



**WARREN**

**\$2,995,000**

South Hill Farm offers the epitome of a classic Vermont hill-farmstead complex (with sophisticated amenities) on 140 acres of conserved meadows, pastures and woodland trails. The great room is a re-built hand hewn beamed barn (one of two on the property) and would comfortably accommodate large gatherings. Long, grand views of the Mad River Valley, Northfield Range and Camels Hump.

## **MAD RIVER VALLEY REAL ESTATE**

**REAL ESTATE SERVICES AT THEIR PEAK**

5513 Main Street • Waitsfield, Vermont

**802-496-5000**

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**WARREN \$998,000**

Circa 1840's farmhouse elegantly restored to preserve its historic Vermont charm. Five lovingly decorated guest rooms with en-suite baths. Post & Beam attached barn with fabulous in-laws quarters. Gorgeous views of Sugarbush Resort and a short walk to the first tee at Sugarbush Golf Club.



**WAITSFIELD \$595,000**

A well-built, lovingly cared for home with spectacular western views and exposure. It's rare to find a home of this quality with such fabulous views just minutes from Historic Waitsfield Village. Plenty of room with a first floor master suite, 3+ additional bedrooms and an attached 2-car garage.



**WAITSFIELD \$545,000**

This beautifully renovated chinked log home is bright and spacious with light filled rooms. Heat by propane or exterior wood furnace. A versatile detached structure makes a great office or workshop. The home is nicely sited at the top of a knoll offering grand views of the Mad River Valley and Northfield Range, and minutes to town, schools, and the ski areas.



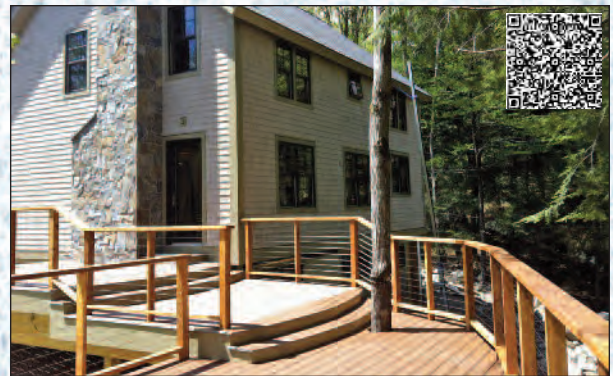
**WARREN \$535,000**

Enjoy this 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.



**WARREN \$533,900**

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.



**FAYSTON \$525,000**

"What a location!" Post and beam home presently under construction. Features include classic pegged and exposed posts & beams, maple and tile floors, custom cabinetry, great proximity to the base lodge at Mount Ellen and the soothing sounds of Chase Brook from a "one of a kind" curvilinear sundeck!





**NORTHFIELD \$495,000**

Live it up on 120 acres with end of the road privacy, mountain views and southern exposure. Old pastures, stone walls, apple trees, pond and mixed woods. Renovated farmhouse features natural woodwork, hardwood flooring and country charm. Solid barn dates from the 1850's. Sale Subject to subdivision. Also available with 381 acres for \$749,000.



**WARREN \$449,000**

Tastefully updated 4 bedroom, 3 bath home featuring large rooms and open floor plan. Kitchen has cherry cabinets and SS appliances. Enjoy the 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 great value!



**WARREN \$445,000**

Bright, clean and beautifully updated home in great condition, and only a stone's throw from Sugarbush Golf Course or the base area lodge at Lincoln Peak. 5 generous sized bedrooms and baths to comfortably entertain your extended family and friends. Enjoy bright open spaces indoors and beautiful landscaping outdoors.



**FAYSTON \$439,000**

Savor 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. Great office or kids play room over garage. Recent upgrades mean you can move right in without changing a thing! Tennis anyone?



**FAYSTON \$429,000**

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



**WARREN \$424,000**

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 with plenty of room for last minute stay-over guests. And a shared interest in the secret pond out back.





**ROXBURY \$399,900**

Welcome to "Willow Pond", 1st time on Market! This custom built home on 24 acres is 20 minutes to Sugarbush Resort and 10 minutes to Norwich University. Expansive meadow with mountain views, glorious brook fed pond and ultimate privacy. Also available with 44 acres for \$459,900



**FAYSTON \$399,000**

Overlooking the Green Mountains with 27 acres this antique home features hand-hewn beams, stone fireplace hearth, plaster walls and pine flooring. Perched above active beaver ponds, enjoy nature from your door. There is exceptional development potential for an additional, and dramatic, home site or two, or three!



**MORETOWN \$339,000**

Here is a wonderful craftsman-built home with post & beam features. Relax by the cozy brick hearth and fireplace and enjoy the additional living space in the daylight walk-out basement. Rustic Charm with recent Energy Star home improvements.



**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.



**FAYSTON \$330,000**

Warm open living space with a beautiful stone fireplace, plus a large family room with wood stove in the daylight walk-out finished basement. With 5 bedrooms, this home has plenty of room for guests. Great proximity to Mad River Glen and Sugarbush. Views could be even better with selective clearing.



**NORTHFIELD \$329,900**

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.





**WAITSFIELD \$309,000**

Spread out with 4 bedrooms and 3 baths indoors and 2 decks plus a stone patio outdoors. Amenities include a covered entry leading to a mudroom, a breakfast counter and large barn/garage. Pamper yourself with the 1st floor master suite featuring radiant heat, large closets and tons of natural light.



**NORTHFIELD \$299,000**

Privacy and plenty of elbow room accompany this 21 acre property. At the end of a private drive, you will fall in love with this home. It has 4 bedrooms, a large kitchen and extensive upgrades. There are local mountain views and plenty of Maple trees for sugaring. VAST trail at foot of drive.



**WARREN \$289,000**

Enjoy end of the road privacy in this authentic Norwegian log 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.



**WARREN \$295,000**

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!



**FAYSTON \$269,000**

This updated Bavarian style home features 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. Enjoy the private sundeck overlooking perennial gardens and wooded paradise.



**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.





**GRANVILLE** **\$245,000**

If privacy and mountain views are your thing, make sure to check out this well-built cottage on 11 acres. Great natural light, huge deck, standing seam roof and natural T&G Pine finishes. Low maintenance design. Granville is a "school choice" town. Only 20 minutes to Warren Village and Sugarbush Resort.



**WAITSFIELD** **\$229,990**

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 and private back yard and some great sunny spaces to the south for a garden.



**WARREN** **\$225,000**

Cozy, hand crafted cottage in turn-key condition is ready to go! Warm, pine wood finishes, updated metal roof, 2 bedrooms, 1.5 baths, detached barn, sun deck, small stream and x-country skiing out your front door at Ole's. Offered fully furnished, this is a great value.



**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!



**MORETOWN** **\$180,000**

Sturdy Farmhouse with attached barn and covered sitting porch from a bygone era! This home offers large rooms and easy access off a paved road just minutes to downtown Waterbury. Level yard, apple trees, detached shop. Great project home and well worth the effort.



**WARREN** **\$160,000**

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

**\$2,099,000**

Panoramic views over a private swimming pond. White-washed pegged post & beam construction. Large open concept living area with stone fireplace (wood), generous first floor master bedroom suite, and oversized 3 car garage. Enjoy 76 acres with serpentine walking trails past stone walls and a clear mountain stream. Living in Vermont just got better!



## WARREN

**\$595,000**

Here is an exceptional home with ideal proximity to Sugarbush Resort & Golf Course. Plus a wonderful open floor plan, great exposure and views. Master Suite with steam shower and private deck. 3 bedrooms in main house with attached guest/in-law suite and 2 car garage.



## WAITSFIELD

**\$395,000**

Restored 1840's post & beam cape on 13.7 private acres offering privacy and views of Camel's Hump. Recent updates include windows, foam insulation, standing seam roof, siding, heating, plumbing, appliances and much more! 3 bedrooms, 2 baths, detached barn, sugar house and trail network for recreation.





**NORTHFIELD \$129,000**

"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. Long frontage on town maintained paved road. What are you waiting for?



**WARREN \$75,000**

2 acres perched above the Mad River, offering direct access to Vermont Route 100 and the best swimming and fishing around! Just a short bike ride or stroll to the Warren Store. Good potential to build a seasonal home. Drilled well and power on site.



**WARREN \$139,900**

Spacious multi-level condo. Recent renovation work to the ground floor, living area and new kitchen appliances. Unwind in the steamy sauna then relax by the (gas) fireplace! Outdoor amenities include a pool and tennis courts. On the Mad Bus shuttle route, easy access to Sugarbush Resort!



**WARREN \$85,000**

Great opportunity to own an affordable piece of paradise in the Mad River Valley! This is an excellent location for a year-round residence or vacation property. Ride the Mad Bus to Sugarbush Resort all winter long. Just a stone's throw to a great swimming hole and only 2 miles from historic Warren Village.



**WARREN \$79,000**

Here's an affordable getaway that's close to all the action at Sugarbush Resort's Lincoln Peak. Relax by the fire and take in the views as this condo is in turnkey condition! Ride your mountain bike out your door to some of the best single track and downhill riding in Vermont.



**WAITSFIELD \$450,000**

This Waitsfield Village property is definitely worth your attention. Great bones, ample parking, high visibility, and lots of potential. Currently, 3 apartments and 2 retail spaces. Here is your chance to be a part of the great Waitsfield Village revival!





**WARREN \$225,000**

Prime Warren commercial location on the corner of Route 100 and 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.



**DUXBURY \$395,000**

113 acre estate quality parcel! If you seek a back road location offering privacy and mountain views, check this one out. 4 lot subdivision done. Includes brook frontage and direct access to VAST trails. Home sites cleared and development road partially built. Wildlife lovers take note: this is a great investment.



**NORTHFIELD \$360,000**

Delightful 178 acre blend of rolling meadow and terraced woods with long hidden valley views and multiple water sources. Two great barn structures to store whatever suits your fancy. Opportunity abounds for a horse farm or serious agricultural endeavor.



**WARREN \$350,000**

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.



**NORTHFIELD \$300,000**

20 acres of commercial opportunity near Interstate 89, exit #5, on Vermont Route 12. Seller has completed extensive engineering, mapping and permitting. All you need to do is dream big! Mostly open meadow and offering local mountain views with great visibility.



**FAYSTON \$250,000**

Incredible estate quality land opportunity! 19 acres featuring big western views, privacy, potential for a magical pond site and bordered by a stream. And for sale by one of the very best site development contractors in the area. Here is your chance to sculpt the site into your dream Vermont property. Great potential for multiple sites.





**WARREN** **\$215,000/\$210,000**

Here are 3 premier building lots, 7+ acres each, approximately 2,000' high in the hills of East Warren. Each lot has exceptional western views with clearing. State waste water permits in place for 3 bedroom homes. Lots like this are few and far between. This is a perfect spot to build your dream house.



**NORTHFIELD** **\$199,000**

210 acres of deep woods, fresh running streams, far-off mountain views and clean mountain air. Woodsmen, hunters, naturalists should take note. Enrolled in Forestry "Current Use" program. If you want a place to get away from it all, this is it. Evidence of Vernal pools!



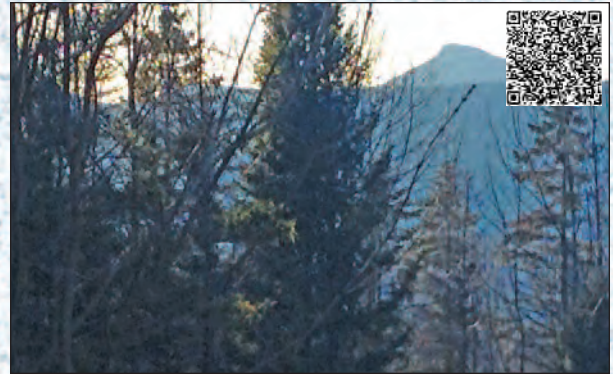
**HANCOCK** **\$189,000**

Water front property along the White River! Access via frontage on State Route 100; this property spans both shores of the White River. Enjoy some flat, river bottom pasture lands and a wooded slope on the East side of the River. 76 acres including an old stone foundation.



**DUXBURY** **\$185,000**

Large wooded tract currently enrolled in the Current Use program. Perc Tests have been completed and show favorable soils. There are 67 acres. South-eastern exposure and view potential with clearing.



**MORETOWN** **\$135,000**

Private 25 acre building lot with great view potential all the way to the Green Mountains! Country road location offering western exposure and stone wall borders. Enjoy recreation trails out the back door! Access road and underground power installed to edge of lot. State Permit for 4 bedroom residence. Easy build!



**WAITSFIELD** **\$132,500 - \$52,900**

Situated in the heart of the Mad River Valley amid stone walls, meadow, forest and the Green Mountains these building lots are ready for your house plans. Or let us provide one for you! Thoughtfully designed landscape design surrounded by 50 acres of common and protected land. Hike, bike or snowshoe on area trails through the woods and down to the Mad River.





**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.



**FAYSTON \$115,000 & \$99,000**

Two beautifully wooded land parcels in a much sought after area of Fayston. Both lots have over five acres with beautiful views over open meadows. The private road and power are already installed. Build this summer or purchase now while land prices are low and hold for investment.



**WARREN \$89,500**

Spectacular 1 acre lot on the Sugarbush Golf Course! Offering ski area views with clearing and the soothing sounds of Clay Brook, this lot is a winner! Secluded dead end road location on the back nine and adjacent to the Catamount Trail for xc skiing in winter. Ski, golf, and relax!



**FAYSTON \$99,000**

Wonderful private 10 acres. Dead-end road location with gently sloping topography, southern exposure and view potential. Great proximity to Sugarbush Resort, Mad River Glen, and VAST trails. Power is at the street, 5 bedroom septic design engineered in 2005(may require an update).



**WARREN \$93,600**

Wonderful wooded 2 acre lot overlooking the 12th tee at Sugarbush Golf Course. The house site will afford local views and offers a convenient location just minutes to skiing. Adjoins the Catamount Trail. Septic leach field installed.



**WARREN \$89,500**

Live the good life in a coveted East Warren location, location, location! Ole's XC skiing from your door. Great access and power close by this lightly wooded 3 acre lot. It has already been approved for a 3 bedroom septic system. Easy build!





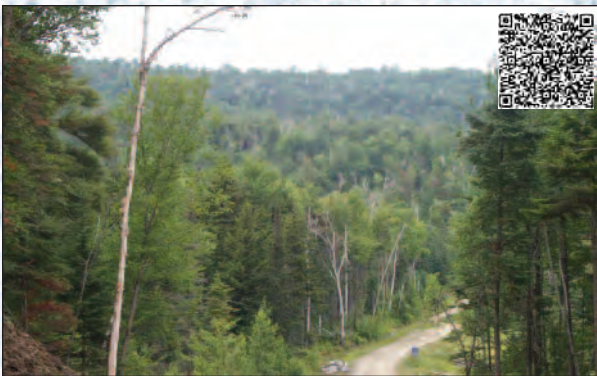
### **GRANVILLE** **\$89,000**

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 and culverts = solid! The privacy and view potential with clearing are phenomenal. Just reduced. Seller says: "BRING ALL OFFERS!"



### **WARREN** **\$79,500 & \$71,900**

"Build Ready" sites. These 2 parcels offer end of road privacy with great access and underground power. They each have a 4 bedroom state permit done. Views to the east. This is a prime location between Lincoln Peak and Mount Ellen. Simply a great value.



### **NORTHFIELD** **\$60,000**

Snowmobilers take note! 35 acres with direct access to VAST trail #17. This is a woodland parcel with awesome view potential and wildlife galore. Wastewater permit for a 4 bedroom home. Well built, class 4 road frontage. Surveyed and power close by. If you like wildlife, it does not get any better than this!



### **FAYSTON** **\$59,750**

Location, Views, Plans and Permits - start building today. Only minutes from town, GMVS and the ski areas. Views of Mad River Glen and Mt. Ellen with clearing. This 1.5 acre lot features easy access and power at the street. Southwestern exposure. Permitted for 4 bedrooms. This property is a steal!



### **HANCOCK** **\$54,900**

24 acres bordering the Green Mountain National Forest and close to 3 ski areas. Driveway is built. Soil tests complete with septic design and permitting negotiable. Good standing timber value. Great hunting, snowmobiling, fishing, hiking, etc. all close by! DRASTIC REDUCTION BY MOTIVATED SELLERS.



### **WAITSFIELD** **\$165,000**

Magical estate quality parcel of woodland featuring mature maples and pines. Enjoy a mountain stream and pleasant Green Mountain views with selective clearing. This 42 acre property offers exceptional privacy while being right in the heart of the Mad River Valley. Just a short drive to everything the Mad River Valley has to offer.



DAVID M. DION



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