



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880
www.donahueassociatesvt.com



Unique End Unit Condo on Manhattan Drive



CONTACT US

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(802) 862-6880
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FOR SALE

232 Manhattan Drive, Unit 7, Burlington, VT

OVERVIEW

This is an excellent opportunity for an owner/user or an individual looking to find an investment property. This end unit condo is a rare find close to Downtown Burlington. Unit 7 is a beautiful and well-maintained, two (2) bedroom, one (1) bath, three floor condo. Enter through the one car garage on the first level and head up to the main living area. Great open layout with a living room and open kitchen with a bar! The condo gets great natural light and has a private patio off the back overlooking beautiful green space to the north. The unit includes a washer/dryer, dishwasher, and recently updated appliances. Additional paved parking is available in the front of the building. This condo has a great location right on Manhattan Drive with easy access to Downtown Burlington and Church Street. Take advantage of low monthly condo fees and the privacy of an end unit!

Offering Price—\$195,000

PROPERTY OVERVIEW

Building Size:	768 SF +/-
Year Built	1988
Number of Floors:	Three Floors with first floor one car garage
Real Estate Taxes:	\$3,945.00
Condo Fee:	\$150/month
Parking:	Paved and assigned
Property Type:	End unit condo in a seven (7) unit complex.
Zoning:	Residential—Medium Density
Water/Sewer:	Municipal—City of Burlington
Electrical Service Provider:	Burlington Electric
Foundation:	Concrete
Siding:	Vinyl
Roof:	Membrane

The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



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INTERIOR PHOTOS



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Vermont Real Estate Commission
Mandatory Consumer Disclosure



[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. You should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
• Treat both the buyer and seller honestly and not knowingly give false or misleading information;
• Account for all money and property received from or on behalf of a buyer or seller; and
• Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
• Promotion of the client's best interests within the limits of the law;
• Advice and counsel; and
• Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- Non-designated agency brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
• Designated agency brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Printed Name of Agent Signing Below

Date
[] Declined to sign

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date
[] Declined to sign

9/24/2015