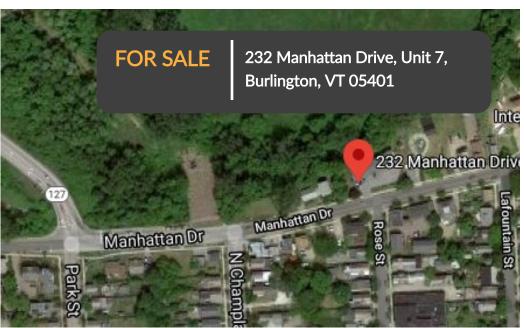


802-862-6880 www.donahueassociatesvt.com





CONTACT US

Donahue & Associates (802) 862-6880 www.donahuessociatesvt.com



Kendra Kenney Kkenney@donahueassociatesvt.com



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.



232 Manhattan Drive, Unit 7, Burlington, VT

INTERIOR PHOTOS









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232 Manhattan Drive, Unit 7, Burlington, VT



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 | Date | Printed Name of Agent Signing Below | |
| | Declined to sign | | |
| Printed Name of Consumer | | Signature of Agent of the Brokerage Firm Da | ate |
| | | | |
| Signature of Consumer | Date | | |
| | [Declined to sign | | |

9/24/2015