

**ESTATE AUCTION: 2-BEDROOM, 1-BATH  
MANUFACTURED HOME IN COLCHESTER, VT**

 **AUCTION**

**THURSDAY, MAY 14 @ 11AM**

Registration & Inspection from 10AM

**ADDRESS: 27 Third Street, Colchester, VT 05446**

***Open House: Friday, April 24 from 11AM - 1PM***



This single-wide manufactured home, located in the Breezy Acres Cooperative, Inc. park, at 27 3rd St. in Colchester, VT offers approximately 784± square feet of living space with 2 bedrooms and 1 bathroom. Built in 1994, the property provides a manageable footprint with convenient access to nearby amenities. Situated within walking distance to local restaurants, general stores, churches, and more, this location also offers quick access to Route 2 (Roosevelt Hwy) and is just minutes from Malletts Bay, Lake Champlain and I-89.

Monthly park rental fee includes plowing, sewer, trash, recycling, water and rent.

An excellent opportunity for buyers seeking an affordable home in a desirable Colchester location. This is not a foreclosure.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

**THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661**  
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



## **AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

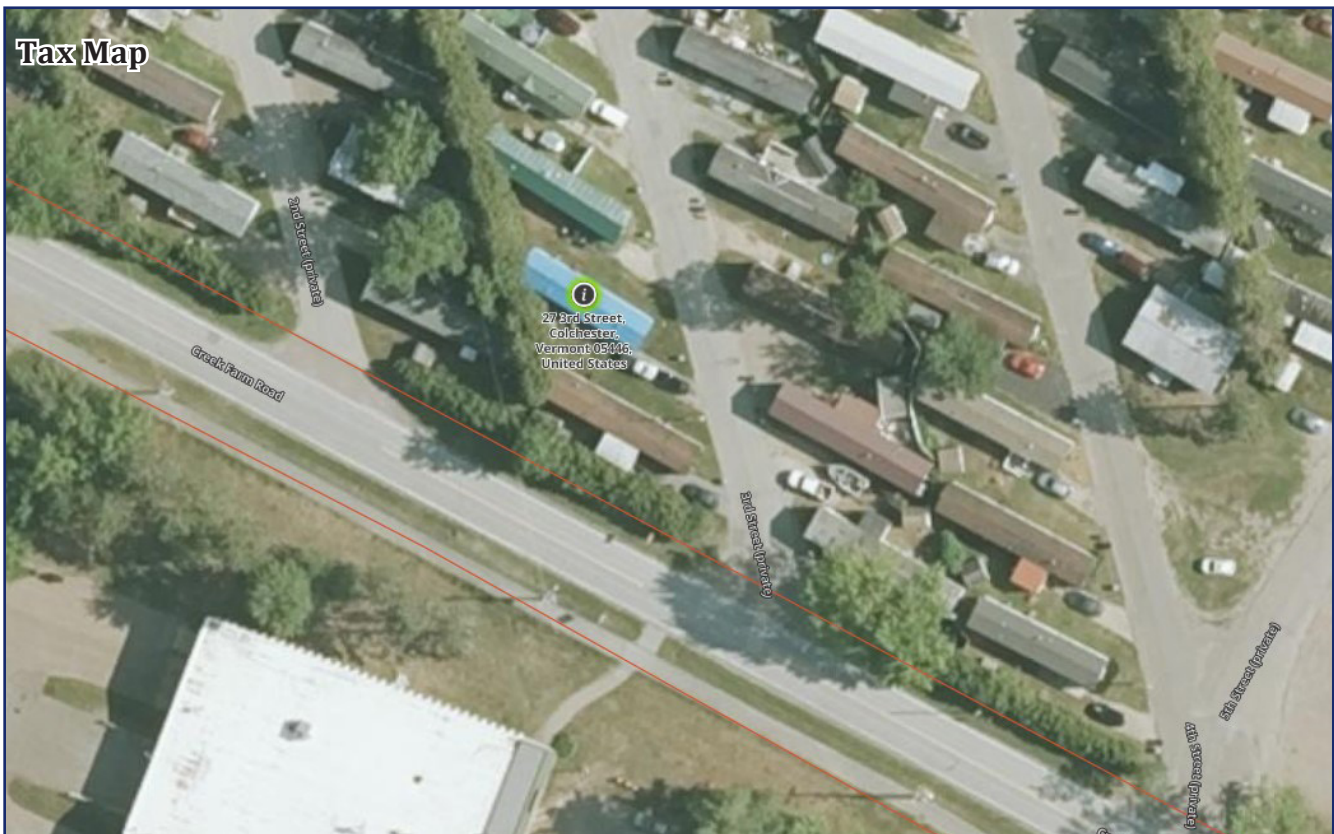
## STATISTICS

Year Built .....	1994
Siding .....	Vinyl
Roof.....	Metal
Basement.....	None
Foundation .....	Concrete Slab
Heat.....	Gas/Forced Air
Water .....	Town
Sewer .....	Town
Square Footage .....	784±
Rooms.....	4
Bedrooms .....	2
Baths.....	1
Garage.....	None
Acreage .....	0
Assessment.....	\$25,200
Town of Colchester Taxes .....	\$469.58
Monthly Park Rental Fee .....	\$519.00

**AUCTION TERMS:** 10% deposit due at sale, balance due at closing, on or within 30 days. Sale subject to 10% Buyer's Premium. Taxes and utilities to be prorated at closing.

**BUYER REQUIREMENTS:**

The successful bidder must complete an application with the Co-Op, which includes a background check and final approval by the Co-Op board. All individuals age 18 and over who will reside in the home must also undergo a background check, regardless of whether they will be on the title.



FRASIER ROBERT		RES BLD		Assessed		Assessed		7048	
FRASIER LUCY		RES BLD		25,200		25,200		COLCHESTER, VT	
27 THIRD ST		RES BLD		25,200		25,200		VISION	
COLCHESTER VT 05446		RES BLD		25,200		25,200		VISION	

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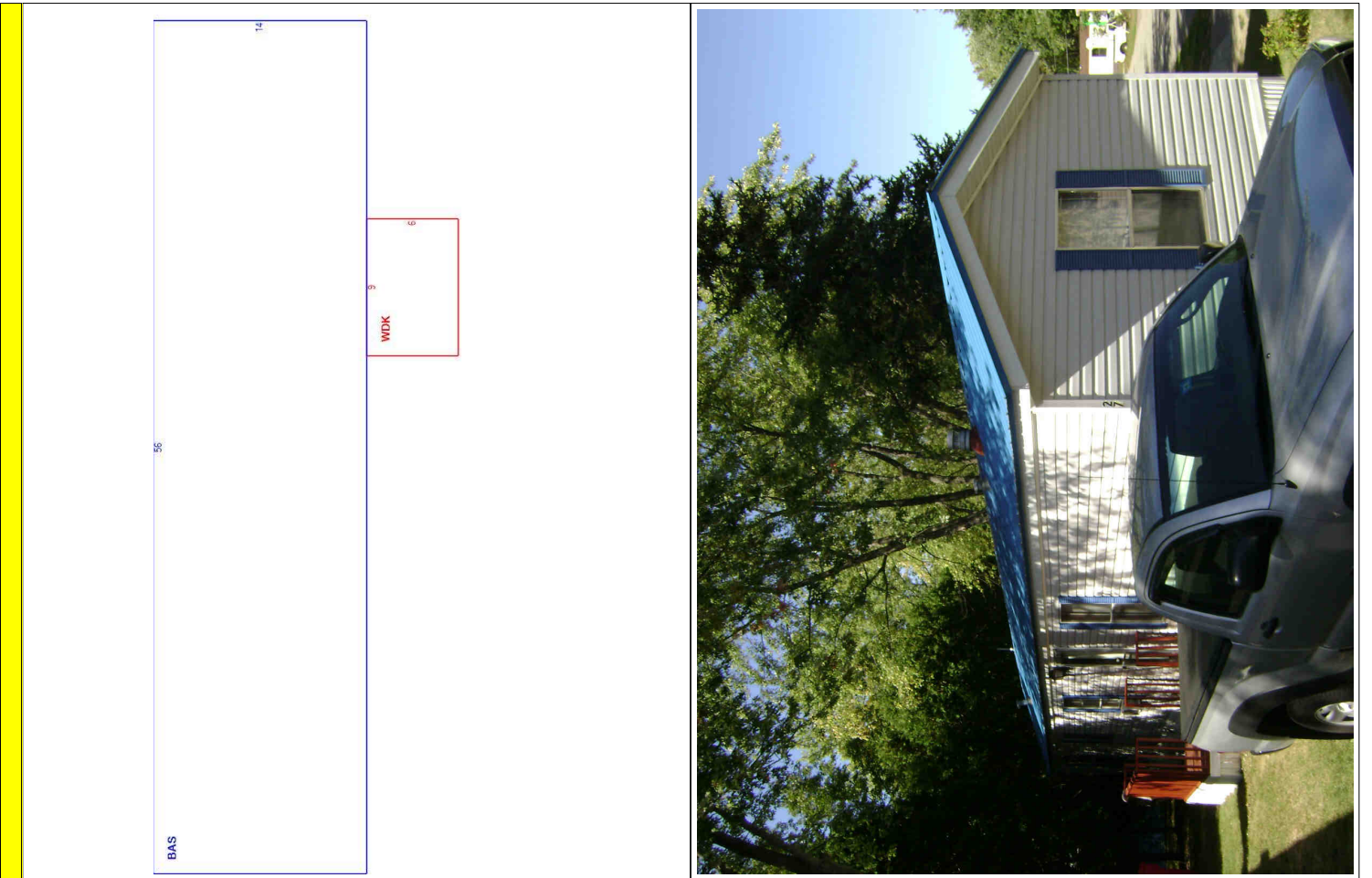
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Description							
Style:	20	Mobile Home								
Model	02	Mobile Home								
Grade:	03	Average								
Stories:	1									
Occupancy:	1									
Exterior Wall 1:	25	Vinyl Siding								
Exterior Wall 2:										
Roof Structure:	03	Gable/Hip								
Roof Cover:	01	Metal/Tin								
Interior Wall 1:	05	Drywall								
Interior Wall 2:										
Interior Fir 1:	06	Initial Sht Gds								
Interior Fir 2:	14	Carpet	42,721							
Heat Fuel:	03	Gas								
Heat Type:	04	Forced Hot Air								
AC Type:	01	None	1994							
Total Bedrooms	02	2 Bedrooms	A							
Total Bthrms:	1									
Total Half Baths	0									
Total Xtra Fixtrs			41							
Total Rooms:	4									
Bath Style:	02	Average								
Kitchen Style:	02	Average								
Fireplace:			1							
Bsmt Gar:										
Attic:										
Bsmt:			59							
Bsmt Floor:			25,200							
LOC										
MHP	01	BRAULTS								
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BAS	First Floor									
WDK	Deck, Wood									
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	784	784	784	54.15	42,450				
WDK	Deck, Wood	0	54	5	5.01	271				
Ttl Gross Liv / Lease Area		784	838	789		42,721				

BAS 56

WDK 3

6

14

