

GREENSPRING REALTY GROUP



2008 DECEMBER NEWSLETTER

Sales Update

At the 2008 year end we can report 7 Greenspring sales and 9 Kingswood sales. This is consistent with previous years for volume. But sale prices are down 15 to 19 percent from the highs seen in 2005-06. Obviously not a good time to sell, but if you have family or friends looking at purchasing, let them know that the bottom is here and with interest rates at a tad over 5% for 30 yrs, investing now should prove to be a wise move. For the first time in decades Mount Snow has invested millions of dollars two years in a row, our prediction: Mount Snow is poised to become the hottest ski area in the east!

For up to date info and pricing, check out the availability pages on our websites:

www.greenspring-vt.com and www.kingswood-vt.com

Note to Sellers

The North Branch Fire District, a.k.a. the sewer department, has changed criteria for its sewer fees. Instead of counting the number of bedrooms per home, the inspector now counts "sleeping spaces". Homes are inspected prior to closing, so this fee is a consideration if you are selling. A bedroom is a 2 person space. Dens, lofts, libraries and family rooms are a one person space. Adding extra sleeping spaces i.e. two sets of bunk beds, extra day beds, or trundles are considered extra sleeping spaces. The current rate is \$740 for each additional sleeping space. Although those extra bunk beds can often help sell your town home, be prepared to pay the fee for them at the closing table. Inspections usually occur a week or two prior to the closing date. When you are ready to sell, give us a call to help you decide what set up would work best for you.

December 2, 2008



The start of a wonderful season!

Got Snowshoe?

Sign up for our snowshoe list. Teresa is planning a group outing in December once the trails are covered. Call the Kingswood Rec Center to join our group and meet some other owners who snowshoe.

New Faces:

We'd like to welcome the new Recreation Center Attendants that will be working evening shifts this winter:

Mary Ann Spoffard at
Greenspring and

Grant Seelgen at
Kingswood



Voted one of the Top 10 Winter Events by Vermont's Chamber of Commerce:
"The Walk of the Santas" returns to the valley
December 12th thru 14th.

Olympians + Mount Snow = Fun!

Checkout the elite crew that's coming to compete in the "DEW TOUR" here at Mount Snow from January 8th—11th:

Mount Snow's own Kelly Clark, along with Shaun White, Hannah Teter, Tanner Hall, Andreas Wiig, Gretchen Bleiler, Simon Dumont, Sarah Burke and Travis Rice are all slated to compete for \$500,000 in cash and prizes.

Mount Snow is the only eastern ski area to host the Dew Tour. Two dates out west include Breckenridge and Tahoe.

Questions or comments? Contact us at teresa@kingswood-vt.com or rich@greenspring-vt.com

Greenspring Rec Center at 802-464-7111 or Kingswood Rec Center at 802-464-8877.

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