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|--|----------------------------|--|------------------------------------|-------------------------------------|--------------------|
| Address: <b>60 Bittersweet Lane</b>  |                            | Town: <b>Brattleboro</b>                         |                                    | Price: <b>\$359,000.00</b>          |                    |
| Owner: <b>Cersosimo Industries, Inc.</b>   |                            | Acreage: <b>1.57</b>                             | Rooms: <b>5</b>                    | Bedrooms: <b>3</b>                  | Baths: <b>3</b>    |
| <b>ROOM INFORMATION</b>  |                            |  |                                    |                                     |                    |
| Bedrooms: <b>14 x 20, 12<sup>6</sup> x 13, 15 x 12</b>   |                            |  | Baths: <b>1 full, 2—3/4</b>        |                                     |                    |
| Kitchen: <b>26 x 13</b>  |                            | Appliances: <b>Stainless Range, Ref., and DW</b> |                                    | Other:                              |                    |
| Living Room: <b>22 x 14</b>  |                            |  | Dining Room: <b>area</b>           |                                     |                    |
| <b>CONSTRUCTION INFORMATION</b>  |                            |  |                                    |                                     |                    |
| House Size:  |                            | Sq. Ft. <b>2,210</b>                             | Estimated Age: <b>2011</b>         |                                     | Color: <b>Grey</b> |
| Foundation: <b>Poured Concrete</b>   |                            | Roof: <b>40 Arch. Single</b>                     |                                    | Constr. <b>Frame</b>                |                    |
| Basement: <b>Full</b>  | Siding: <b>Vinyl</b>       |  | Floors: <b>HW, Tile and Carpet</b> |                                     |                    |
| Fireplace: <b>None</b>   |                            | Insulation: <b>R19, R49, R30, R21</b>            |                                    | Walls: <b>Sheetrock</b>             |                    |
| Storm Wind: <b>Low-E Argon</b>   |                            | Garage: <b>2 Car</b>                             |                                    | Plumbing: <b>Flex</b>               |                    |
| <b>UTILITIES INFORMATION</b>   |                            |  |                                    |                                     |                    |
| Water: <b>Drilled Well</b>   | Depth: <b>500ft</b>        | GPM: <b>3</b>                                    | Electric: <b>200 AMP</b>           |                                     |                    |
| Sewer: <b>Septic</b>   | Size: <b>1,000 gallons</b> |  | TV/Cable: <b>Available</b>         |                                     |                    |
| Heat: <b>Oil/ BB HW</b>  | Cost: <b>TBD</b>           |  | Hot Water: <b>Boiler</b>           |                                     |                    |
| <b>MISCELLANEOUS</b>   |                            |  |                                    |                                     |                    |
| Association Dues: <b>None</b>  |                            | Surveyed: <b>Unknown</b>                         |                                    | Frontage: <b>133.0</b>              |                    |
| Zoning: <b>Residential</b>   |                            | Taxes: <b>TBD</b>                                |                                    | Easements: <b>Utility, wetlands</b> |                    |
| Possession: <b>At closing</b>  |                            | Schools: <b>Brattleboro</b>                      |                                    | Mortgages:                          |                    |
| Remarks: <b>Single level living, vaulted open floor plan. Kitchen with center island, your choice of granite. Central air conditioning. Carpet choice for bedrooms. Over 500 square foot finished family room on lower level with bath. Two car attached garage, paved driveway. Wooded lot in a new development abutting 3rd fairway of Brattleboro Country Club.</b> |                            |  |                                    |                                     |                    |
| <p><i>Vicki M. Gragen</i><br/> <i>Cersosimo Industries, Inc., P. O. Box 1800, Brattleboro, VT 05302-1800</i><br/> 802/257-7076 or 802/380-0574 (cell)<br/> www.cersosimorealestate.com</p>   |                            |  |                                    |                                     |                    |