulation, fresh paint inside and out, some new kitchen & bathroom fixtures & new flooring upstairs.

## 127-A: First floor

907 square feet

2 bedrooms

Bathroom with new toilet & vanity

Laundry Room with new washer & dryer

Kitchen with new dishwasher

Dedicated back yard

Patio

Off-street parking

## 127-B: Second Floor

962 square feet

2 bedrooms

Bathroom with new toilet & vanity

Laundry Room with washer & dryer

Kitchen with dishwasher

New carpet in living rooms & bedrooms

Outdoor balcony

Carport

[woodstockcommunitytrust.com](http://woodstockcommunitytrust.com)

[woodstockcommunitytrust@gmail.com](mailto:woodstockcommunitytrust@gmail.com)

# WOODSTOCK COMMUNITY TRUST HOMEOWNERSHIP PROGRAM

Woodstock Community Trust knows that a major hurdle for people looking to buy their first home is accumulating sufficient funds for the down payment, closing costs and necessary repairs. Woodstock Community Trust INVESTS in Woodstock homes, REFRESHES the property by making necessary repairs and improvements and FUNDS the downpayment to qualified buyers. Twin Pines Housing administers the Program. The Program is designed to make homeownership possible with reduced upfront and monthly costs while offering the benefit of housing security.

## HOMEBUYER ELIGIBILITY



### Income limitation:

Maximum pre-tax annual household income

1 Person HH	\$97,300	2 Person HH	\$111,125
3 Person HH	\$124,950	4 Person HH	\$138,775

### Asset limitation:

\$60,000 in non-retirement income

**Applications must  
be received by  
December 6th**

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