

DAVID M. DION



REAL ESTATE



WAITSFIELD

\$945,000

The Featherbed Inn (circa 1806) has been lovingly converted to a 21st century bed & breakfast. 6 guest room main house, 3 guest room and 1 guest room cottages. Horse barn, spring fed pond and generous sized owner's quarters. Warm, cozy, and as comfortable as your own home!
www.featherbedinn.com

Vacation Homes, Land,

Condominiums, Country Inns,

Commercial & Investment Properties

Conservation Planning



DAVID M. DION REAL ESTATE

Waitsfield, Vermont

802-496-5000

www.davidmdion.com



MORETOWN

\$1,200,000

Privately sited Adirondack style Post & Beam Camp on over **100 acres** featuring 4 fireplaces (including one for cooking), wide pine & brick flooring, gorgeous perennial gardens, walking paths, horse barn, tractor shed, meadows, pond, fruit orchard and riding area. Sited at the end of a long and winding road.



FAYSTON

\$1,050,000

The legendary Bragg Farm. The cavernous barn. The incomparable Green Mountain and Mad River Valley views. That location! Located on **48 acres** with potential for careful development and preservation of an iconic landmark property.



WARREN

\$975,000

Spacious, light filled rooms, soaring cathedral ceilings, extensive built-in cabinetry, gourmet kitchen, multiple fireplaces, and cherry floors with inlaid Verde antique marble. Six bedrooms, in-law apt. Park-like setting with beautiful perennial gardens, pond, stone walls and a dramatic view of Bradley Brook.



WARREN

\$915,000

Dramatic hilltop home featuring sturdy Post & Beam construction, 2-story fieldstone fireplace, cherry floors, custom wrought iron accents, stone tile bathrooms, custom lighting fixtures, and a kitchen any chef would envy. Incomparable bird's eye views of the Mad River Valley and Sugarbush Resort.



ROXBURY

\$849,000

Thoughtfully designed custom log home on over **300 acres** overlooks organic gardens, pastures & rolling, forested terrain. Privately sited with intimate and long-range panoramic views. Sugar house, equipment shed, timber frame barn & meditation studio. Complete self-sufficiency & off-the-grid energy security.



WAITSFIELD

\$785,000

This recently constructed handsome Georgian Colonial is perched on **27 hilltop acres** and offers both privacy and very long Mad River Valley and Northfield Range views. Dramatic entry, multiple fireplaces and dream kitchen. 5 bedrooms, pond and gorgeous sunsets. And everything is new!



FAYSTON

\$760,000

Superior craftsmanship and design highlight this well built Post & Beam Bragg Hill home. Fieldstone fireplace, maple floors, custom cherry cabinets, commercial grade kitchen, mahogany clapboards and a perfect blend of open & intimate spaces. **10 acres** with Grand Green Mt. and Sugarbush Resort views.



FAYSTON

\$699,000

Bragg Hill home features fantastic mountain views. 5 bedrooms with attached baths. Vaulted ceilings in family room with wood burning fireplace. Spacious main level master bedroom, walk-in closets, office, gym and more.



WARREN

\$570,000

A thoughtfully designed four bedroom Post & Beam home with private pond and westerly views of the Lincoln Ridge. Open living space, custom kitchen cabinets, granite counter tops and high end appliances.



FAYSTON

\$565,000

Hilltop grandeur with amazing end of road privacy on 224 acres of Vermont paradise! Enjoy your own private hiking, skiing and riding trails. Sweeping views of Burnt Rock and Camel's Hump from many vantage points. Functional floor plan offers a variety of uses.



FAYSTON

\$525,000

Big beautiful dramatic Green Mountain and Sugarbush ski area views from this bright and well maintained home. Open floor plan with options for first and/or second floor bedrooms. Recent upgrades means you can move right in without changing a thing! Tennis anyone?



FAYSTON

\$495,000

Many special features including a much coveted first floor master bedroom suite. Hickory kitchen cabinets, solid pine doors, vaulted ceilings, and an easy to finish walkout basement. Incredible investment opportunity as the **39 acres** includes a fully permitted six lot subdivision!!



MORETOWN

\$495,000

Privacy, mountain views and a location that scores a "10". This 4 bedroom, 2.5 bath home has it all. Large rooms & 3,000 s.f. total, not including the unfinished space over garage. A short drive to the best of Central VT yet world's away from it all.



BRISTOL

\$479,000

Rare offering, The Peake House, one of Bristol Villages finest homes. Beautiful kitchen with custom cabinetry, granite and mahogany counter tops, fireplace and skylights. Large lot with barn and one car garage, iron fence and port cochere. Owner/Agent.



WAITSFIELD

\$470,000

Thoughtfully built with warm wood and tile finishes and impressive stone hearth. Kitchen features maple cabinets and stainless steel appliances. Comfortable sitting porch looks over a park-like setting. 2 car detached garage includes heated work shop/studio. A dream home in a great location!



WAITSFIELD

\$450,000

Pristine Colonial with privacy, views and all the creature comforts! Large living room with brick hearth & LP stove, eat in kitchen with island and corian counters. Master bedroom with walk-in closet, jetted tub inside, Jacuzzi on the back deck, 2-car garage, picket fence & sitting porch.



FAYSTON

\$409,000

Bright open spaces & vaulted ceilings highlight this sturdy Post & Beam home located in a great neighborhood of nice homes. Large sundeck to take in fabulous Sugarbush Resort and the Green mountain views. Unfinished lower level offers ample opportunities for family room, recreation room and office.



FAYSTON

\$399,000

This traditional style home is well sited on **4.7 acres** with a nice view amenity. Features include a beamed ceiling in a warm and inviting living room, a cozy family room, and outdoor hot tub. Also offered at \$495,000 on 10 acres with a subdivided building lot.



WARREN

\$350,000

The perfect vacation home featuring open, airy living space, efficient gas baseboard heat, vinyl replacement windows throughout, standing seam metal roof, large deck with ski area views, garage, carport and an awesome hot tub. This home has vacation written all over it!



NORTHFIELD

\$345,000

The “Captain Henry Knapp Homestead” is a classic timber frame settler’s home. Well preserved and improved with careful attention to period detail. 3 fireplaces, modern kitchen & bath, stately library, screened porch & 26 acres of field and forest.



WAITSFIELD

\$298,000

Classic 19th century Vermont farmhouse, owned by generations of dairy farmers. Character and charm with panoramic Green Mountain and Northfield Range views. The coolest little schoolhouse around! **11 acres** bordering protected land in one of the Mad River Valley’s finest locations on East Warren Road.



WARREN

\$273,000

22.5 acres of south facing views and privacy next to the Green Mountain National forest. Listen to Lincoln Brook from the huge deck, 3 bedroom, 2.5 bath Cape offers 2,000+ square feet with cathedral ceiling & hardwood floors. 5 minutes to Sugarbush!



FAYSTON

\$275,000

Location, location, location. Minutes from Mt. Ellen lifts. Ski/ride to your back door. 5 big bedrooms, large kitchen, open floor plan, huge unfinished basement. For an affordable, functional, convenient ski house, it doesn't get much better than this.



FAYSTON

\$259,900

Live green in the Green Mountains! This energy efficient cottage boasts a 5-star energy rating and offers southern solar exposure. Light and bright and nicely finished with bamboo and tile floors. Bordered by two streams and very private.



MORETOWN

\$255,000

Village farmhouse offering splendid updates and old world charm. Modern kitchen with butcher block counter & Alder wood cabinets. Wood floors throughout. Sitting porch, large barn, and large level yard. Well insulated & efficient Budarus boiler = low heating costs!



ROXBURY

\$239,000

Secluded, spacious home on **20 acres** minutes from Northfield, Norwich University, & I-89. Open living space with 2 living rooms, wood stove and radiant heat, master bedroom with private bath, large deck for grilling and entertaining, and an over-sized garage for your vehicles & toys!



NORTHFIELD

\$220,000

Big value in the Green Mountains! Renovated 3 bedroom, 2 bath home offering large rooms, efficient heating and the soothing sounds of a brook! Standing seam roof, trout pond, 2 sheds, rose bushes, apple trees. "Home sweet home!"



WARREN

\$199,000

Enjoy peace and serenity from the screened in porch. Easy one level living, off the beaten path but close to Warren Village. The 2 bay garage has ample work space and the finished rooms above have rental potential. Sugarbush & Mad River Glen just around the bend.



WARREN

\$198,000

Wide plank floors, stone hearth with wood stove fireplace, bright and spacious! Miles of cross country skiing right out the front door of this 3 bedroom 2 bath home. Only a short distance to downtown Warren. Defines Vermont living.



ROXBURY

\$197,500

Post & Beam farmhouse just 15 minutes to Sugarbush Resort! Charming old home with updated septic system, standing seam roof, oil furnace, and many other improvements. Includes a small barn, open pasture and mature maple trees.



WARREN

\$195,000

5 bedrooms, 2 bathrooms, 2 kitchens, end of road privacy and only minutes from Lincoln Peak just off Sugarbush Access Road. Presently being used as a 2-family but the floor plan allows for the option to easily set it up as a single family.



MORETOWN

\$189,000

Step back in time to a vintage 1800's classic cape with the best Mad River views and access in town. 5 minutes to I-89, 10 minutes to Montpelier and 30 minutes to Williston. A hidden little gem, with great "fix me up" potential. Detached heated garage and workshop is perfect for storage or auto restoration.



WAITSFIELD

\$175,000

Let's go fishin' cause the Shepard Brook is right out the back door! Cute and cozy Mad River Valley chalet features open floor plan, beamed ceilings, wide pine floors, and large sundeck overlooking the wooded lot. The livin's easy out here!



GRANVILLE

\$159,000

Charming 2 bedroom cottage plus another craftsman bungalow for your guests! This property offers flexibility and a great “Hobbit” atmosphere. Each building has wood and LP gas back-up heat. On **10 acres** with insulated wood shop/barn (pictured).



WARREN

\$359,000

Arguably the nicest Snow Creek unit. Countless upgrades. Custom cherry cabinets. Granite countertops throughout. Natural stone floor tile. Designer stained glass. Soapstone wood stove. 3rd floor, end unit. Views, privacy & elegance.



WARREN

\$249,000

Enjoy incredible Valley views from this spacious top level end-unit condo. Plenty of room for family and friends with 3 bedrooms, loft area, and a bonus room on the second floor. Hop on the shuttle, or take a small hike to access the trails of Sugarbush directly.



WARREN

\$235,000

Clean, updated, nicely furnished and well maintained Paradise unit features wrap around deck, views of the slopes and soothing sounds of the nearby brook. Not much to do here except move in and enjoy all of the nearby recreational amenities. Walk to the recreation complex. Move in today!



WARREN

\$225,000

Open floor plan featuring a living room with cathedral ceiling, toasty gas fireplace, large deck with winter ski area views and three full baths. Elegantly laid out & attractively repainted end unit condo with strong rental history. Just minutes to the ski trails at Sugarbush Resort.



WARREN

\$217,000

An original South Village design! Bright clean unit with great light, vaulted ceiling and pleasant views. This 2 bedroom villa is sure to please with many recent upgrades. Close to the slopes at Lincoln Peak and offered for sale at **\$30,000 below appraisal!**



FAYSTON

\$210,000

This is a beautiful 2 bedroom town house at the edge of Waitsfield Village. Comfortable open floor plan, cathedral ceilings, exposed beams, large yard, carport, laundry, and storage galore! Nice southern views, access to VAST trails and close to all Waitsfield Village services.



WARREN

\$99,900

Conveniently located near the bottom of the Access Road, this spacious one bedroom condo is a quick drive to the slopes, golf or the village. Nice brick fireplace, fully furnished and ready to enjoy today! On site pool and tennis, too!



WARREN

\$899,000

Attractive Lodge ideally situated on Route 100 at the Access Road to Sugarbush Resort. Single and double bedded rooms, efficiencies with kitchen and a 4 bedroom family-sized owner's residence. Private beach on the Mad River too! A great income producing, turn key business right from the get-go!!



FAYSTON

\$795,000/\$950,000

The historic Millbrook Inn has been around as long as Mad River Glen! 7 comfy guest rooms feature wooden floors, hand stenciled walls and handmade quilts. Two living areas and a really cool “warming room”. Intimate dining areas and a spacious owner’s quarters. Adjacent single family home also available.



Likeness Only

WAITSFIELD

\$350,000

Rare opportunity for new commercial, industrial, office, warehouse & retail space. Permitted for 4,200 sq. feet serving up to 16 employees, 23 parking spaces. Quality construction **to be built** @ Mad River Park. (photo likeness only).



MORETOWN

\$300,000

5 units, 9 total bedrooms. Solid rental history. Minutes to downtown Waterbury, easy access to I-89 and Montpelier. Owned and maintained by the same family for 36 years. New septic in 2008. Owner financing possible.



WAITSFIELD

\$195,000

The only game in town for reliably cleaning your vehicle. Two manual bays and one automatic bay. Industrial vacuums. There is a small office as well. Steady income stream and it is not likely any competition will arrive any day soon!



WAITSFIELD

\$185,000

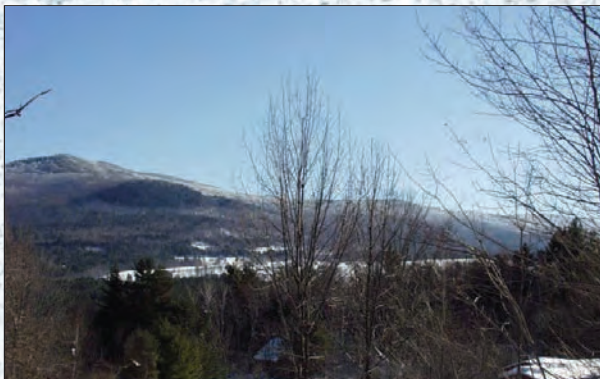
The best business location in the Mad River Valley! Jay's has served awesome fare and catering for 20+/- years. Turn key business includes furnishings, lease-hold improvements, signage and good will. Solid numbers with room to grow.



DUXBURY

\$135,000 - \$155,000

Enjoy the good life, out on a back road! X-C Ski & snowmobile from your door on VAST trail 100B. Enjoy majestic views, privacy and tons of wildlife. Thoughtfully planned and fully permitted for 4 bedroom residences (or one terrific estate parcel). 4 lots, each one 28+ acres.



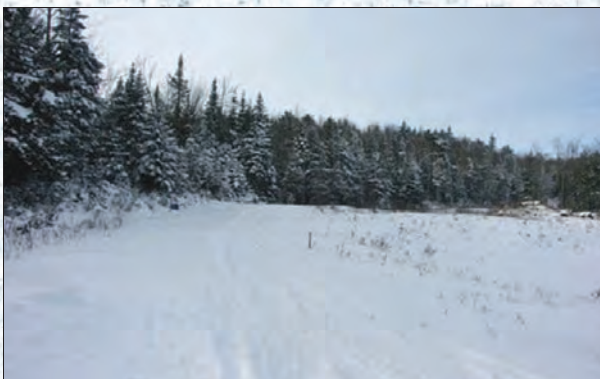
WAITSFIELD **\$132,500/\$74,900/\$84,900**

A carefully protected rural landscape with individual lots overlooking a Common Green. Fifty acres of common land for hiking, biking or winter snowshoeing on woodland trails to Waitsfield Village and the Mad River. A thoughtful design. Home design services available. **1.04 acre/1.09 acre/1.10 acre**



FAYSTON **\$99,000**

Sun-filled views just minutes from Waitsfield Village. **6.7 acres** with southern exposure, apple trees, fenced pasture and brook frontage. Affordable building site: short driveway, power at road & simple septic design.



NORTHFIELD - 35.98 ACRES **\$94,000**

Snowmobilers take note! Direct access to VAST trail #17. Recent upgrade of town road makes this a great deal. Woodland parcel with awesome view potential and wildlife galore. Wastewater Permit for 4 bedroom home. 10-acre zoning, class 4 road frontage. Just surveyed & power close by.



WAITSFIELD - 6.9 ACRES \$99,000

Southeastern Exposure and views of the Northfield Range. Dead-end road privacy only minutes from the villages of Waitsfield & Warren. Equally accessible to Sugarbush Resort & Mad River Glen. Fully permitted with a 3 bedroom septic design - easily upgraded to a 5 bedroom system. Owner/Broker

- **WARREN – 57 acres \$595,000**
- **WARREN – 138 acres \$525,000**
- **NORTHFIELD – 178 acres \$495,000**
- **WAITSFIELD – 22.7 acres \$399,000**
- **WAITSFIELD – 15 acres \$389,000**
- **MORETOWN - 76 acres \$350,000**
- **NORTHFIELD – 1.93 acres \$225,000**
- **WAITSFIELD – 42 acres \$190,000**
- **FAYSTON – 48 acres / 1 acre \$175,000 / \$40,000**
- **WARREN – 3.49 acres \$139,000**
- **HANCOCK – 24 acres / 10+ acres \$99,000 / \$59,900**
- **WARREN – 3 acres \$89,500**
- **WARREN – 3.6 acres \$79,900**
- **WARREN – 3 acres \$65,000**
- **FAYSTON – 1.58 acres \$59,750**
- **ROXBURY – 5 acres \$35,000**
- **ROXBURY – 10.1 acres \$29,000**

David M. Dion Real Estate strives to provide the highest level of professional service in order for clients and customers to make informed real estate and financial decisions. We are recognized as the Sugarbush and Mad River Valley area leader in marketing land, vacation homes, and luxury properties, and we have a breadth of experience in all types of real estate and financial transactions.

Services offered include:

- Brokering the purchase and sale of homes, land, condominiums, and commercial properties
- Permit consulting
- Seller and buyer-representation
- Complimentary market analysis

DAVID M. DION



REAL ESTATE

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