

44 SO. WILLARD STREET, BURLINGTON, VT05401



FOR SALE



CONTACT US



Sale Price—\$1,100,000

Steve Donahue or Meg McGovern

802-324-0937 802-343-6471

(802) 862-6880

www.donahuessociatesvt.com

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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Offering Overview— Queen Anne-style residence constructed around 1888 by the architectural firm A.B. Fisher & Co. It was originally built for Riley B. Stearns, a prominent local druggist and descendant of the J. & J.H. Peck drug firm. The property was a single family home until purchased by the North Family, who ran a co-op. The building was acquired by Champlain College in 1966 and converted into a dormitory, named the North House, after the previous owners. The property has been used as an under-graduate dormitory with shared kitchenette and lounge area.

The property is located in the desirable Hill Section neighborhood, conveniently nestled between downtown Burlington and UVM + Champlain College campuses. Listed on National Registry of Historic Places as part of the South Willard Street Historic District. 88002226 The property features onsite, off-street parking.

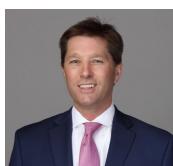
Summary—

Well maintained rooming house in high demand rental market.

Showings– Limited Showings until June 2nd, 2025



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Property Details

BUILDING SIZE	3,723 SF
CONSTRUCTED	1887
SITE SIZE	.31 acres
STORIES	2.5 stories with detached garage
STRUCTURE	Wood frame, clapboard siding Plaster + drywall, carpet, vinyl
SPAN NUMBER	114-035-16218
PARCEL ID	045-2-236-000
PROPERTY TAXES	PILOT
ZONING	Residential High Density Existing Dormitory/Rooming House
PARKING	9 surface parking spaces
ROOF	Hip Roof, asphalt shingle, membrane
BED/BATHS	10 Bedrooms/ 3 (3/4) 1 (1/4) baths

ELECTRICAL	Burlington Electric
WATER/SEWER	Municipal
MECHANICAL	Gas Boiler, w/ baseboard hot water
FIREPLACE	Historic, angled in entry Ornamental
UPDATES	
2024	Repointed brick and exterior painting
2023	New membrane roof, new carpet Interior paint, new rear entry door New concrete walkways and hand rails Replaced basement windows and sills

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Steve Donahue

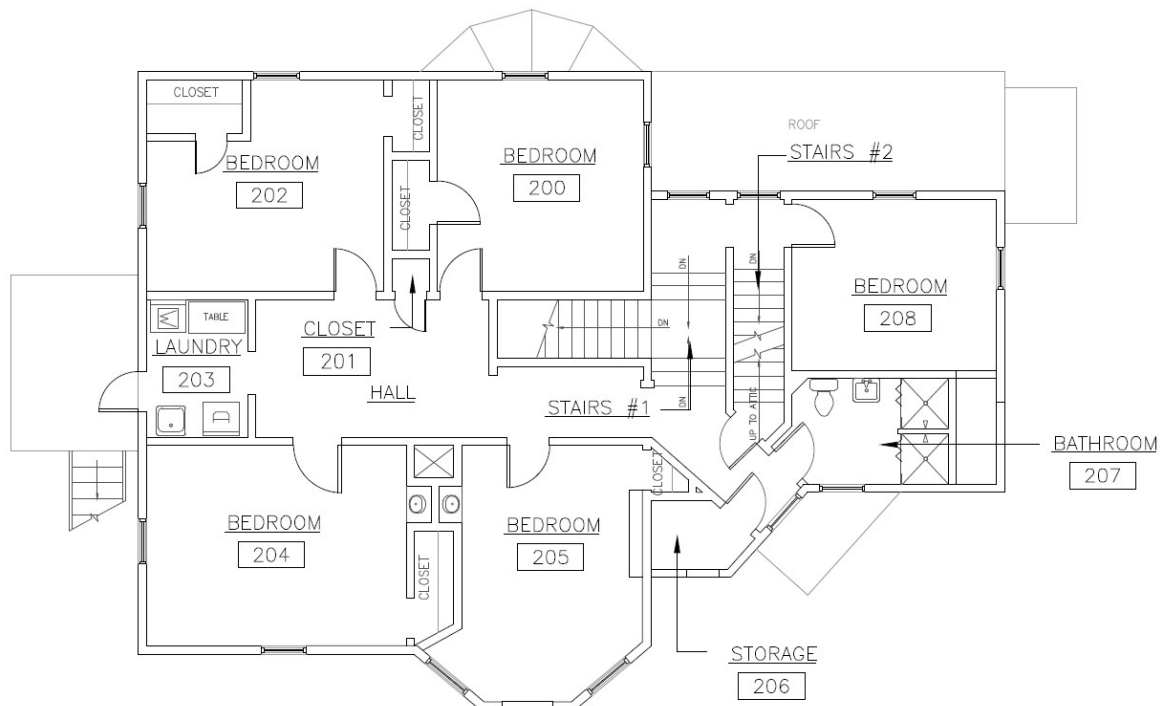
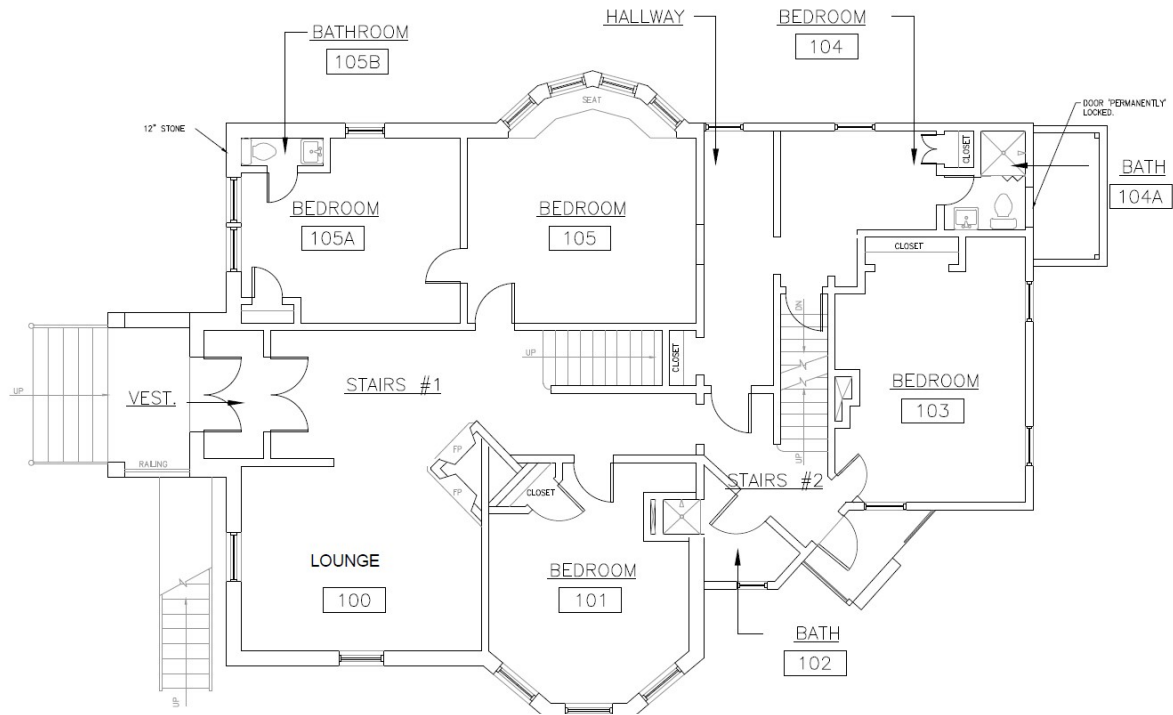
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FLOOR PLANS



44 SO. WILLARD STREET, BURLINGTON, VT05401

Property Photos

Link to Matterport: <https://my.matterport.com/>



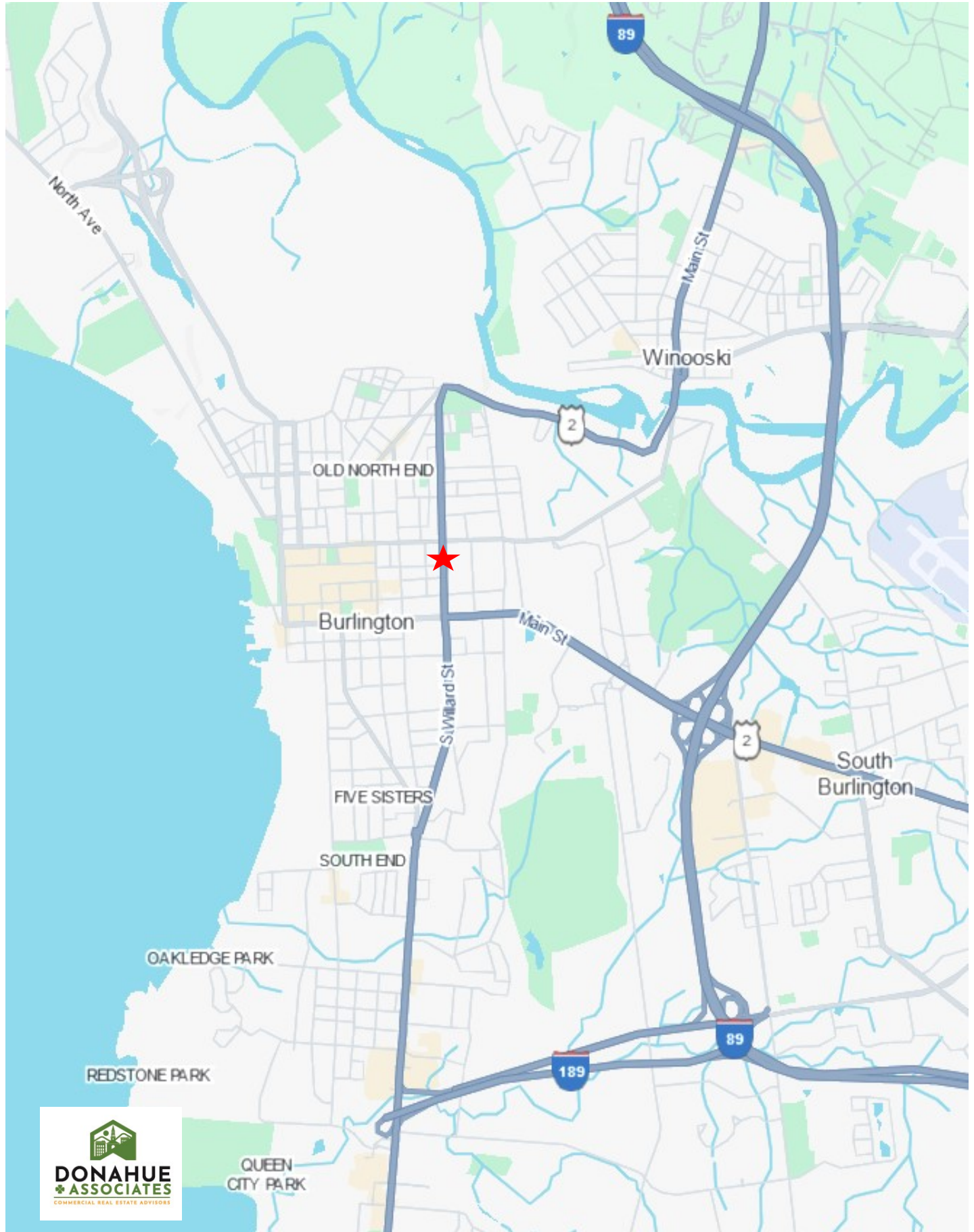
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Site Plan



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Area Map



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Disclaimer

Champlain College INC, (the "Owner") has retained Donahue& Associates, LLC and Stephen Donahue, a Real Estate Broker (the "Advisors") as its exclusive advisor and representatives in connection with the sale of 44 South Willard Street (the "Property"), located in Burlington, Vermont , pursuant to a separate agreement. The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Advisor or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither the Owner nor Advisors, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Advisor make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserve the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.



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