

DAVID M. DION



REAL ESTATE



FAYSTON

\$995,000

Exceptional Post & Beam home with endless mountain views. Open floor plan with a Rumford fireplace, gourmet kitchen, and 9 foot ceilings. Custom built with local materials. Radiant heat throughout, 3 bedrooms plus a master/guest suite/apartment and a 3 car heated garage.

Vacation Homes, Land,

Condominiums, Country Inns,

Commercial & Investment Properties

Conservation Planning



DAVID M. DION REAL ESTATE

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ROXBURY

\$1,900,000

At one time or another we've all dreamed of owning a home and farm just like this. Warm, inviting, top of the hill & end of road privacy, and views from every window. Then there's the flowers! Third Branch Flower Farm grows a dizzying array of perennials and ships cut flowers all across the country.



WARREN

\$1,190,000

Enjoy Sugarbush Resort, Green Mountain and Mad River Valley views from this stately expanded Cape. Sun soaked southern exposure with large meadow and a refreshing spring fed pond. The generous floor plan allows privacy for reading your favorite novel or grand spaces for special family gatherings.



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.



WARREN

\$790,000

Classic hillside farm featuring big valley and mountain views, old stone walls, and a grand ole lady of a home ready for your restoration project. Maple and fir floors, rooms galore and some really nice built-ins. If walls could talk what a great story this home would tell!



WAITSFIELD

\$598,000

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

\$579,000

This spacious Bragg Hill home features 5 bedrooms all with attached baths, vaulted ceilings in family room with wood burning fireplace, and a generous sized main level master bedroom with walk-in closets & ensuite bath. The lower level is partially finished for an office, a gym and more.



FAYSTON

\$575,000

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 Mountain and Sugarbush Resort views.



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 mean you can move right in without changing a thing! Tennis anyone?



WARREN

\$485,000

Sugarbush Resort living at its best! Close to the ski lifts and restaurants this furnished Sugarbush Village home is perfect for family, friends, and loads of fun! Vaulted ceilings, lots of windows for natural light, and the perfect blend of open and private spaces. And a shared interest in the secret pond out back!



WARREN

\$495,000

Tastefully updated 4 bedroom, 3 bath home featuring large rooms and open floor plan. Kitchen with cherry cabinets, SS appliances, master suite with soaking tub. Tennis court, hot tub, decks, pond and XC skiing from your door. With views and enough room for animals, it all adds up to a grand property!



WARREN

\$450,000

Stylish and comfortable 4 bedroom home with views of Sugarbush's Lincoln Peak and Mt Ellen. Private on 6+ acres but close to skiing and town. Bright, sunny cook's kitchen with honed concrete counters, farm sink and top of the line appliances open to dining and living area with gas fired stove.



MORETOWN

\$445,000

Private setting. 9 acres with mountain views and plenty of garden spaces. Great living spaces including a generous sized country kitchen with sunny breakfast room. A family room leads to both a screened porch and sundeck. Generous sized bedrooms and 2 baths. Purchase with 15 acres at \$549,000.



WARREN

\$429,000

This is the best example of true log home construction out there! Open floor plan with generous sized rooms, grand stone fireplace, a delightful blend of intimate and open spaces and soothing sounds of the nearby brook from the covered deck. A lower level offers myriad expansion opportunities.



BRISTOL

\$399,900

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.



MORETOWN

\$350,000

Privacy, mountain views and a location that everyone loves! This 4 bedroom, 2.5 bath home has it all. Large rooms and 3,000 square feet total, not including the unfinished space over the garage. A short drive to the best of Central VT yet world's away from it all. Reduced for quick sale.



WARREN

\$370,000

This could be the ultimate ski house with 6 bedrooms and 4 baths! Major updates include a Post & Beam great room with finished basement, oversized 2-car garage, additional living space and kitchen. Just 3 miles to Sugarbush's Lincoln Peak. A recent appraisal at \$445,000 makes this an incredible value!



FAYSTON

\$349,000

This traditional style home is well sited on 4.7 acres with a pleasant long range 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 \$449,000 on 10 acres with an already subdivided building lot.



NORTHFIELD

\$349,000

Open living with incredible easterly views on 10+ acres! Radiant heat throughout supplemented by a Vermont Castings wood stove. High quality finishes include Brazilian Cherry floors and custom-maple built-ins. Permitted for 3 bedrooms, and preliminary plans for a 3 lot subdivision in hand.



WARREN

\$330,000

138 acres bordering the Green Mountain National Forest and featuring long frontage along both the Mad River & Lincoln Brook. Swim, fish and wander pristine woodlands, right from your back door! Start with the single wide mobile while you plan your dream home.



WARREN

\$329,000

Spectacular passive solar home. Efficient windows, hardwood flooring, Buderus boiler, cast iron radiators, new siding and replaced septic system. Detached studio/office or 4th bedroom. Plenty of space for gardens and back yard livestock. Also offered with adjoining 1.7 acre building lot for \$369,000.



WARREN

\$319,000

Enjoy end of the road privacy in this authentic Norwegian Home. Excellent proximity to Sugarbush's Lincoln Peak, back country skiing from your yard, and a 3-Wood shot to the golf course! 2400+ sq. ft., large sunny living room with soapstone fireplace, and 4 bedrooms. There's plenty of room for everyone.



MORETOWN

\$299,000

Outstanding views of Camel's Hump and the Green Mountains. Efficient design, great natural light and mountain views from every room. Large deck, attached garage, open pasture with room for garden & animals. Soothing country location, yet minutes from I-89, Waterbury & Montpelier.



MORETOWN

\$310,000

Spacious, super insulated contemporary on 17.5 private acres with Herring Brook frontage. New on demand hot water heater, refinished hardwood floors and 2 large bathrooms one with new heated whirlpool tub accented with custom tile. Second floor laundry and large bedrooms with walk-in closets.



ROXBURY

\$475,000

Sweeping mountain views highlight this solar powered 4 bedroom hilltop home. Open floor plan with custom crafted kitchen. Generous sized bedrooms and a full length covered deck. Two propane fireplaces, a woodstove, ski/gear room, workshop and 2 car garage.



WARREN

\$269,000

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



ROXBURY

\$265,000

The "J.G. Hall Homestead" is a 19th Century Colonial style home built for the ages. This gracious 3 bedroom, 2 bath home features custom inlaid hardwood flooring, tin ceilings, old world trim details and large rooms. A magical setting on 50 private acres includes Dog River frontage and pristine woodlands.



WARREN

\$249,000

Here is an affordable 4 bedroom, 2 bath home right between the Sugarbush Resort and Golf Club. The location is ideally suited for a 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!



WAITSFIELD

\$249,000

This great little Mad River Valley getaway is private yet close to paved roads and Waitsfield Village. Two bedrooms share a bathroom up and one bedroom on the main floor if you don't like to climb stairs. Beautifully wooded back yard and some sunny spaces to the south for a garden.



STARKSBORO

\$249,000

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.



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. Private location on dead-end road



WARREN

\$210,000

This cozy chalet is neatly nestled amongst the trees. It is nicely situated off the road and bordered by gorgeous stonewalls. Enjoy the fireplace and southern exposure, imagine the possibilities.



WARREN

\$189,000

A great location between Sugarbush Resort's, Lincoln Peak and Mt. Ellen. Catch the shuttle just out your front door. Two units. Upper unit has new kitchen appliances, airy living-dining room with fireplace and cathedral ceiling. Lower unit needs some finishing, but tons of potential.



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 and wood stove fireplace, bright and cozy! Miles of cross country skiing right out the front door of this 3 bedroom 2 bath home only a short distance to downtown Warren. Level lot, garden space and recently installed standing seam roof. The best deal in Warren!



ROXBURY

\$195,500

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. 3 bedrooms, 2 baths, endless possibilities!



WAITSFIELD

\$190,000

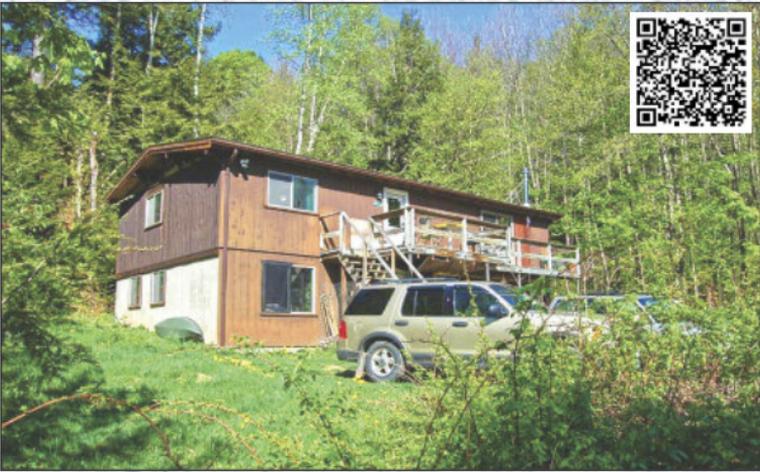
Here is a Vermont home featuring some good ole fashioned Vermont ingenuity. This incredible Mad River frontage opportunity features easy access from a paved well plowed road and plenty of room to plant your gardens. It's a bit cluttered right now but definitely worth the look!



FAYSTON

\$185,000

Move-in condition home features recent updates to roof, furnace, hot water heater, interior paint & carpet. Great kitchen & floor-plan. Huge deck, nice yard and the soothing sounds of Shepard Brook. Terrific garage and garden shed. Very well maintained, easy to heat and maintain. Priced to sell now!



WARREN

\$180,000

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.



ROXBURY

\$169,900

Charming, antique home on Warren Mountain Rd. 2 bedrooms plus sleeping loft, 1½ baths, laundry, office, enclosed porch and deck. Cathedral ceilings with original exposed beams in dining room. Large 2 room addition with fireplace. Detached two car garage with workshop. Landscaped and spacious yard.



NORTHFIELD

\$149,000

“Tumbling Spring”, a nice little camp on a grand piece of land. 77 acres in the heart of the Green Mountains. State permit in hand to build a new 3 bedroom home. Great spot for hunting, snow-machines, and nature lovers. Long frontage on town maintained paved road. What are you waiting for?



WAITSFIELD

\$395,000

Best location in town for myriad office and retail opportunities. Main building features one or two units suitable for residential, retail or office. Detached barn offers one or two units suitable for retail or office.



WARREN

\$445,000

The views and location you've been looking for! Minutes to Sugarbush Resort and the Sugarbush Golf Club is even closer. Impeccably maintained 3 bedroom, 4 ½ bath unit updated with new hardwood flooring and fresh carpet. Relax by the fireplace in the winter. Enjoy the screened in porch and deck in the summer!



WARREN

\$335,000

Spacious 3 bedroom Club Sugarbush condo. Updated kitchen with granite and new appliances. Master bath remodeled with walk in stone shower. Slate entry, sauna, built-ins. Deck overlooking the pond, convenient to shuttle service, golf and skiing. Family owned over 10 years and never a rental unit.



WARREN

\$242,000

Freestanding 2 bedroom South Village townhouse, ski to and from. Bright and airy, with new carpeting throughout. Kitchen upgraded with gas range, maple cabinets, tile counters and backsplash.



FAYSTON

\$239,000

Battleground townhouse with expanded and renovated kitchen, 2 bedrooms plus loft, radiant tile floor, birch cabinets, Kitchenaid appliances, and Silestone counter-tops. Nicely sited and easily accessible, deck with mini bar and sink. Base board hot water heat, basement, mudroom entry way with woodshed, lots of storage space.



WARREN

\$233,000

Location and convenience, just what you're looking for! Just a short shuttle ride to Sugarbush's Lincoln Peak, or a short drive to Mt. Ellen, Mad River Glen and the Sugarbush Golf Club. Enjoy the convenience of an open living space, 2 bedrooms with private baths, 2nd floor laundry, and a carport to keep the snow and sun off your car!



WARREN

\$209,000

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 and golf course at Sugarbush Resort.



FAYSTON

\$199,000

Less than a mile from Mad River Glen. Furnished 2BR/2BA Battleground townhouse with 2 decks and a patio overlooking a babbling brook. Great rental potential with this end unit that sleeps 9. Features Rinnai heater, Vermont Castings wood stove, laundry and private "owners' closet".



WARREN

\$194,000

Clean, updated, nicely furnished and well maintained 2 bedroom 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

\$195,000

Rare 2-story, 2 bedroom unit (Interval II). Spacious open living space on the main floor and 2 bedrooms with private baths on the top floor. Amenities include an outdoor year-round heated pool, 2 outdoor hot tubs, fitness room, owner's lounge, car & ski valets, and the best location at Sugarbush.



WARREN

\$149,900

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 N. Lynx condo is clean, bright and nicely furnished, boasting a huge, sun-soaked deck, fireplace, and open floor plan.



WAITSFIELD

\$114,500

This bright, clean and well maintained townhouse features two 2nd floor bedrooms each with balcony deck, and share a full bath with laundry. Main level with nice sized living room and propane heat stove, tiled dining room and the perfect sized kitchen. Priced below appraisal, this one will go quickly!



WARREN

\$105,000

Beautiful Bridges unit in pristine condition includes fireplace and private deck fronting on level yard. Owners enjoy the only state-of-the-art resort in the area including pools, tennis & gym with full time, on location management, including rental service. Live the good life!



FAYSTON

\$99,000

This 1 bedroom Sugar Run condo has a completely renovated kitchen, wood flooring, brick fireplace, oversized 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!



FAYSTON

\$89,000

Easy living at the base of Sugarbush - Mount Ellen. Immaculate 1 bedroom, 1 bath Fiddlehead condominium ready for year-round fun! New laminate flooring & interior paint. Cozy LP cast iron stove heater. Recreation galore includes on site pool, tennis, hot tub, sauna, recreation and game rooms. Just move in and enjoy!



WAITSFIELD

\$65,000

Affordable, efficient, and practical all describe this Fly-In 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.



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 & 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

This comfortable country Inn is located at the main access road to Sugarbush Ski Resort in the heart of the Mad River Valley. High tourist traffic leads to an ideal hospitality location. Consistent income growth! 4 bedroom owner's residence with recent addition. A turn-key business!!



WARREN

\$725,000

AAA 3 Diamond and Mobil 2 star rated four-season Sugarbush area B&B features 9 guest rooms all with en-suite baths, comfortable guest lounge, spacious dining area, generous sized kitchen featuring the AGA stove, and private owners quarters. And just a short 55 second drive to Sugarbush Resort!



FAYSTON

\$695,000/\$849,000

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 guest home also available



MORETOWN

\$250,000

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. A great investment and a place to call home.



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).



WARREN

\$295,000

Prime Warren commercial location on the corner of RT 100 & Sugarbush Access Road! Building consists of ground floor retail space, office space on first floor, and a 2 bedroom apartment on the 2nd floor. Recent improvements include vinyl siding, new roof, and replacement windows in the apartment.



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! Located just outside of Waitsfield Village.



WAITSFIELD

\$105,000

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. Owner says "make an offer".

- **WAITSFIELD - 160 ACRES** **\$1,600,000**
- **WARREN - 57 ACRES** **\$595,000**
- **DUXBURY - 20 +/- ACRE LOTS** **\$135K / \$145K / \$119K**
- **NORTHFIELD - 178 ACRES** **\$395,000**
- **WAITSFIELD - 22 ACRES** **\$369,000**
- **WARREN - 34 ACRES** **\$360,000**
- **WAITSFIELD - 15 ACRES** **\$325,000**
- **FAYSTON - 17 ACRES** **\$249,000**
- **NORTHFIELD - 1.9 ACRES** **\$225,000**
- **NORTHFIELD - 210 ACRES** **\$199,000**
- **WAITSFIELD - 42 ACRES** **\$190,000**
- **NORTHFIELD - 55 ACRES** **\$165,000**
- **WARREN - 3.4 ACRES** **\$139,000**
- **WAITSFIELD - 3.4 ACRES** **\$139,000**
- **WARREN - 1.2 ACRES** **\$130,000**
- **WAITSFIELD - 1 ACRE LOTS** **\$132,500 / \$84,900 / \$74,900**
- **WARREN - 29 ACRES** **\$129,900**
- **GRANVILLE - 10.5 ACRES** **\$99,000**
- **GRANVILLE - 18 ACRES** **\$95,000**
- **WARREN - 3.1 ACRES** **\$89,500**
- **NORTHFIELD - 35 ACRES** **\$89,000**
- **WAITSFIELD - 6.8 ACRES** **\$80,000**
- **WARREN - 1.7 ACRES** **\$75,000**
- **WARREN - 3.6 ACRES** **\$69,000**
- **HANCOCK - 24/13.4/10.7 ACRES** **\$67,900 / \$37,900 / \$34,900**
- **WARREN - 3 ACRES** **\$65,000**
- **GRANVILLE - 10.1 ACRES** **\$60,000**
- **FAYSTON - 1.5 ACRES** **\$59,750**
- **ROXBURY - 10 ACRES** **\$29,000**
- **WARREN - 1.4 ACRES** **\$14,100**

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