








**159900 1br (4262 USD)**



Location **Vermont**  
<https://www.genclassifieds.com/x-561599-z>

A nicely furnished, 426 sq. ft. 3 room cottage with an enclosed porch with storm windows/screens. Featuring a bedroom, living room, and kitchen/dining area. The bathroom features a toilet, sink/vanity, and shower. There is also a outside shower attached to the cottage that is enclosed by stockade fencing. The outside front of the cottage features 2 patio areas and a combined walkway made of red patio blocks. Also there is a large, lockable storage deck box and picnic table in the patio areas. This cottage is on about .05 acres of deeded land, that is a corner lot, with ample parking for at least 2 cars. It is located on the corner of Church Street and Brown Ave, just off Rte 101. Easy in and out of the beach area with virtually no beach traffic back-up or gridlock, yet a short walking distance to the main sandy beach or Boardwalk. A very short walk to the Catholic Church on Church Street. The roof is +-10 years old. A new 100 amp electric service and breaker box was brought in last Summer. Updated GFI's and hard-wire smoke/co detector w/battery back-up. The electric hot water tank is +-3 years old. The kitchen boasts a 24" electric stove/oven, 11.7 cubic fridge/freezer, microwave, toaster and coffee maker. Also in the kitchen is a combined/stacked washer/dryer that is a +-3 years old. All appliances are white. A new 10,000+ BTU A/C was installed last Summer.

**\*\*ATTENTION\*\*** The Flood Elevation Certificate Survey has already been done and is in hand. This cottage is considered 1 foot above flood level by FEMA. If your bank requires you to have Flood Insurance, your costs will be greatly.

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