



FOR SALE

33 Mary Street, South Burlington, VT



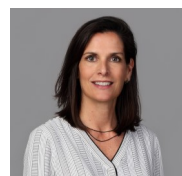
Sale Price: \$399,000

This 1,729 SF, 4 bedroom, 2 bathroom, 1 car garage, deck and private yard single-family home offers a unique residential location in South Burlington. With less than 100 feet of walking distance to the local elementary school, and 500 ft to grocery stores, this property offers high walkability, and close proximity to everything South Burlington has to offer. With flexible zoning, 33 Mary Street is an attractive place to call your home or investment with lots of opportunities!

CONTACT US



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FOR SALE — RESIDENTIAL

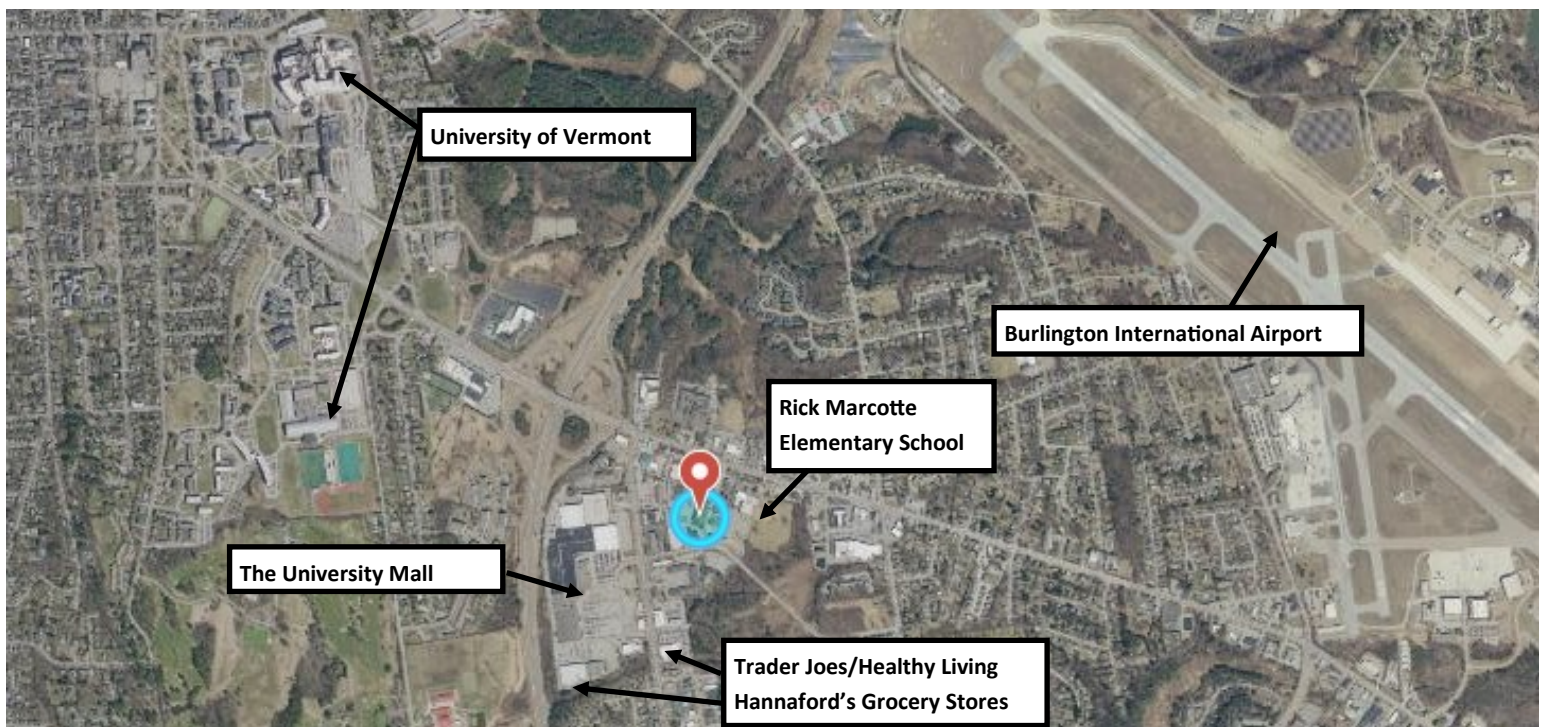
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ABOUT 33 MARY STREET

1,729 SF residential single-family home for sale in South Burlington. This cape home was built in 1960 and 4 bedrooms, 2 bathrooms on the upper two levels with a full basement including laundry hookups, furnace and ample storage space. The home has undergone multiple upgrades including kitchen upgrade from 2016-2020, bathroom renovated in 2020, and back door and Thermostat in 2019. Currently occupied by tenants, the property can continue to earn income of \$2000 per month through the end of the lease, September 2021.

Location, Location, Location—The property is conveniently located less than 100 feet of walking from Rick Marcotte Central School, providing children with a safe and convenient walk to school without crossing any trafficked roads. RMCS is a pre-kindergarten to K-5 public school, and did in 2019 rank better than 84.8% of elementary schools in Vermont based on statewide performance. In addition to this, the property offers a unique opportunity to be within walking distance of grocery stores like Trader Joes (600 ft), Healthy Living (700 ft), and Hannaford (800 ft). University Mall is only a 10 minute walk from the house, offering endless of retail opportunities.

Zoning— 33 Mary Street is located in FBC—T4. This zone is created to be a multi-use, mixed use dense downtown area. Housing, retail, and other commercial uses are typical in this area, and parking facilities are also allowed. It allows for a mix of freestanding buildings or shared wall buildings. T-4 is multimodal oriented with an emphasis on medium foot traffic pedestrianism. As of right now, Mary Street is blocked off to access Market Street by vehicle, but the City of South Burlington has confirmed that this solution is only temporary, and that motorized vehicles will have access to the road in the future. The zoning offers a diverse range of



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DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

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PROPERTY DESCRIPTION

BUILDING SIZE 1,729 SF
Basement—988 SF (unfinished)

CONSTRUCTED 1960, renovations 2016-2020

SITE SIZE 0.33 acres

PARKING One car garage plus surface driveway

CONSTRUCTION Wood frame

STORIES 2 stories with full basement

ROOF Asphalt shingle

WATER Municipal -Town of South
Burlington

SEWER Municipal—Town of South
Burlington

ELECTRIC Green Mountain Power—\$103
12-month average cost

HEAT Natural Gas—Vermont Gas

FLOORS 2 stories with basement

EXTERIOR WALLS Vinyl

TOTAL ROOMS 9 - 4 bedrooms and 2 bathrooms

WINDOWS Wood frame double-hung with
screen

REAL ESTATE TAXES Estimated at \$5,557.05 annually

PROPERTY CLASS Residential home

ZONING FBC—T4
Generally multi-use, mixed use
dense downtown built environment.
Housing, retail, and other
commercial uses are typical

SPAN 600-188-11700

DEED Book 750, page 585-587

PARCEL ID 1120—00033

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EXTERIOR PHOTOS

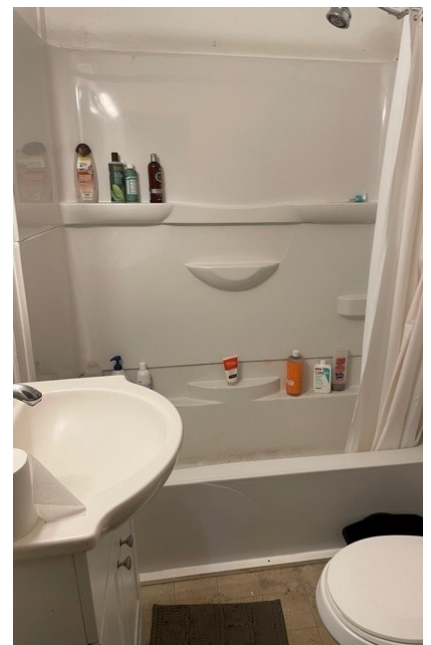


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INTERIOR PHOTOS



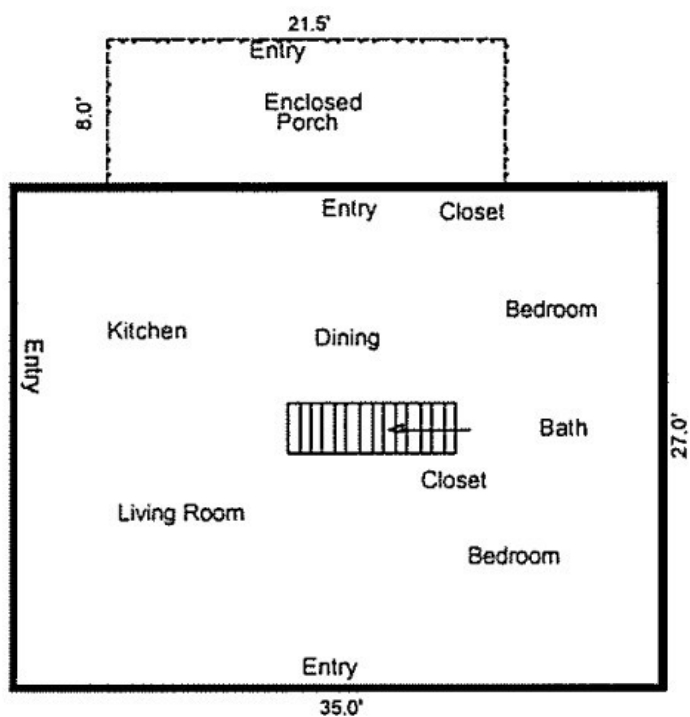
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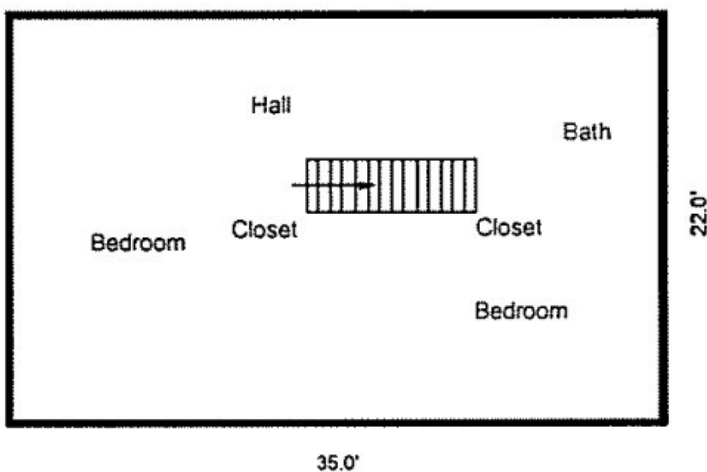
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FLOOR PLAN



First Floor



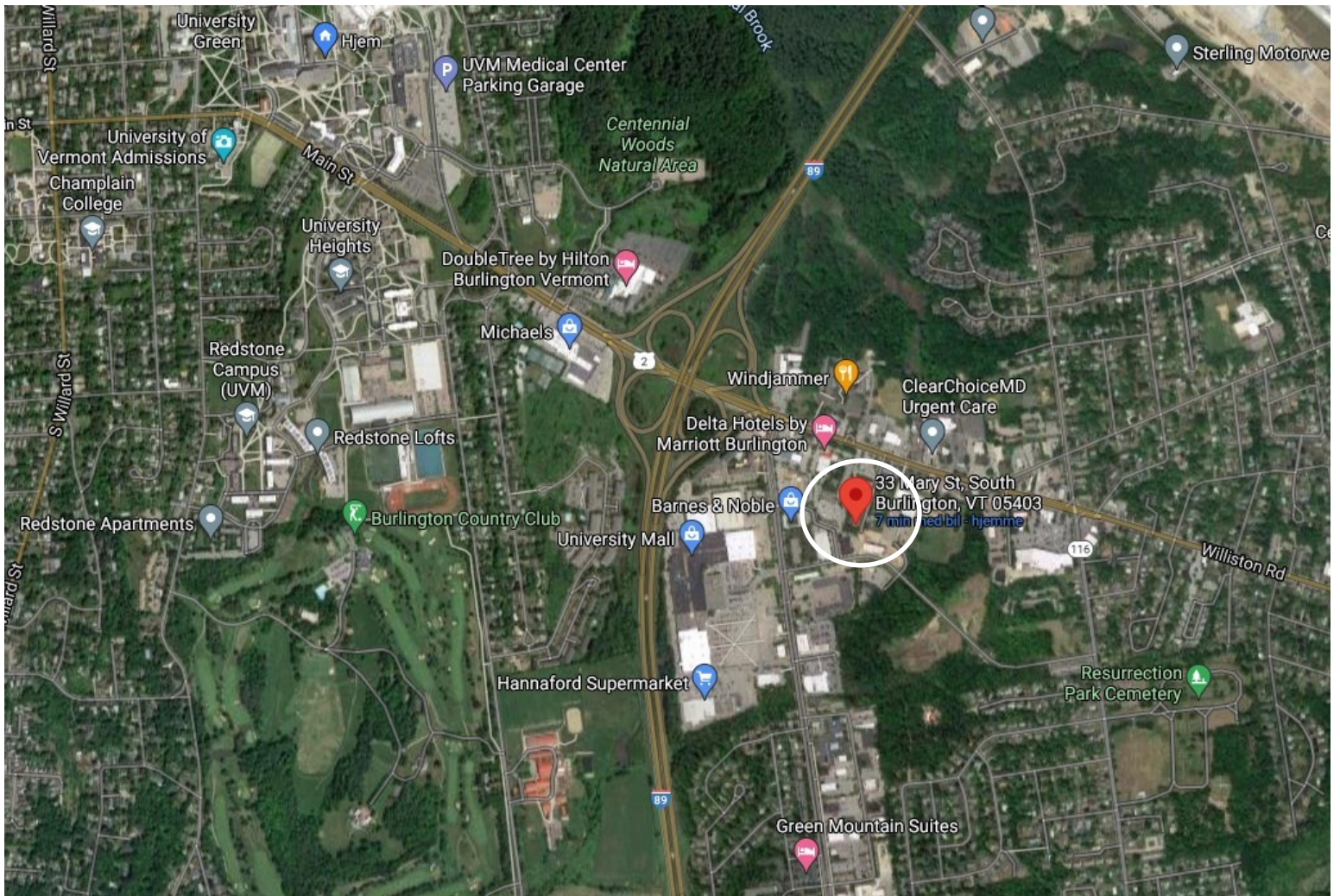
Second Floor



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AREA MAP



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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

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

9/24/2015