

DAVID M. DION



REAL ESTATE



BERLIN

\$810,000

Circa 1850 Post & Beam home on **384 acres** is certain to please. Interior features include hardwood and softwood floors, plaster ceilings and walls, built-up painted softwood window and door trim and antique wood-panel doors. Carefully modernized to maintain its old world charm. Whole house generator. Both attached and detached garages. Exterior features include a large swimming pond, stone stairways, walkways and walls, woodlands, private hiking trails, a greenhouse and extensive perennial gardens.

Vacation Homes, Land,

Condominiums, Country Inns,

Commercial & Investment Properties

Conservation Planning



DAVID M. DION REAL ESTATE

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WARREN

\$998,000

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 gatherings.



WARREN

\$690,000

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

\$575,000

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.



WARREN

\$535,000

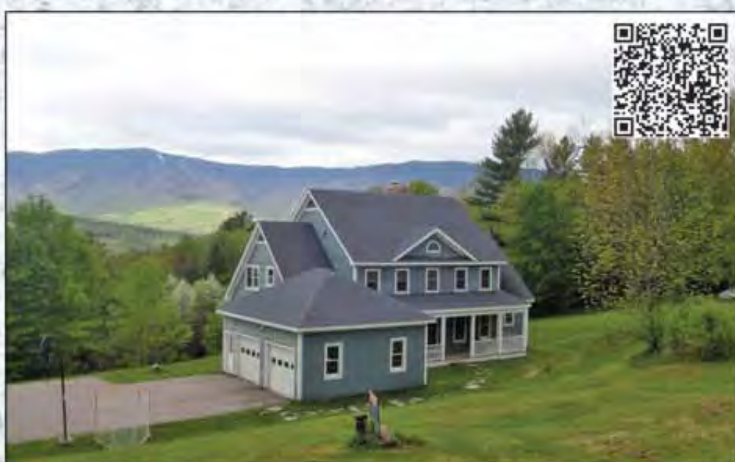
Tastefully renovated traditional style Warren Village home with lots of great living spaces. The dream custom kitchen looks out over a long farmer's porch and private back yard to a beautiful stretch of the Mad River. A great home for family and friends to enjoy all the charm Warren Village has to offer.



WAITSFIELD

\$520,000

Stately Colonial features hardwood and tile floors, stone walls, perennial gardens, a stocked trout pond and a great 18x20 equipment shed. Enjoy end of road privacy with gentle mountain views yet close to Waitsfield Village.



FAYSTON

\$510,000

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 and en-suite bath. The lower level is partially finished for office, a gym and more.



WARREN

\$475,000

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



FAYSTON

\$450,000

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

\$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.



FAYSTON

\$449,000

Exceptionally well designed energy star rated Cape style home. Brown maple hardwood floors, gourmet kitchen, private office or library and spacious master bedroom suite. Beautiful gardens and landscaping. Minutes from town, a short walk to the elementary school and near 2 ski resorts!



MORETOWN

\$445,000

Private setting 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. **9 acres**, 4 generous sized bedrooms and 2 baths. Purchase with 2 acres at \$379,000.



WARREN

\$429,000

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. Also a shared interest in the secret pond out back!



WARREN

\$499,000

Well-constructed, privately sited 3 bedroom Colonial on **6.3 acres**. Extensive recent improvements include hand-scraped teak flooring in the living and dining rooms, new tile in the kitchen and foyer, expanded porch and deck including an octagonal gazebo revealing western views.



ROXBURY

\$399,000

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 on **39+ acres**.



WARREN

\$375,000

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 a myriad of expansion opportunities.



FAYSTON

\$350,000

Spacious 4 bedroom, 3 bath contemporary has a sky lit roof peak with a beautiful catwalk and a stately stone fireplace. Kitchen and dining area with a wall of windows, custom granite sideboard and upgraded appliances. On **6.7 acres** and an insulated, heavy gauge, metal standing seam roof. Special and unique!



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.



GRANVILLE

\$335,000

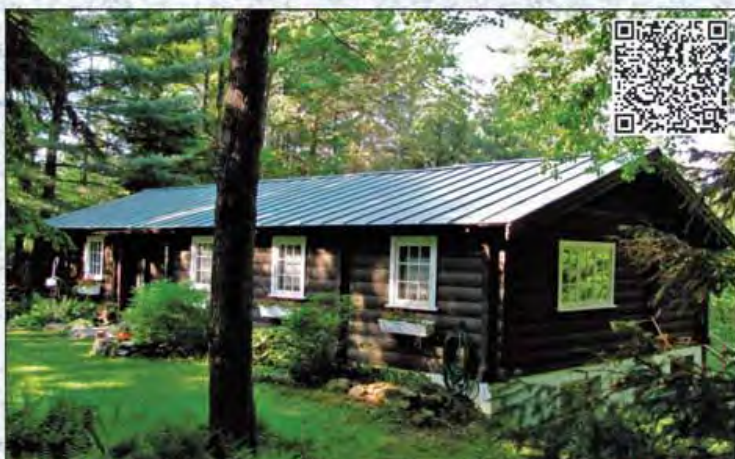
This home offers a bright, granite kitchen and wonderful, open floor plan. Living room with fireplace, vaulted ceiling and wall of windows. First floor bedroom suite and a large deck with mountain views. A finished, walk-out basement and extensive flower beds. An expansive yard overlooks the pond.



MORETOWN

\$315,000

This country home combines elements of Oak Post & Beam with an open floor plan and offers relaxing mountain views. Recent improvements include replacement windows, hardwood flooring, appliances, interior and exterior paint, stone landscaping, a re-built deck and much more. This is a great value!



WARREN

\$299,000

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

\$293,000

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



WARREN

\$289,000

Beautifully restored and lovingly maintained circa 1880 home. Wide pine floors, vaulted ceiling and an open floor plan. First floor master bedroom suite. Walk to the Warren Store or to any of the numerous secret swim holes along the Mad River. Or just sit and watch the world go by on the farmer's porch.



ROCHESTER

\$285,000

Mountain Brook Farm, a quaint cape with enclosed south facing porch, pond, fireplace and a beautiful barn. New energy efficient furnace. The house had insulation blown in in 2007 and a new septic in 2005. The spacious 3 level barn, with poured concrete foundation and drive in floor, has many possibilities!



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.



FAYSTON

\$275,000

Lovely streamside living. Nice level yard with an established raspberry patch. Living room with fireplace and hardwood floor. Large eat-in country kitchen and spacious mudroom. Attached 2 car garage, separate single car garage and an additional separate outbuilding ready to be a wonderful workshop by the water.



MORETOWN

\$275,000

Sparkling, low maintenance Cape. Insulated, walk-out basement with radiant heat. Wood and tile flooring, replacement windows, standing seam metal roof, new siding, paint and much more. Easy commute to Waterbury, Montpelier or Sugarbush Resort. Fantastic deck, gardens and westerly views.



GRANVILLE

\$265,000

Enjoy the peace and serenity while looking over the pond to the mountains looming to the west. Sunny and bright living, dining and master bedroom. Spacious, in-law suite plumbed for a kitchen with separate entry way. New septic 2005, standing seam roof, LP generator and chimney for wood stove.



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 upstairs 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.



WARREN

\$249,000

Charming Warren Village Cape with HUGE in-town lot. Extensive upgrades: updated windows, electrical work, plumbing, HWH, paint, gutters and many other improvements. Lovingly maintained. Walking distance to school, Warren Store and Pitcher Inn. Open, flat yard and nice patch of secluded woods too.



STARКСBORO

\$239,000

Mini-farm, scenic mountain setting with gardens and barn, on 5 acres. 3 bedroom, 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

Coveted East Warren location with panoramic views from Sugarbush Resort & M by the pool all summer and snuggle up by the 2 fireplaces for the winter. Reclai



WAITSFIELD

Well-built, lovingly cared for home with spectacular western views and exposu from Historic Waitsfield Village. Plenty of room with a first floor master suite, 3-



MORETOWN

End of road privacy with endless views towards Camel's Hump. Inside, enjoy r landscaping, relax in the hot tub and watch the sunset. Plenty of room for all you



\$1,200,000

Follow the road from the Mad River Glen all the way to Camel's Hump. Truly an estate quality home. Relax in the horse barn and make this an equestrian's dream come true!



\$595,000

...re. It's rare to find a home of this quality with such fabulous views just minutes from the city. Features include a main floor living area with a fireplace, 3 bedrooms + additional bedrooms and an attached 2-car garage.



\$499,000

...radiant heat, fieldstone fireplace and wood stove. Outside, take in the incredible views from the porch. Features include a main floor living area with a fireplace, 3 bedrooms + additional bedrooms and an attached 3-car garage with office/exercise space above.



FAYSTON

\$299,000

Updated Bavarian style home featuring vaulted ceilings on the first and second floor, bright spaces, a generously sized master bedroom suite with private deck and a spacious home office with radiant heat. Newly remodeled kitchen and tiled bath. Multiple private sundecks overlooking perennial gardens.



NORTHFIELD

\$199,000

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. Add a covered porch and low maintenance costs and you get a great value!



FAYSTON

\$185,000

Move-in condition home features recent updates to roof, furnace, hot water heater, interior paint and carpet. Great kitchen and floor-plan. Huge deck, nice yard and close to 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.



WARREN

\$179,000

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 with fireplace needs some finishing but has tons of potential. New roof and chimney.



ROXBURY

\$280,000

It's the log home you've always wanted. Open floor plan featuring knotty pine walls, vaulted ceilings, country kitchen, and a covered deck to keep the sun at bay or enjoy those cool rainy evenings. Living in the country just got better!



WARREN

\$150,000

Just a few short miles from Sugarbush's Lincoln Peak and historic Warren Village, here's an affordable opportunity to be close to everything! Use the property as it sits, or make upgrades/updates that suit your personal needs. Property is being sold furnished, in as-is condition.



NORTHFIELD

\$139,000

"Tumbling Spring", a nice little camp on a grand piece of land 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 on your own **77 acres**. Long frontage on town maintained paved road. What are you waiting for?



WARREN

\$96,000

This cozy get-away has a pleasant and bright open kitchen, dining and living area. The kitchen features updated cabinets and appliances plus a tile floor. The bedroom is spacious with a big closet and built in shelves. Permitted 3 bedroom septic allows for expansion. Affordable, calling all Nature Lovers.



WARREN

\$415,000

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 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

\$260,000

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 the fireplace, or read a book in the spacious loft.



FAYSTON

\$225,000

End-unit at Battleground 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

\$209,000

Open floor plan featuring a living room with cathedral ceiling, toasty gas fireplace, large deck with winter ski area views and 3 full baths. Elegantly laid out and attractively repainted end unit condo with strong rental history. Just minutes to the ski trails and golf course at Sugarbush Resort.



FAYSTON

\$189,900

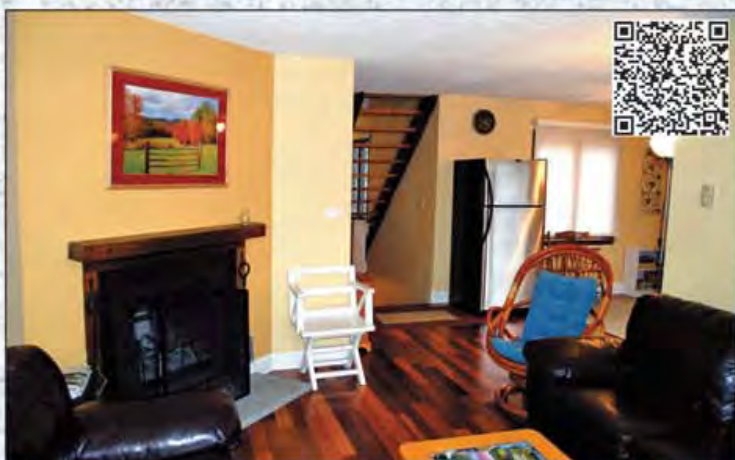
This 3 bedroom unit has a sparkling granite counter kitchen with stainless appliances, upgraded carpet and plenty of room for guests. Battleground owners enjoy a private pool, tennis courts and a choice location close to Mad River Glen! Walking distance to the Mad River Barn for après' ski dinner and fun!



WARREN

\$184,000

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

\$180,000

One of only two 5 bedroom units in this complex. 100% turn-key, nicely renovated condo. Sit by the fire and take in the Green Mountain views. Hop on the shuttle to the best skiing and riding in VT in the winter and incredible mountain biking, hiking and golf in the summer. This one is ready to go!



WARREN

\$1,050,000

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 owner's quarters. Gorgeous views of Sugarbush Resort and a short walk to the first tee at Sugarbush Golf Club.



FAYSTON

\$670,000/\$824,000

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.



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!



WAITSFIELD

\$310,000

Best location in town for a myriad of 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

\$260,000

Prime Warren commercial location on the corner of Route 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.



WARREN

\$545,000

Bright open floor plan features cherry floors and staircase, verde marble kitchen counters, and the perfect combination of open and intimate spaces including a private bluestone terrace with hot tub. Colorful perennial gardens surround the home and a pleasant pastoral view toward Camel's Hump.



WARREN

\$375,000

Location, exposure, views and privacy are all key elements to any desirable building lot, and this one has them all! This **43 acre** parcel is just over a mile from historic Warren Village, has wonderful southern exposure, sweeping views, and incredible privacy.



WARREN

\$275,000

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



MORETOWN

\$145,000

Rare land offering in the Moretown Common area. This **62 acre** parcel features easy access off a town maintained road and presents stunning western views with timber removal. Privacy, recreation trails and a quiet back road. Shared preserve area and enrolled in "current use" forestry management program. Septic design underway!



FAYSTON

\$119,000

Mountain views and privacy on this exceptional **23 acres**. A well-built driveway just needs top dressing. Permit and septic design for 4 bedroom home complete. The house site features NE exposure and inspiring views. Owner financing possible.



GRANVILLE

\$89,000

Magnificent Green Mountain location! This **10.5 acre** parcel includes a hilltop building site with driveway and leach field already installed. Driveway built with fabric & culverts = solid! The privacy and view potential with clearing are phenomenal. Just reduced. Seller says: "BRING ALL OFFERS!"



MONTPELIER

\$50,000

Rare building lot within the Capitol City. Outstanding views easterly of the Knox Mountain Range from this open and elevated location. Convenient spot with great access. Hook up to city services and build your dream home this season!

LAND

Location	Acres	Price
• WARREN , Roxbury Gap	57	\$595,000
• WARREN , Airport Rd.	34.75	\$360,000
• WAITSFIELD , Bowen Rd.	15	\$298,000
• MORETOWN , Route 100B	76.5	\$200,000
• NORTHFIELD , Union Brook Rd.	210	\$199,000
• FAYSTON , High Rd.	3.46	\$165,000
• FAYSTON , Airport Rd.	48	\$150,000
• WARREN , Mad Meadows Rd.	6.8	\$149,000
• WARREN , Highland Ave.	3.49	\$139,000
• WARREN , Norwegian Ln.	1.2	\$105,000
• FAYSTON , Woods Rd.	10.1	\$99,000
• WAITSFIELD , Common Rd.	3.46	\$99,000
• WARREN , Sugar Ledge Rd.	2.1	\$90,000
• WAITSFIELD , River Ridge Rd.	6.8	\$80,000
• WARREN , Sugar Ledge Rd.	1	\$77,900
• NORTHFIELD , Bear Farm Rd.	35.98	\$70,000
• HANCOCK , VT Route 100	24	\$67,900
• FAYSTON , Moulton Rd.	1.58	\$59,750
• WARREN , Mad Meadows Rd.	3.6	\$49,000
• HANCOCK , VT Route 100	13.4	\$37,900
• HANCOCK , VT Route 100	10.71	\$34,900
• FAYSTON , Airport Rd.	1	\$30,000

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