



## Renovated Farmhouse

1630 Dorset Street S Burlington VT

**Size:** 3,500 +/- sf on 1.94 acres **Price:** \$579,000

V/T Commercial is pleased to offer for sale this wonderful well designed 4 bedroom home that sits on 1.94 acres of land. It is the 3rd house after the Chittenden Cider Mill on Dorset Street just after the golf course. Style is a renovated farmhouse with a splash of contemporary. Courtyard entrance with flowering beds welcome you, sunken living room with birch wood flooring and fire place, post and beam dining area and a well designed kitchen that over looks the back yard with views to the east (so lots of gorgeous sunrises!) pond with split rail fence and sitting bench ideal for relaxing on those perfect Vermont evenings. the first floor offers an open floor plan with private room as a den/ TV room or yoga room. first floor also has a bedroom and a full bathroom. laundry on first floor. upstairs you will find three good sized bedrooms. The Master welcomes you with French doors and offers a jetted tub in the master bathroom! The basement ideal for all kinds of storage, former work shop area complete with hunting clothes & equipment closets and wine storage closet !

**Call or email Linda I Letourneau for more information:**

802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401  
Information contained herein is believed to be accurate, but is not warranted.  
This is not a legally binding offer to sell or lease.

This home is over 3500 SF of living space, has a two car attached garage with storage loft and a barn adjacent to the pond. entry drive is off of the new Sadie Lane street which was made for the house development tucked behind this home. \$579,000. (owner is a real estate broker)

**Features & Amenities:**

- 4 bedrooms
- A fire place and wood burning stove
- Flexible layout
- Flat back yard with split rail fencing, pond and east views

**Location:**

- Ideal S Burlington location
- Easy to find
- 5 minutes to Healthy Living, the Mall, golf course and schools!









# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## **RIGHT NOW YOU ARE NOT A CLIENT**

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## **You May Become a Client**

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## **Brokerage Firms May Offer**

### **NON-DESIGNATED AGENCY or DESIGNATED AGENCY**

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

## **THE BROKERAGE FIRM NAMED BELOW PRACTICES**

### **DESIGNATED AGENCY**

#### **I / We Acknowledge Receipt of This Disclosure**

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign

\_\_\_\_\_  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] Declined to sign