



A Place in Vermont

News, Views, & Real Estate

Sawdust by Day; Stardust by Night!

Winter/Spring 2011

Seven generations of Vermonters have owned, operated and managed Bills Lumber Mill and the land that surrounds it since the mill's initial conception back in 1936. Built from the ground up by the hands of Melbourne Bills, this mill first operated with a good old 1933 Buick engine and lots of heavy hands. The Bills family past and present have collectively owned over 8,000 acres of land here in Southern Vermont.



As later generations would soon discover, the hard work and investment of land and opportunity would keep them busy for many years and generations to come.

Countless changes over the years have occurred, as we all know, time does not stand still. The mill was altered over the years to keep up with the supply and demand of the ever changing lumber market. In the early years the good old 1933 Buick engine kept everything moving. With a need

for more power and higher production the Buick engine was replaced with a more powerful steam engine. The steam engine was great and was very economical at that time, they could utilize the scraps from their sawing to produce more power. Around 1941 Melbourne reverted back to the 1933 Buick engine as the steam boiler was condemned for use. It wasn't until 1952 that Melbourne decided the mill just needed more power. The Buick engine was out and the superior diesel engine took its place. Since 1952 the CAT Diesel 13,000 engine has been in use and is still utilized even today at the mill! The mill has not only continued to stay in operation but has also played an active role in contributing to the local economy.

The trials and tribulations at the mill were many. In 1941 the mill caught fire and burnt down. Melbourne quickly rebuilt the mill to keep the families and workers at the mill from going hungry. As Everett, Alan and Kathy reflect on their father's years of dedication to the mill, they remember as children sometimes as many as six trucks running simultaneously delivering lumber and materials to and from Massachusetts

and Connecticut, day in and day out. The mill employed many local young men, some of whom were deferred from World War II (thanks to Melbourne) in order to keep deliveries from the mill obtainable. Sawing six days a week was not uncommon for anyone who knew the Bills family past or present. As hard luck would have it, the fire in 1941 wouldn't be the last that the Bills' experienced. In 1960 the mill, now located up on the hill, burnt again! As determined as they are, the Bills Family rebuilt again only to have a run in with Mother Nature in 1972 when a flood swept a portion of the mill down the road!

The Bills Family did expand their horizons and business as the children recall; their father also had dealings in some cattle (both buying and selling) and was one of the first in the area to own a crusher, shovel and grader that were rented to nearby neighboring towns to assist in building better local roads. Melbourne Bills left the mill to his three sons Milton, Alan and Everett Bills. Milton being the recognized sawyer of the bunch handled most of the sawing right up until his final days. This mill holds a great deal of history, many untold stories and has survived many hurdles, especially the rollercoaster economy, and yet the Bills family still has a sustainable business that is ready for the next motivated family or individual(s) to take over the reins!



Bills Lumber continues to supply custom beams to local businesses and you will find their work in many homes around southern Vermont. Just ask our owners here at A Place in Vermont, who have Bills-milled beams in their homes. Bills Lumber is currently owned and operated by Alan Bills and son Tim Bills. Many additional family members and friends think nothing of stopping by and lending a helping hand when their schedules allow. For their efforts they are paid greatly with the distinguished company of the Bills clan and tall stories from both Alan and Tim!

This special piece of history is now for sale. See page 6

Inside



- Stratton Mountain 2
- Mount Snow 3
- Music 5
- Dining 6
- Buying Real Estate 9
- Weddings in Vermont 10



Wilmington/Mount Snow

22 West Main Street
Wilmington, VT 05363
Tel: 802.464.4608
Fax: 802.464.4785

Stratton

10086 VT Route 30, PO Box 369
Bondville, VT 05340
Tel: 802.297.3400
Fax: 888.715.4434





Stratton Mountain Resort What's new this winter

- Tubing: The lift-serviced Coca Cola Tubing park, located on Big Ben in the Sunbowl, will provide thrills for all ages for a second straight season. This four-lane behemoth opened to rave reviews in 2009, with lanes that stretch up to 750 feet long. New improvements will make the tubing park more family friendly with a warming hut and improved facilities among the improvements. Open Saturdays and holidays from 11 am to 9 pm, Friday from 4 to 8 pm. and Sunday from 11 am to 3 pm.
- SBX Course: Last winter, Olympian Lindsey Jacobellis took an early morning ride with grooming expert Al Desroches and parks manager Eric Langman with suggestions for improvements to the course on East Byrneside. We have taken those into account, along with the input of 2002 Olympic gold medalist Ross Powers to create the most realistic snowboardcross experience possible.
- Snowmaking: Improvements include replacing two snow cats with Prinoth BR 350's and significant efficiency upgrades by adding the latest in snow gun technology.
- Rentals: Stratton has one of the newest rental fleets in the Northeast thanks to the Head BYS system. Five simple steps from start to finish streamline the process with ease. And for those that pre-register online, your boots will be waiting for you when you arrive.



- Big Time Parks: The summer of 2010 saw Stratton hire two full time fabricators, who have been working around the clock welding and cutting new features and tinkering with the old, meaning that once the season gets underway, so does

the high flying action on some of the best parks in America.

- Big Time Events: It's not just about the U.S. Open anymore as Stratton welcomes the USSA J4 State Championship on March 12-13 and the U.S. Freestyle Nationals from March 22-27, featuring the best amateur skiers in the nation.
- My Instructor: Think social networking for Ski School as all of Stratton's instructors will have individual profiles up on Stratton.com, so you'll be able to pick the instructor with the right style, personality and objective for you.



Minutes to Stratton Mountain

This charming log sided home sits on a lovely 2 acre parcel. Quality construction combines with aesthetic appeal in Hickory wood floors and cabinets, stone countertops and just enough wood to give you that true Vermont feel. Enjoy the attraction of a log cabin but the energy efficiency of structural insulated panels in the walls and roof. Offered at \$279,000



Classic country home on 25+ Acres

Classic 1800's Vermont farmhouse with great features including wide pine floors, new screened porch, post and beam construction, country kitchen, sun filled breakfast nook, four bedrooms, etc. On 25+ acres of level land with fruit trees, bushes, grape vines, gardens, the list goes on. Offered at \$299,000.



Newly built home

Beautiful new four bedroom home with three baths. Great floor plan with lower level family room. Radiant heat on lower level, central air conditioning. Large loft with pool table. Maintenance free home just a short distance to Mount Snow. Oversized decks for summer entertaining. Offered at \$359,000



Circa 1890 farmhouse

Located in one of southern Vermont's charming country hamlets. The property borders the old mill pond and cemetery. The house features wide planked floors, stone hearth, rear enclosed porch, lots of bedrooms, 2 stairways to second floor and attached barn. There is a beautiful back yard with tranquil views of water and adjacent hills. Offered at \$142,000



On the Wardsboro Brook

This house is on 4+ acres with convenient access to Route 100. Many of the original features remain including hard wood floors, trim and cherry cabinets but it is a work in progress and needs someone to bring it back to its original charm. Two large outbuildings as your workshop or studio including a two car garage with loft space. Offered at \$199,000.



Mount Snow - What's New for 2010-11

Quiet relaxing summers at Mount Snow are a thing of the past! Each year since being purchased by Peak Resorts the Mount Snow staff has been kept busy with a multitude of projects, and this year is no different:

Snow Lake Lodge renovation

If the walls in Snow Lake Lodge could talk they would have said "PLEASE fix me up," so they did. Over \$500,000 has been put into new furnishings, bathroom vanities and much more.

Midstation makeover

One of the new Food and Beverage



Director's first projects is changing the Midstation from a random watering hole in the base lodge to the Station Tap Room featuring rotating handles of craft beer not easily found on tap anywhere else.

Tubing Hill re-grading

The tubing hill has been re-graded to remove the uneven pitches that require a lot of snow in order to open. Now you can zoom down the ten lanes of happiness on just a few inches of base.

New groomers

The Mount Snow grooming department is buying a piece of Olympic history, actually two pieces. They've purchased two machines from the 2010 Olympic Committee, a Pisten Bully 600 and a Pisten Bully 400.

Snowmaking pipe

Ever wonder what snowmaking pipe looks like after it's been buried in the ground for a few decades? Basically Swiss cheese. The team of super human snowmakers have been replacing thousands of feet of pipe all summer long to ensure that valuable water gets from point A to point B with minimal detours.



Grand Summit Ballroom

The ballroom at the Grand Summit Hotel has gone from functional meeting space to wedding bliss with a \$100,000 renovation.

These are just a few of the projects that took place this summer and fall at Mount Snow. In all, over \$1.6 million has been

spent to continually upgrade Mount Snow Resort in preparation for another great winter. As you know, things are always in the works, so if you want one-on-one insight on the latest happenings look for Vinnie Lewis, Mount Snow Events and Public Relations Manager, at the new Station Tap Room.



Rooms with a View

Big Mt. Snow view and plenty of room for family and friends. This terrific freshly renovated 4 bd/3bth home boasts: new kitchen, hand crafted stairway, 2 Fieldstone fireplaces, custom wet bar off family room, large hot tub, huge deck, garage on nearly 4 acres with access to the VAST trails. Offered at \$580,000.



Wonderful home, great country feel

This 3BR/2BA house is walking distance to Wilmington village. Features include: updated kitchen with granite top island, new bathroom, hardwood and tile floors, new pellet stove, attached two car garage, and an additional barn/garage. Offered at \$282,000.



Alpenwald chalet

This 3BR/2BA home makes a wonderful vacation or starter home. Nice open concept kitchen-living-dining area with fireplace/woodstove insert, and patio doors to large deck. Enjoy a large family room in the finished basement with fireplace, 3/4 bath, extra sleeping area, etc. Offered at \$149,000.



Classic Austrian-style chalet

If you are looking for four bedrooms that is conveniently located on the Stratton Access Road, then look no further! Nestled on a corner lot behind a post and rail fence featuring mature Cedars giving this home the convenience and privacy it deserves. With a touch of love and care, this is the perfect vacation house or rental investment. Offered at \$209,000.



10 minutes to Mt. Snow or Stratton

This adorable home is being sold at a great value. Renovated in 2002 with a large addition for a family room, bathroom, and a 2nd and 3rd bedroom. Renovations include standing seam roof, heating system, and a large deck. Enjoy the nearly 2 acres w/ stoned tiered gardens and a kids play area. VAST trail nearby. Offered at \$262,000.



Need Gear?

There is a new game in town...First Trax Sport Shop opened this fall to serve skiers in the Mount Snow area. First Trax Sports Shop is a full service sports shop. The back shop provides all repairs and tuning of equipment associated with the shop. They are also certified to work on every brand of bindings .

Owners Mark Wallace, right, and John Grush, left, have teamed up to bring you the latest and greatest in gear. There is no substitute for their years of experience and knowledge.

Mark and his wife Kristin are the former owners of Wallace Properties, which they sold to TPW. Mark was an avid skier and so a ski/sports shop seemed the perfect idea. Kristen, always a fair weather skier, will be out in fancy new gear this year!

John was practically born on skies. A graduate of Stratton Mountain School, John raced on the World Pro Tour for nine years. Since then he has managed several major retail shops and has been in the Mount Snow Valley for nine years.

Service and knowledge of product is what Mark and John promise to deliver. Stop by First Trax to find out why more Elite racers from the Tri State area come to First Trax Sports Shop to be fitted for their race equipment.

First Trax is open seven days a week all winter. Call 802-464-3464 or check out their website at www.firsttraxsportsshop.com



On the Mount Snow golf course

Walk out the back door to the golf course, enjoy sunsets over the ridgeline, barbecue on the deck. This custom built New England Timber Frame home features a centrally located, spacious living, dining kitchen area w/ fieldstone fireplace, cathedral ceiling and a terrific wall of windows revealing Vermont splendor. Back-up generator and municipal sewer. Offered at \$695,000.



Lovely post and beam construction

This home features vaulted ceiling in the living room, large kitchen open to living/dining area. Two bedrooms on the first floor and a private master suite with loft sitting area on the second floor. The lower level is finished offering the perfect game room for the kids and a sauna. Offered at \$315,000.



Spacious with in-law apartment

Spacious 3 bedroom, bi-level home on 5.2 acres. Is set up with a one bedroom apartment on the side but could easily be a four bedroom home as one unit. Oversized large garage with work space above. Quiet location yet close to Halifax village. Offered at \$219,000.



Country farmhouse with updates

Beautiful country farmhouse with all the updating you need. Recently, current owners have done many improvements including siding, windows, new hardwood flooring in living room. Check out the large red barn that also has an oversized garage in the front. Includes a newer oil burner in the basement. Offered at \$249,900.



Affordable 2BR/1BA cottage

A very affordable year-round cottage with its 60 mile view and access to the heart of snowmobile country. Totally renovated from foundation to roof. This low maintenance energy efficient home uses very little heating fuel. Offered at \$125,000.



Attractive 5BR home

The Rod Williams-designed house hosts an amazing large fireplace, open concept living, dining and kitchen area w/cathedral ceilings. Two bdr/1 bth and large storage area occupy the 2nd floor. Attached two-car garage with two bdr/1bth living space above. Offered at \$379,000.



Charming log home near Mt. Snow

This charming log home is tucked in the woods yet very close to Mt. Snow golf course and ski resort. Features include five bedrooms, three baths, wood-burning fireplace, wonderful screened in porch, and family room. Near all area amenities. Offered at \$229,000.



Local Music Spotlight:

Colby Dix

Growing up in Whitingham, Colby became proficient at a number of instruments at an early age, but always returned to the guitar as his primary instrument. His love of music led him to the Berklee College of Music in Boston, MA, where he received a bachelor's degree in Music Production & Engineering. From there, many years were spent in recording studios and on the road touring as both an engineer and a musician with national artists Brooks & Dunn, Brad Paisley, Matt & Kim, Sonia Kitchell, The Breakfast, Touchpants, Soulive, and Spookie Daly Pride.

The road keeps bringing him back to Southern Vermont. He works regularly with Gary Henry at Northern Track Recording Studio in Wilmington, and regularly travels throughout New England performing his music and comedy. More often than not though, you'll find him performing in and around Mount Snow. His solo performances are highlighted with the use of a device called a 'looper' that records phrases of rhythm and music as he plays them live, creating layers of sound well beyond that of a traditional solo performer. His material draws from many genres with particular attention to indie rock and alt-country artists, with plenty of popular melodies, often altered in such a way that you may not initially recognize them as 'covers'.



Colby's band 'Mister Dix' has fast become the premiere local nightclub act. Made up of Colby, his brother Trask on drums, and longtime collaborator Jean Chaine on bass, this power trio can really light up a crowd with a raw, direct sound that is sure to have your body moving. It's rock and roll and they showcase a very different side of the otherwise calm performances that Colby has become so well know for. While still pulling heavily from indie rock bands, they enjoy tongue-in-cheek rocking renditions of dance favorites, and are not to be missed.

This 2010/2011 season will see Colby performing locally at Harriman's at The Grand Summit Hotel, The Hermitage, The Midstation at Mount Snow, The Snowbarn, and The Sitzmark. A list of Colby's upcoming performances can be found at colbydix.com.



Beautiful lake house

Serene lake front house with dock on Lake Sadawga. This house can be used by two families. There are separate entrances. This home also has 2 kitchens and two living rooms. All this plus 1.7 acres. Private and peaceful setting. Offered at \$459,000.

Quiet and private

Quintessential 1900's farmhouse overlooking a classic Vermont Village with picturesque views. Perennial gardens, apple trees, mountain views, and neighboring fields make this landscaping exquisite seen from the 61'x8' covered deck or beautiful stone patio with Koi pond. Completely renovated in 2002. Radiant heat, wood/gas stoves, and lots of sunlight make this home warm and cozy. 3 Car garage with lots of storage. Offered at \$299,900



Four-unit home

Many updates have been done. House has new hardwired photo electric smoke detectors and carbon monoxide detectors also. Apartments are in compliance with lead paint regulations. Upstairs unit has new carpet and has been freshly painted. The sewer line has recently been replaced. Porch on upstairs unit has been redone. Offered at \$279,000.



Privacy in Chimney Hill

One of the nicest and most private settings in Chimney Hill at the end of a quiet road adjoining common land. Vaulted ceilings, finished pine walls and two woodstoves make it the true Vermont house. 4 bedrooms, 2 baths and a fully finished lower level family room offer lots of space. Offered at \$ 249,000.



Classic chalet, an amazing price

Classic 3bdr, 2bth chalet with large 4 season wrap-around heated enclosed porch with wood stove on two acres. This great family getaway has lots of space, a nice brick fireplace with stove insert and storage shed. Not to be missed. Offered at \$119,000.



Rare property, 112 beautiful acres

This large Vermont property features: lovely fields, forests of maple trees, rolling hills and fabulous views. The buildings consist of a 12 room farmhouse, work shop, wood shed, huge post and beam barn, 2 outer garage buildings and a maple sugar house. Offered at \$1,200,000.



Adorable little red house, 6 acres

Cozy, sweet and very clean. Recent improvements have been made and a mud room added. New hot water heater. Wood stove heats entire home on five cord of firewood without using any oil. Offered at \$129,900.



Wonderful country feel on 15 acres

Plenty of privacy in this two-bedroom home, yet on a town-maintained road. Newer kitchen added in 1990 and new roof added this year. Workshop that is heated and used year round. Close to Marlboro College and Brattleboro. Offered at \$159,000



The LAST CHAIR and FIDDLEHEADS

(formerly Deacon's Den and Fennessey's)

If you've ever skied the enchanting slopes of Vermont's Mount Snow in the last thirty years or so, chances are you've stopped by the legendary Deacon's Den to warm up with a free cup of soup from the open kettle. Perhaps you saddled up to the bar, not only to kick back après ski with your friends and a beer, but to get a closer look at the quirky antiques and oddities that adorned the Den's walls. Who could forget the 1950's era coin-operated pony seemingly enjoying his hay right next to you in the dining area?

Remember entering through a sketchy back door, walking down a creaky corridor, giggling at yourself in the fun-house mirror, and then either proceeding right to the dingy Deacon's, or left to Fennessey's, the adjoining country restaurant?



They're gone now, but not forgotten. In fact, they've been gloriously rescued, resuscitated, reinvented and restored by new owners Rob and Betsy Wadsworth, Kevin and Angela Siebrecht, and Paul and Gisela Donahue. These proprietors' priority is to create a sensational culinary experience in a warm, inviting environment while maintaining the integrity of the original establishments' curious charm. Welcome to THE LAST CHAIR bar and grill, and the elegant FIDDLEHEADS!

THE LAST CHAIR features such fine pub fare as Baby Back Ribs smothered in Vermont maple barbeque sauce and crisp, fresh salads topped with generous portions of melt-in-your-mouth grilled salmon or tender ahi tuna. Also on the menu: avocado, goat cheese or spinach-smearred Angus burgers, as well as unique pizzas,

and tender aged steaks grilled to perfection on the new open grill. The restaurant's beautiful new wood-paneled walls provide the perfect back-drop for some of the old, strange and interesting memorabilia.



OWN A PIECE OF LOCAL HISTORY

Bills Lumber, over 400 Acres Located in Wardsboro (see cover article)

Significant tract of land available, over 400 contiguous acres of peaceful Vermont land. Vast amount of mature marketable timber as current owners have only selectively cut from the property over the last seventy five plus years! Timber value assessment completed back in 2003. This parcel is located between Mount Snow and Stratton Mountain Ski Resorts set back just off Route 100 in Southern Vermont. Ease of subdivision as the land is currently deeded as four separate parcels. Property boasts miles of internal trails lined by magnificent stone walls. This location and topography is ideal for a Private Estate(s), Horse Farm, Snowmobiling, ATV's, Hiking, Biking, Hunting, or any outdoor activity. Property is NOT enrolled in current use. So, give us a call here at A Place in Vermont and we would be happy to show you the property. Asking Price \$1,800,000.

On the other side, FIDDLEHEADS boasts a casual elegance with a contemporary flair. The finest local ingredients are used to prepare such exquisite, mouth-watering meals as Butternut Squash Crab Cakes, or Veal Milanese with an arugula mushroom salad drizzled with a truffle vinaigrette.

Snowmobilers are especially welcome at THE LAST CHAIR and FIDDLEHEADS. In fact, there is an area designated for helmets and gear, so stop by after an exhilarating ride on the VAST trails to warm up and soothe your appetite. The big barn adjacent to The Last Chair, now known as The Fun Zone, has also received a face lift and is packed with an arsenal of popular arcade games. So make sure you bring the kids!

Alas, there'll no longer be that pot of who-knows-what-kind-of-soup for health and safety reasons, but THE LAST CHAIR and FIDDLEHEADS both offer a wonderful, friendly and unique dining experience not to be missed. So enter through the newly renovated hallway, stop at the mirror for a laugh, and turn right for THE LAST CHAIR, or left for FIDDLEHEADS! We'll see you there!



Priced to sell!

This adorable home is turn-key. Private, 3 bedrooms plus a loft, 2 3/4 baths, huge 11.5 x 5 ft sauna, and 12 x 13 ft den area in finished basement. First floor Master Bedroom/Master Bath with a whirlpool tub. Direct VAST snowmobile trail access. 3 miles to Mount Snow and a short drive to area lakes. Sold furnished. Offered at \$249,900.



On 10 acres, snowmobile access

Privately situated, rambling, 3 bedroom, 2 bath house on 10 acres. Home sits back from the road in a lovely and quiet setting surrounded by white birch. Home has wood burning stove, shed and detached 2 car garage. Offered at \$209,000.



Spacious Chimney hill home

Natural light gives this four-bedroom, three-bath home a very airy feel. Natural wood inside on walls and a propane fireplace. Views in the winter. Wonderful location, walk to club house from this home. The house is in very good condition. Large deck and completely furnished. Offered at \$279,000.



Rustic Stratton home on 35 acres

Warm and cozy inside with a stone fireplace and plenty of wood to give you that true Vermont feel, includes four bedrooms and two baths. Outside enjoy the multi-level deck, sit in the hot tub and view the backside of Stratton mountain. Great location just 6 miles to Sun Bowl and minutes to Grout Pond, Stratton Recreation Center and world-class hiking on the Appalachian trail. Offered at \$335,000.



Land offers great opportunities



79.5 acres, Jockey Hollow Road, East Dover

Located on very desirable Jockey Hollow Road in East Dover bounded by stone walls, bordered by a large open pasture on one side and the Davis Mill Trail on the other. Hike into this property and you will find wonderful scenery including 100' cliffs, two brooks and a large body of water. Offered at \$155,000.



179 acre parcel

Don't miss this rare opportunity to own this large piece of Vermont. Parcel features a wonderful woodland component with a mix of hard and softwoods including sugar maple trees, a large open meadow with some old orchard trees, and numerous small brooks. With additional clearing, enjoy nice local ridgeline views and southerly exposure. Offered at \$250,000



Location! Location! Location!

This one acre is located in the heart of the high traffic Mount Snow Resort area, abutting Mount Snow property with direct views of the slopes. Conveniently located on MOOVER shuttle route. Commercial opportunities include a hotel or bed and breakfast. There are also limited possibilities for residential construction. Offered at \$375,000.



73-plus acres off Snow Road, Dover

A large parcel very private yet so close to area amenities. A driveway has been roughed in to an ideal house site with available power and a cleared area for a pond. Offered at \$310,000.



Route 8A in Whitingham

Hager Brook meanders through this lovely 22 acre parcel in Whitingham. This land already has a driveway roughed in and a few acres have been cleared and stumped for the building site. Offered at \$159,000 with septic design



Wonderful piece of land in Readsboro

Driveway in place on this private 10 acre parcel. Small shed on property and very nice travel trailer too. Selective clearing for building site and perk test has already been done. Offered at \$39,000.

Other great land offerings

Antler Loop, Dover.

A two acre building lot with ability to hook into municipal wastewater. Seller has done some clearing for house site and improvements to ROW. Offered at \$19,500

Hall Road, Halifax

This 18 acre site has a 4 bedroom septic design. Southern exposure and mountain views. Old meandering stone walls on the property from days gone by. Offered at \$99,000.

Ridge Lane, Whitingham

Accessed by a private road shared with two other parcels. The elevated location is quietly secluded yet this level parcel is accessible to area amenities. Offered at \$89,000

Oberhugel Rd, Stamford

Nice building lot with old foundation to a former cabin on this site. This lot is pending the perk and septic permit. Level lot with privacy and drilled well already in place. Offered at \$27,500.

Ross Road, Halifax

This lot has 10 acres of beautiful land. Offered at \$29,000.

Upton Road, Dover

A beautiful piece of land very close to Mount Snow. Mountain views with clearing. Great location for that wonderful dream home with southwestern exposure. Offered at \$66,666.

Hemlock Hill, Wardsboro

This is a nice lot in Snow Mountain Farms. Halfway between Mt. Snow and Stratton ski resorts. Amenities include indoor pool and outdoor tennis court. Offered at \$19,000.

Alpenwald Villiage

Twenty building lots, one acre each, most are likely buildable, for the sharply reduced price of \$65,000 for all 20. Lots are also available separately from \$3,500 in this pleasant wooded development twenty minutes from Mt. Snow.

16-plus acres, Marlboro

In the town of Marlboro, road frontage on Route 9 yet the land wraps behind another parcel creating a buffer. Views of North Pond with clearing. Offered at \$82,000.

Dorr Fitch Road, Dover

This 5 acre parcel is on sewer on a paved road. Excellent opportunity to own a large piece of land for a homesite that has sewer access in the town of West Dover. Offered at \$65,000.

Snow Mountain Farms

Offers direct access to the VAST snowmobile trails! This lot offers a wooded, rolling, dry terrain that borders a beautiful stream making this land easy to build your dream home on. Privately located in a desirable neighborhood. Offered at \$79,000.

Contact one of our offices for even more great land opportunities.



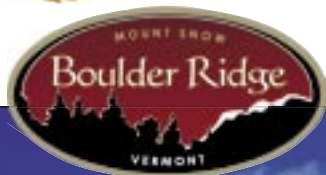
Spectacular, rolling acreage with Stratton views

Hike to Pikes Falls. South facing house sit perfect for solar application. Two adjoining 9.5 acre parcels each with wastewater permits. Offered at \$250,000



3 acre parcel in Snow Mountain Farms West

This is a great piece of property in Snow Mountain Farms West near the top of the development in the town of Stratton. Offered at \$98,500.



Condominiums



Boulder Ridge at Mount Snow

Best per-square-foot value in the Valley.

Luxurious townhouses w/ great views of Mt. Snow. These units offer the highest level of quality workmanship, materials, magnificent views, with many upgrades included for the discerning buyer. Hardwood flooring, slate entry, Pella windows, radiant heat, A/C,

chef's kitchen w/ granite countertops, Brazilian redwood decking, central vac, 50 inch plasma TV built into 2 story stone fireplace, and much more! Every unit is an end unit Choose from 5 different floor plans of 3100 to 4350 sq. ft.

Priced from \$495,000.

Seasons at Mount Snow



Ski home from the slopes. Season's amenities include indoor/outdoor pools, hot tubs, saunas, and tennis for four-season enjoyment.

Three units are available: a one-bedroom unit offered at \$185,000; a two-bedroom unit offered at \$239,900; and a four-bedroom unit offered at \$439,000.



Haystack Highlands

The best unobstructed view of the fairway and Green Mtns. This unit offers top of the line fixtures and finishes. Rumford style woodburning fieldstone fireplace and 20 foot, exposed beam ceiling in the Great Room, baluster railings, cherry cabinets, and more. Offered at \$495,000



Mountain Ponds

Owners have spruced up this 2BR/2 BA condo w/ a loft and priced it to sell! Secluded location still allows for a 5 minute walk to the Haystack Golf clubhouse and a 5 minute drive to Lake Whitingham and/or Mount Snow. Also you can jump on your snowmobile and cruise to the VAST snowmobile trails. Offered at \$110,000



Deer Creek - Motivated Seller

W. Dover 2 br/ 2 ba, exquisitely furnished condo. Walk to Mt. Snow lifts. Beautiful top floor, end unit, and same square footage as a 3 bedroom. Features: custom tile shower, custom cabinetry, granite counter tops, stainless steel appliances, balcony, fireplace, skylights, vaulted cathedral ceilings, and crown molding and faux paint throughout. Flooring is hardwood tile. Offered at \$188,500.



Village on the Deerfield

Impeccable town house conveniently located just a few miles from Mount Snow ski resort, area golf courses, snowmobile access, movie theater and area restaurants. This end unit located in has been recently upgraded with the following features: New Kitchen appliances, breakfast bar, carpet, hardwood flooring, Rinnai heater, pellet stove, built-in bar, full sized laundry, and expanded master closet. Offered at 229,000





Own a piece of history!

Beautiful historic house situated on a picturesque country road, surrounded by an organic farm. Three working fireplaces, original details, hand planed wide planked wood floors, antique kitchen stove and 2 outbuildings make this a unique buy! 48 +/- private acres! New 4BR septic system. Offered at \$359,000.



Meticulous 3BR/2BA

Very well-cared-for home. Beautiful setting with big screened porch & deck. Close to Mt. Snow, VAST trails and Green Mtn. Nat'l Forest. Great master with vaulted ceilings and large master bath with whirlpool tub. Lots of light and large windows. Offered at \$275,000.



Classic traditional home

Beautiful 1910 Victorian Home within walking distance of Wilmington. Spacious large home with a formal dining room, parlor, family room, and more. Stone patio off the back with a hot tub. Attached one-car garage. Offered at \$249,000.



Inviting 4 BR home, tranquil setting

Be sure to take a look at this sun filled dwelling and the beautiful land it sits on. Enjoy the comfort of the house, the serenity of the gardens and the great location with close proximity to all area amenities. Offered at \$229,000.

Buying real estate with your IRA

In this present real estate market, there are some great deals for real estate investors. You may want to consider taking advantage of this buyers market by purchasing real estate with your retirement funds.

Purchasing real estate inside a real estate IRA using one's Individual Retirement Account (IRA) funds - before retirement age and without incurring early distribution penalties - is a little known investment opportunity. The rules are complex, but if followed closely, can lead to a profitable endeavor.



There are a number of Internal Revenue Service limitations. The IRS does not allow individuals to use retirement funds for a primary residence or a vacation home. However, you can purchase raw or vacant land, investment or rental properties and commercial buildings. You cannot lease space to a business that you own or to a relative. Basically, you cannot have any personal benefit from the property.

All income and profit on the real estate investment must flow into the IRA and all expense must be paid out of it. Therefore it is important for real estate IRA holders to keep adequate reserves in their real estate IRA account to cover such property-related expenses as maintenance costs, taxes, insurance, and management fees.

Since buying a property may require more funds than you currently have available in your IRA, you also can have your IRA purchase an interest in the property in conjunction with other individuals, such as a spouse, business associate, or friend. It is also possible to finance a purchase of real estate from your IRA, but it must be a non-recourse loan, which means that you cannot put the property up for collateral. Very few banks are willing to lend money for this type of purchase and there are a number of restrictions that must be considered.

The first step to purchasing real estate from your IRA is to choose an independent custodian to manage and hold the assets on your behalf. A number of companies can be found by searching for self-directed IRA or real estate IRA online. Once you have moved your funds to the account, you can begin the search for your investment property.

An agent from A Place in Vermont would be happy to assist you in your search!



Traditional New England cape

Beautiful traditional cape with a southern exposure. Sweeping views on 113 acres with a lovely pond and approximately 30 acres of open meadows. Quality built home with three bedrooms. Barn with electricity. Oversized garage with a large family room above. Offered at \$895,000.



One of the nicest in Bears Crossing

This beautifully maintained and furnished 5BR/4 BA has vaulted ceilings, wood-burning FP, bleached wood walls, & a full finished family room w/2nd kitchen. In the summer enjoy the community outdoor pool, tennis courts, hiking & biking. In the winter use the Moover free shuttle to Mount Snow and ski home! Offered at \$369,000.



On Vast trails

Enjoy a vista that stretches from Glastonbury Mt. to Stratton peak from the back windows of this sunny Cape! Room to move with 19 acres bordering Green Mtn. National Forest. Large pond and studio outbuilding with woodstove. VAST snowmobile trails and Lake Whitingham nearby. Even an attached 2-car garage to store toys. Offered at \$229,000.



2 BR renovated home near lake

Great swimming and sandy beach just a short walk away and Sawyer's boat launch is just down the road. House has two bedrooms, hardwood floors in kitchen & living, marble tiled bath, tiled hall & laundry + a covered front porch. Offered at \$141,000.



Cozy 1 bedroom log-sided home

A sweet little get-a-way. Close to Lake Whitingham and all kinds of recreation. Offered at \$99,900.



RIDE ON!

If snowmobiling is your passion, then Southern Vermont is the place to be. The Vermont Association of Snow Travelers (VAST) trails are located throughout the state of Vermont but Windham and Bennington Counties offer miles and miles of some of the best groomed trails and many amenities including food, fuel, lodging and stores.

Here are a couple of our favorite stops.

Mount Snow Powersports is located in Wilmington, Vermont on Route 100 just 4 miles North of Route 9. No matter what you're looking for in power toys, look no further.



Mount Snow Powersports has it all from clothing and accessories to parts, fuel and service for your snowmobiles, ATVs, UTVs and boats. You can even register your sled and buy your VAST pass. They offer everything you need to enjoy your riding season to the fullest. Frank Noto, the

owner of Mount Snow Powersports is quickly becoming a favorite in the community making new friends and gaining customers with his friendly, 'can-do' attitude. You can take a break and enjoy his hospitality and all that they have to offer. Gas up and warm up in the heated showroom until you're ready to suit up and hit the trails right from the store front. There is also parking on site to leave your truck and trailer while you ride. For more info, call Mount Snow Powersports at 802-464-0300. When you ride on by, be sure to tell Frank that A Place in Vermont sent you!

Further north in Winhall is Jenk's Oasis. Jenk's is about as Vermont as it gets. Upon arriving by sled (Corridor 7F4@BN35), you will think you are in the middle of nowhere though you are just off of Route 30. Truly an oasis, Jenk's is a great place to warm up, grab a hot chocolate, a hot dog and hang out with the locals. Facilities (old style, outdoor) are also available. Jenk's is also the nearest rescue facility from the Woodford area though we are hoping you won't need them for that!

Important Tips: A VAST Season Passes (TMA's) and insurance is required to ride in Vermont. Please be cautious of all other trail riders and land owners while enjoying the trails. Also, be advised that there is no speed limit because of the variable trail conditions, but you are expected to use your common knowledge and be sensible, (those who do not follow the rules are subject to a \$300 fine for "Reckless Operation"). All are welcome to volunteer to help maintain the trail system.

Enjoy the winter season and be safe. If you are looking for a place to buy on the snowmobile trails, one of our agents would be happy to help you in your search.



Rising Bear at Stratton

Own a Stratton Mountain Resort deeded property, located just across the road from the base of Stratton Mountain Ski Resort. First floor, walk in/walk out access to your home away from home. Large open concept Kitchen, Dining, Living room with flat screen TV, gas fireplace and patio. Offered at \$559,000.



Looking to rent a place in Vermont?

A Place in Vermont Rentals offers a variety of privately owned rental homes and condominiums with great locations for all budgets. Our properties range from ski-in, ski-out condos to quintessential Vermont farmhouses and even a lakeside cottage. Each of our rental units are equipped with all the comforts of home.

Whether you are looking for a short or long term vacation rental property, we will make renting any kind of property an easy process and provide you with a high level of service.

In addition to short term and seasonal vacation rentals, we also have a selection of year round rentals. If you are a homeowner looking for a tenant, short term or long term, we would be happy to assist you in finding just the right tenant for your property.

If you have a place to rent or are in need of a place to rent call A Place in Vermont Rentals at 802-464-6500. We guarantee a professional and pleasing experience.



Commercial properties

2500 square feet of space inside

This building in the 1900's was a wood frame building and substantially altered in 1987. The basic structure was lifted and placed on a frost wall. Trusses have been installed which are 14ft above the frost wall with metal sliding. Offered at \$139,000.



Large warehouse space

Sturdy 6,800 sq ft warehouse on 3.3 acres w/ loading dock, garage truck doors & 2 refrigeration rooms. Could be used as storage facility/workshops/office space. Small section currently leased out. Offered at \$144,500





A Stratton tradition.

The Red Fox Inn has been a Winhall tradition for over forty years. Locals and visitors mingle in the lively tavern. In addition to an extensive casual dinner menu served in an Irish Pub is also the area's premier spot for an eclectic mix of live music.

Upstairs in the tavern, the rustic and romantic restaurant offers fine dining, excellent food and service in a converted barn with a towering fieldstone fireplace.

The Red Fox Inn is also famous for its apple pie which was voted the best apple pie in Vermont by Yankee Magazine.

Located on Winhall Hollow Road not far from the base of the Stratton Access Road. Find out for yourself why everyone always comes back to "The Fox".

For more information or to make reservations call 802-297-2488.



Fairview Avenue

Close enough to walk to town and Lake Whitingham and quick access to skiing and snowmobiling! Unique Georgian style home proudly sits on 5 acres. Property features 2 fireplaces, hardwood floors, spiral staircase, French doors, children's playroom, office, built-in pool, rear patio and separate screened-in summer sleeping quarters next to pond. A special find! Offered at \$395,000.



Between Mount Snow and Stratton

Don't miss this one. This very affordable home has been beautifully updated with many improvements including: hardwood floors, re-tiled bath with new fixtures, standing seam metal roof, kitchen, new chimney, staircase, windows, door and more. Amenities include: indoor pool, clubhouse and outdoor tennis court. A turnkey gem which is being sold furnished. Offered at \$162,500



Charming vacation home.

Amazing seasonal views on a pretty corner lot. Turn-key 2 bedroom house, kitchen recently renovated with new cabinets, countertops, and appliances and looks great. 2 Decks, wood stove, walkout lower level and propane forced air heat. Great find at a great price! Owner has just replaced furnace with a new efficient furnace. Offered at \$149,000



Exceptionally built custom home

In Dover Hills features open-concept living, vaulted ceilings with a stone-faced fireplace. Top quality finishes include a hickory kitchen with granite counters, ash floors, pine bead board ceilings and ceramic tiled bathrooms. Outside enjoy stone walls, two covered porches, a large deck, a big backyard with spectacular ledge and a small pond. Offered at \$469,000



Former Dover school house

This charming house is situated on the Rock River and overlooks a beautiful, rolling pasture in East Dover. French doors open to private deck overlooking the river. From this house, it is just 3 miles up a dirt road to great trails and the Green Mountain National Forest. Offered at \$139,000.



Wonderful farmstead

This wonderful late 1800's farmstead with over 40 acres of land, offers the right person gorgeous rolling pastures, a 36x21 barn, a 20x23 detached two car garage and a four bedroom, one bath farm house that has an abundance of room to share with family and friends! \$399,900.



4BR/3BA home, by golf course

Features include a large open concept living space w/wood-burning fireplace, dining and kitchen area, a spacious master bedroom with private bath, vaulted ceiling, huge lower level family room, and a large wrap deck. Sold furnished with a few exclusions. Offered at \$200,000.



Well-maintained chalet

Very well maintained three bedroom chalet on two lots. Open second level floor plan. Easy access and privacy. Sunny spot with a view of Dutch Hill. Roomy shed for all your recreational toys. This area has so much to offer. Offered at \$164,500.



Mountain views

Cozy three bedroom home on one acre with mountain views features new septic and roof. Large deck with a roll awning to shade you from the hot afternoon sun. Circular driveway for easy access and parking. Close to recreation of all kinds - Arts, skiing, snowmobiling, boating and hiking. Offered at \$159,000.



LOVE IS IN THE AIR...

... and Vermont is the place for clean, fresh air. Thinking about tying the knot? Think Vermont! Think scenic beauty, rolling and mountainous terrain, all coupled with New England Charm. Whether you are planning a traditional marriage or a civil union, Southern Vermont offers a multitude of beautiful properties that showcase Vermont's unique character. The connection to Vermont often stems from a member of the wedding party growing up vacationing in this beautiful state creating wonderful family memories. The bride and groom may have met during a college break while skiing the mountain slopes. A summer job working on a horse farm or the experience of hiking the Long Trail may have had an influence. Whatever the reason Vermont is the place to hold your special event.

The choice of exquisite venues to celebrate the joyous occasion abounds from fabulous country inns to converted barns, a vineyard or hayfield, perhaps a mountain summit or a glistening lake. Maybe you have always dreamed of getting married barefoot at the base of a waterfall or arriving for your wedding in a horse drawn sleigh. You may want to enlist the skills of professionals to assist in pulling off a flawlessly executed event and memories that will last a lifetime. Fortunately, we have a number of seasoned professionals right here in Southern Vermont to assist you.

Veteran wedding coordinator Janet Dunnington is well known for signature New England- inspired destination weddings. With over 20 years of experience, she crafts every detail of your wedding.

Michael Rodriguez, Hairdressing, and Stacy Hunter, Make-Up Artist, provide creative talents for weddings "on location" for bride, bridal party and family. Stacy Hunters' focus as a premier make-up artist is to enhance the brides' natural beauty for an elegant look and a dynamic portrait. Michael Rodriguez Hairdressing Studio located in Manchester Center Vermont features hairdressing services within his solo studio. He executes 20-30 weddings per year. He is an experience hairdresser who has worked in San Francisco and New York, was featured in city salons, national and international shows, and has prepared models for magazine covers and spreads. A bonus to Michael's hairdressing services is his ability as a dance coach to assist bride and groom with their wedding dance.

Gina Renzi Photography, one of the most sought after photography studios in New England as well as the greater NYC area and called "intuitive and sensitively unique photography at its finest ..." by NY Magazine, creates exceptional images that preserve the wonderful moments amidst the breathtaking landscapes of Vermont.

All the ingredients are here for a couple to orchestrate the most amazing event.

Janet Dunnington, Coordinator

802 375 6818

www.janetdunningtonweddings.com

Michael Rodriguez, Hairdressing

802 362 1819

Stacy Hunter, Make Up

802 362 2496

Gina Renzi Photography

518-226-4498

www.GinaRenziPhotography.com



Gina Renzi Photography

A Place in Vermont

A Place in Vermont Real Estate continues to grow. We are very pleased that we had our best year ever in sales with a 27% increase over last year. We now have two fully-staffed offices serving the Mount Snow and Stratton resorts and surrounding areas throughout Southern Vermont.

The agents of A Place in Vermont are passionate about Vermont lifestyle and all that it has to offer in every season. To get to know our agents and their 10 favorite things about having A Place in Vermont, check out www.aplaceinvermont.com/agents.html or stop into one of our offices to say hello.



Above left are the sales professionals of our Mount Snow area office: owner/broker Leslie Fraser; agents Joe Specht, Monica Sumner, Jeremy Deschaine, Tracy Lackey, and office manager Valerie Belval; missing from the photo are Ann Manwaring and Heidi Zizza. The office is located at 22 West Main Street in Wilmington.



Above right are the sales professionals of our Stratton area office: agents Betsy Wadsworth, Julie Lowe, Keelin von Achen, owner/broker Lisa Coneeny, agent, Laura Iezzi, and marketing assistant Kimberly Fuller. The office is located at 10086 Vermont Route 30 in Bondville.

