



## **CAN YOU SEE THE POSSIBILITIES? HOME/BUSINESS?**

**610 Route 100, Jacksonville, VT 05361**

**\$119,900**

Just 12 minutes from bustling historic Wilmington, only 10 to Lake Whitingham for boating, fishing or swimming, 20+ minutes to some of Vermont's finest ski slopes, this outstanding building offers a wide variety of options from a wonderful country home to a small business. Only minor conversions would be needed to make your own full time or vacation home here. There is a full acre of land and a babbling brook running the length of the property; you cross a small bridge to reach the property from the main road. With over 2,000sf in perfect condition, and featuring a full central AC system, oil heat, private well and septic system, lifetime metal roof, this one level building with its large main open space works perfectly for a small business or open living life style. One story, wheelchair access, 2 half baths, reception room, library/office or future kitchen. Parking for 20-30 vehicles or turn it in to lawn and garden space. Come on to Vermont and live the good life!



**FIRST FLOOR:**

Entry Hall: 16'6" x 16'; Built-in Cabinets and Coat Racks; Ceramic Tile Floor; Water Fountain; Metal Exterior Door

Main Room: 28'10" x 40'; Wall to Wall Carpet; Sloping Floor; Tile Ceiling; Florescent Lighting; Emergency Lighting; Sound System; Programmable Thermostat

Library or Future Kitchen: 13'10" x 11'4"; Wall to Wall Carpet

½ Bath: Ceramic Tile Floor; Vanity Sink

½ Bath: Ceramic Tile Floor; Pedestal Sink

Back Hall: Ceramic Tile Floor; Pull Down to Full Attic with Air Handler

**MISC:** Exterior 275 Gallon Oil Tank Located in the Back of Building; Concrete Sidewalk; Bryant Central AC Unit; Buderus Hot Water Boiler; Bradford-White Electric Hot Water Heater; Pressure Tank; Utility Sink in Utility Room; Three Exterior Doors; Note: Main Meeting Room Floor Slopes; Storage Shed.

**LISTING BROKER IS NOT AN AGENT BUT IS SERVING AS A FACILITATOR FOR THE  
SELLER**

**GENERAL INFORMATION**

Year Built: 2002	Foundation: Slab, Poured Concrete	Total Sq. Ft.: 2,088 per Assessors
Floors: Ceramic Tile; Carpet	Windows: Casement Crank Out	
Exterior: Wood Clapboard & Brick	Color: Tan & Brick	Roof: Metal
Water: Well	Sewer: Private Septic	
Electric Service: Circuit Breaker Panel	Central AC System	Fuel Type: Oil; Electric For AC
Heat: Baseboard Hot Water	Hot Water Type: Electric Hot Water Heater	
Driveway: Private	Possession/Occupancy: At Closing	
Lot size: 2 Acres	Zoning: Rural Residential	Assessment: \$270,800
Book: 96	Page: 211	Map: 05
Lead Paint: No	Smoke/CO Detectors: Yes	Exterior Lighting: Yes

CODE: PHJHVHSWTNSF

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