

DAVID M. DION



REAL ESTATE



FAYSTON

\$695,000

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.

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 and walking paths, horse barn, tractor shed, meadows, pond, fruit orchard and riding area. Well sited high at the end of a long and winding road.



FAYSTON

\$950,000

The legendary Bragg Farm. The cavernous turn-of-the century barn. The incomparable Green Mountain, Sugarbush Resort and Mad River Valley views. The best location in town! Located on **48 rolling acres** with potential for careful development and preservation of an iconic landmark property. Nothing else compares!



WARREN

\$975,000

Spacious, light filled rooms, soaring cathedral ceilings, extensive built-in cabinetry, gourmet kitchen, multiple fireplaces, windows galore, and cherry floors with inlaid Verde antique marble. Five bedrooms and in-law apt. Located in a park-like setting with gorgeous 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

\$745,000

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

\$619,000

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.



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 along the old logging roads and game trails. Sweeping views of Burnt Rock and Camel's Hump from many vantage points. Functional floor plan offers a variety of uses.



WARREN

\$539,000

A custom built 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

\$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?



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 and 3,000 square feet 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

\$449,000

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. Zoning allows many uses. Owner/Agent.



WAITSFIELD

\$439,000

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 and sitting porch.



FAYSTON

\$399,000

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

\$379,000

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.



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 and bath, stately library, screened porch and **26 acres** of field and forest.



WARREN

\$340,000

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!



WARREN

\$325,000

Log cabin living with modern conveniences and a location that can’t be beat. Open living plan on the main floor and the unfinished basement provides lots of storage. Bright sunny southern exposure to take in Green Mountain National Forest views. Located close to the Sugarbush Resort and Golf Club.



WAITSFIELD

\$275,000

Here's a great little Mad River Valley getaway that is private yet conveniently located to paved roads and Waitsfield Village. Two bedrooms up and one bedroom on the main floor if you don't like to climb stairs. Beautifully wooded back yard and some decent southern exposure.



HANCOCK

\$269,000

Just down the hill from Breadloaf, this 3 bedroom house is neat and ready for a new family. Country kitchen with dining and slider to private deck for grilling. Enjoy the view of the Middlebury Snow Bowl from your big front porch. Close to Sugarbush Resort and Killington.



STARКСBORO

\$264,000

Mini-farm, scenic mountain setting. Gardens, barn, and outbuildings. 3 bedrooms, 3 bath. Wood burning boiler provides low cost heat and hot water. Adjoins 2000+ acre Lewis Creek wildlife area. Minutes to Mad River Glen and Sugarbush skiing, 30 minutes to Middlebury, 40 minutes to Burlington.



WARREN

\$259,000

Here is an affordable 4 bedroom home right between the Sugarbush Resort and Golf Club. The location is ideally suited for a primary residence or year-round vacation home. Recent upgrades include a new furnace, Jotul wood stove insert, and air conditioning system. Don't let this one slip away!



MORETOWN

\$249,000

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



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 and Mad River Glen just around the bend.



WARREN

\$198,000

Wide plank floors, stone hearth and 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. NEW ROOF IN JUNE!



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 the 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.



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!



ROCHESTER

\$168,000

Great opportunity to own a classic Colonial in the heart of Rochester. With 5 bedrooms and 2 baths, there is plenty of room. Was once a duplex, and could be easily converted to produce additional rental income. Perfect for a ski club! Just a short drive to Sugarbush, Mad River Glen, Killington and Pico!



GRANVILLE

\$140,000

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.



WARREN

\$330,000

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

\$239,000

Enjoy incredible views from this top level end-unit. 3 bedrooms plus a bonus room allows you to accommodate friends and family. Hop on the shuttle, or take a short hike to access the slopes of Sugarbush. At the end of the day, relax by your fireplace, or read a book in the spacious loft.



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 and attractively repainted end unit condo with strong rental history. Just minutes to the ski trails at Sugarbush Resort.



WARREN

\$225,000

Spacious condo at Sugarbush right next to Lincoln Peak's Village Run Trail. Newly renovated kitchen with stainless steel appliances, granite countertop and hardwood floor. Living room has new Berber carpet. 4 bedrooms comfortably sleep 11, 2 baths and a steam room/sauna. Beautiful VIEWS!



WARREN

\$217,000

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!



FAYSTON

\$210,000

Two bedroom town house in a peaceful setting. Open floor plan, cathedral ceilings, exposed beams, large landscaped yard, over sized carport, common laundry, basement and storage galore! Covered porch, year-round brook, views, access to VAST trails and a short walk to dinner and a movie!



WARREN

\$199,000

Move right in to this well maintained unit in one of the most desirable condominium complexes in the area. Highly desirable end unit includes main floor bedroom suite, twin shower, jacuzzi, loft, and a great little back yard. It's the best priced condominium on the market!



FAYSTON

\$189,000

Exceptional 2 bedroom bridge-level unit, completely updated, and ready to enjoy! Ski home from Sugarbush's Mt. Ellen, and relax by the fireplace. Cook your favorite meal in the renovated kitchen, and dine with wonderful easterly views. On site pool, tennis, & laundry facilities.



FAYSTON

\$185,000

Enjoy all the benefits of this location at Sugarbush Resort, Lincoln Peak! A short walk to the ski lifts, health & racquet club, restaurants and other base area amenities. This 4 bedroom property is clean, bright and nicely furnished, boasting a huge, sun-soaked deck, fireplace, and open floor plan.



MORETOWN

\$127,000

Central Vermont living made easy! 2 bedroom, 2nd floor unit in great condition, offers low monthly fees, efficient LP heat, new flooring, updated windows, a nice deck and lots of flat, usable grounds for BBQ, recreation, gardening, etc. Only 20 minutes to Montpelier, Waterbury and the Mad River Valley.



WARREN

\$99,900

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



FAYSTON

\$99,000

This unit has a completely renovated kitchen, wood flooring, brick fireplace, over sized deck, custom built in shelves, replacement windows and upgraded insulation. On site pool, clubhouse & laundry. Excellent proximity to Sugarbush Resort, Mad River Glen, and everything the Valley has to offer!



WAITSFIELD

\$69,000

Affordable, efficient, and practical all describe this studio condominium. Great location to commute to anywhere in the Mad River Valley and beyond. This unit boasts an open floor plan and has its own washer & dryer.



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).



WARREN

\$1,200,000

Beaver Pond Farm is an intimate bed and breakfast elegantly restored to preserve its historic Vermont charm. Five lovingly decorated guest rooms. Post and beam attached barn with fabulous owners quarters. Gorgeous views of Sugarbush Resort and a short walk to the first tee at Sugarbush Golf Club.



WARREN

\$899,000

Profitable Inn located at the main access road to Sugarbush Ski Resort in the heart of the Mad River Valley. High tourist traffic in this ideal hospitality location has created consistent income growth! Family-sized owner's residence, (4 bedrooms) with a recent addition. A great income producing, turn key business!!



FAYSTON

\$745,000/\$899,000

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.



MORETOWN

\$285,000

5 units, 9 total bedrooms. Solid rental history. Minutes to downtown Waterbury. Easy access to I89 and Montpelier. Owned and maintained by the same family for 36 years. New septic in 2008. Owner financing possible.



NORTHFIELD

\$229,000

Here's a great opportunity to own a multi-family property within walking distance of Northfield. Close to Norwich University, and an easy commute to Montpelier, or anywhere along the I89 corridor.



GRANVILLE

\$199,500

Best of the old and new in this remodeled duplex located close to several ski areas and the Green Mtn. National Forest. Great investment! Live in the 3 bedroom unit and collect rent from the apartment. Features include wood flooring, metal roof, open meadowland and frontage on the White River.



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

\$165,000

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.

- **WAITSFIELD – 160 acres** **\$2,500,000**
- **WARREN – 57 acres** **\$595,000**
- **NORTHFIELD – 178 acres** **\$459,000**
- **WAITSFIELD – 22.8 acres** **\$399,000**
- **WAITSFIELD – 15 acres** **\$325,000**
- **WAITSFIELD – 10.18 acres** **\$245,000**
- **WARREN – 29.75 acres** **\$199,000**
- **WAITSFIELD - 42 acres** **\$190,000**
- **FAYSTON – 48 acres / 1 acre** **\$175,000 / \$40,000**
- **DUXBURY – 29 +/- acres** **\$155,000 / \$145,000 / \$135,000**
- **WARREN – 2.35 acres** **\$149,000**
- **WARREN – 3.49 acres** **\$139,000**
- **WAITSFIELD – 1 +/- acres** **\$132,500 / \$84,900 / \$74,900**
- **GRANVILLE – 10.5 acres** **\$115,000**
- **FAYSTON – 13.7 acres** **\$99,000**
- **NORTHFIELD – 35.98 acres** **\$94,000**
- **WARREN – 3 +/- acres** **\$89,500**
- **WAITSFIELD – 6.9 acres** **\$89,000**
- **HANCOCK – 24 acres / 10+ acres** **\$69,900 / \$39,900**
- **WARREN – 3 acres** **\$65,000**
- **GRANVILLE – 10 acres** **\$60,000**
- **FAYSTON – 1.58 acres** **\$59,750**
- **WARREN – 5 acres** **\$40,300**
- **ROXBURY – 5 acres** **\$35,000**
- **ROXBURY – 10.1 acres** **\$29,000**

DAVID M. DION



REAL ESTATE

Sales, Permitting,
Conservation Planning
5513 Main St., Waitsfield

496-5000

info@davidmdion.com



Search the entire
Mad River Valley
MLS at

www.davidmdion.com