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THE STATE OF REAL ESTATE 2025

RECAP 2024 SALES TRENDS
HOUSING SHORTAGE
ACT 250 CHANGES TO BUILD FASTER
SACANDANAVIAN LIVING IN KILLINGTON?
LOCAL DEVELOPMENTS & EXPANSIONS

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Rendering by John Gentile at Blue Pixel 3D, see story on page 34.



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EDITOR'S NOTE

Demand for high-end real estate continues to push local prices to record heights, despite prices moderating to a more sustainable marketplace in other price points. Low inventory continues to be a factor in more area towns — particularly for affordable properties. Proposals to create more housing stock, particularly for the state's workforce, are starting to gain traction.

as we move through 2025. Central Vermont has always been a great place to live; now the secret is out and people are rapidly seeking all that the Killington area has to offer — particularly when the snow is so good and the mountain slopes beckon! Ski-out, ski-out comes and condos are every skier and riders dream!

This special section features local real estate trends with insights from industry professionals on the market today and what to expect

MOUNTAIN TIMES

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Cover photo: A rendering by John Gentile at Blue Pixel 3D of new Scandinavian modular homes that are being offered in Killington, see story, page 34.
 Contributors: Katy Savage and Victoria Gaither



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THE STATE OF REAL ESTATE

Median prices and market stabilize as post-Pandemic furry slows, yet high-end homes still fetch record prices

By Katy Savage

The local housing market picked up considerably after a slow start to 2024.

Limited inventory remained a major driving factor with the total number of units sold up slightly by 1.9% across Rutland County and slightly down in the Upper Valley -3.5%, according to a regional analysis by Sotheby's International Realty. Additionally, the average sales price increased by 9.7% in Rutland County and by 8.4% in the Upper Valley, and the average days on market decreased by 7.1% in Rutland County and increased by 4.3% in the Upper Valley. (See town specific charts on page 22-23).

Homes in Killington continued to be in high demand, with prices continuing to climb as the local real estate market undergoes changes.

At the end of January, there were only nine single-family homes for sale in Killington, and just three of those were listed for under \$1 million. Some of the homes for sale were atypical. The least expensive home on the market, for example, was an off-grid property on Little Sherburne Road, priced at \$700,000, while the most expensive listing was a \$3 million duplex on Roundabout Road that has yet to be built.

"It's amazing the difference — what's available and the prices," said Nathan Mastroeni of the Elevations Real Estate Team at REAL Broker LLC.

While the pandemic saw homes being listed

and sold rapidly, the market has now slowed, with homes sitting for an average of 60 to 90 days.

But "The market is healthier than it was during the pandemic," Mastroeni added.

There is also a slight shift in people seeking investment properties. About 10% of buyers are looking to live in Killington, according to Mastroeni, while the remaining 90% are seeking second homes. Unlike the pandemic trend of investors buying short-term rental properties, many of today's buyers intend to use these homes for personal use.

"They're saying, 'this is going to be a property that we are going to use,'" Mastroeni said. "It's nice to see it's not just the investors that are looking."

Bret Williamson, owner and broker at Killington Valley Real Estate, echoed the sentiment that the market

is stabilizing. "I think we're going back to a more normal selling cycle," he said, explaining that the winter market is slowing down after the pandemic boom. "Prices were escalating after the pandemic. Now, if homes are priced too high, they sit on the market. People still want homes in Killington, but they're more educated, and the big rush is over for the time being."

Williamson had several high-end properties

listed at the end of January, including the highest priced home for sale on Roundabout Road, offered at \$2.9 million. The home is atypical in that it's being sold as a development project. The plans call for a modern-style duplex home, with a one bedroom unit on one side and two-bedroom unit on the other. The high-end modern architectural design was created by Polar Life Haus in Finland. Once the home is sold, it will be shipped from Finland and constructed on site. "That's fairly unique in this market. I'd think this would start happening more," Williamson said.

The homes for sale in Killington also reflect much higher prices than what was available pre-pandemic. Last year, 26 single-family

homes were sold in Killington, ranging in price from \$340,000 to \$2.81 million, with an average sales price of \$791,000. In comparison,

34 homes were sold in 2019, with prices ranging from \$258,000 to \$2.4 million and the average home going for \$542,000. But, prices aren't increasing as rapidly as they were in the past four years.

"For now, price increases have stalled," Williamson said.

Real estate agents are also bracing for the town's scheduled reassessment this summer,

"The market is healthier than it was during the pandemic," said Mastroeni.

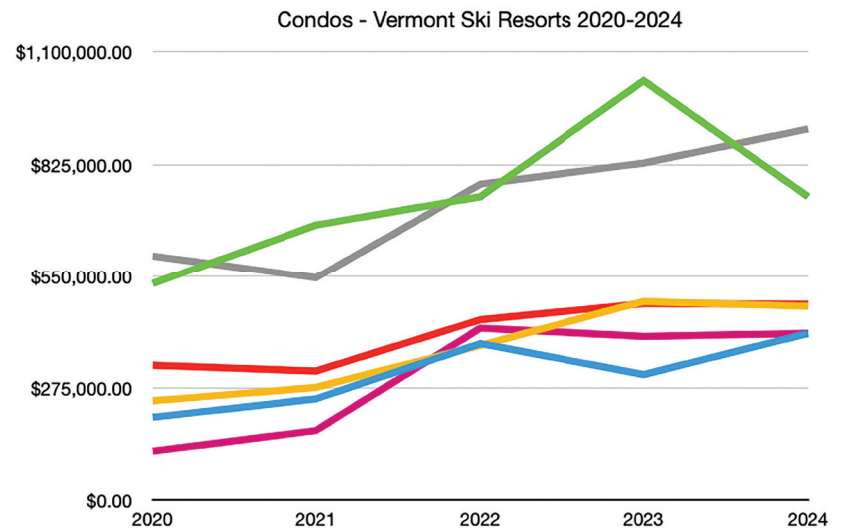
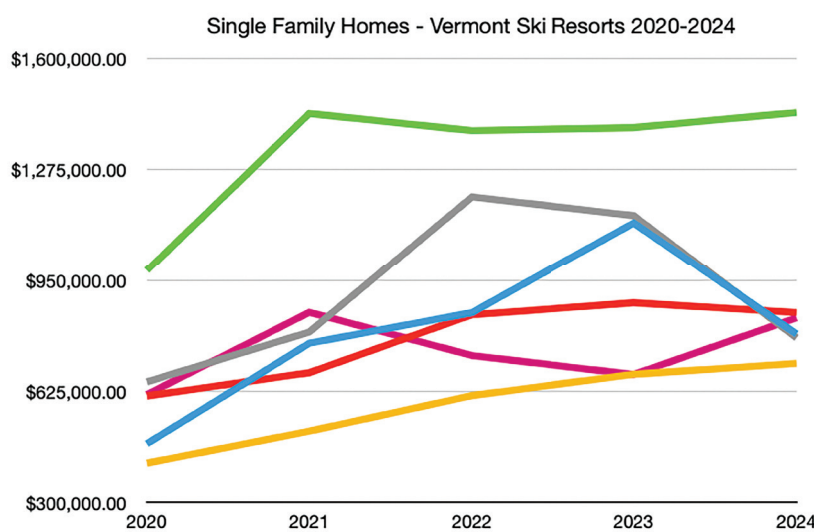
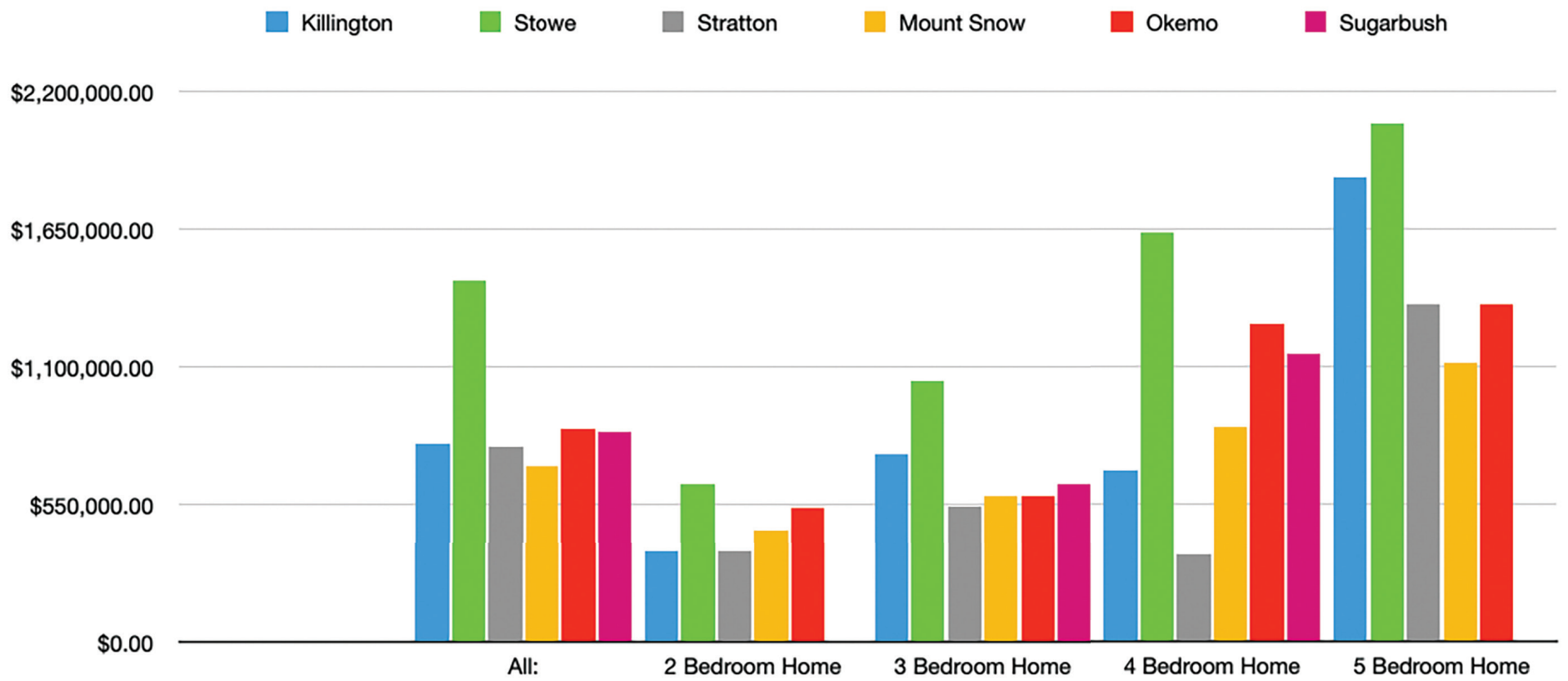
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Rutland County	2024	2023	+/- %
TOTAL SALES IN UNITS:	1,634	1,604	+ 1.9%
TOTAL SALES DOLLARS:	\$564,028,000	\$504,867,000	+ 11.7%
AVERAGE SALE PRICE:	\$345,182	\$314,755	+ 9.7%
AVERAGE DAYS ON MARKET:	52	56	- 7.1%
SOLD PRICE VS. LIST PRICE:	96.48%	98.01%	- 1.6%

Upper Valley VT & NH	2024	2023	+/- %
TOTAL SALES IN UNITS:	3,972.0	4,134.0	-3.9%
TOTAL SALES DOLLARS:	\$1,986,918,000	\$1,901,318,000	4.5%
AVERAGE SALE PRICE:	\$499,137	\$460,465	8.4%
AVERAGE DAYS ON MARKET:	40.8	39.1	4.3%
SOLD PRICE VS. LIST PRICE:	97.93%	98.76%	-0.8%

Courtesy Sotheby's International Realty

Charts show sales trend comparing 2024 with 2023 of all properties at all price points in Rutland County (left) and the Upper Valley, which includes Windsor County (right). Sales data for individual towns in the region can be seen on page 22 and 23.



Courtesy Sotheby's International Realty

Charts compare real estate prices at six Vermont ski resorts with the most desirable real estate. Top chart shows 2024 prices by size, bottom charts prices over time.

← **STATE OF REAL ESTATE** from page 20

which will be the first since 2011.

The townwide reappraisal is required because the town's common level of appraisal (CLA) is the lowest in the state (at 52.35% before the statewide adjustment of 0.75 applied this January per Act 183), well below the state-allowed threshold. The CLA adjusts property values from their published values on each town's Grant List to their actual market value by applying a blanket percentage difference to all properties. This ensures all Vermonters are paying taxes on their actual current market value.

The CLA in Killington being 52.35% means

that property owners of a home listed for \$250,000 on the Grand List are paying taxes based on its market value, which is nearly \$500,000.

After the reappraisal, that Killington home will be listed on the Grand List closer to how it's now taxed. When the reappraisal is completed the CLA should be 100%, in other words no adjustments will be needed as the Grand List will now match

the market value.

While the CLA is a blunt tool applied to all properties equally, the reappraisal will take into account the specifics of each property to

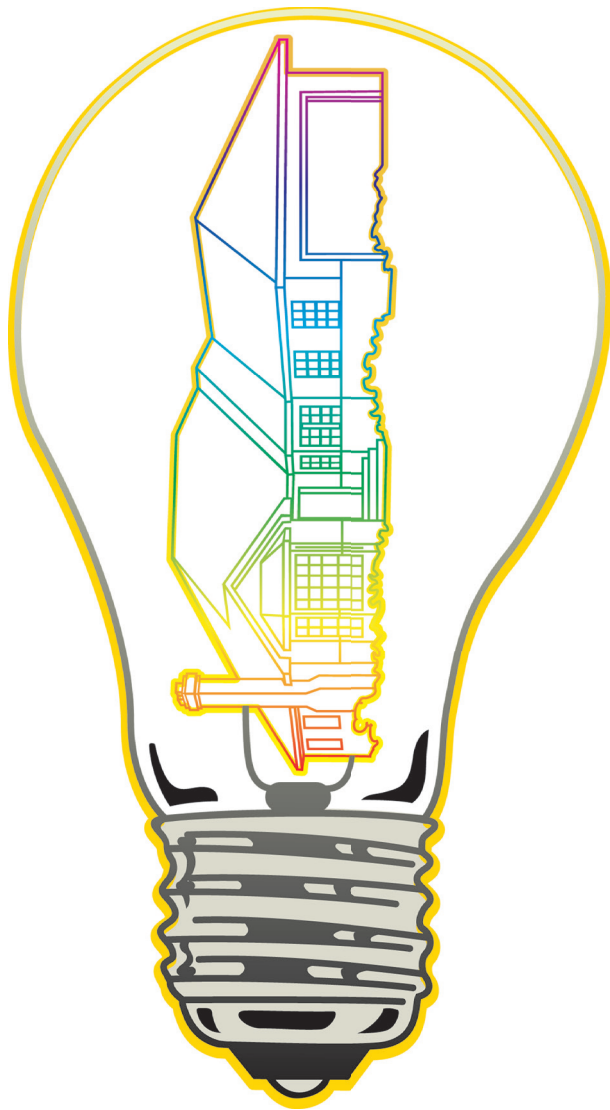
"People are expecting the village to come in, and that's going to be the most expensive real estate on a ski area on the East Coast. That's highly justified because we have the best mountain in the East, hands down," Williamson said.

assess the value even more accurately — so some will see greater increases in valuations than others.

The effect on tax bills will mirror whether the valuation for each property is more or less than the 52.35% that was already being applied with the CLA.

Heidi Bomengen, owner of Prestige Real Estate in Killington, expects more properties to hit the market after homeowners receive their reassessment notices, as many properties are selling for more than double their Grand List value. Bomengen pointed out one property listed in Killington for \$875,000 was currently on the Grand List for only \$240,000 — something that's not uncommon — an example of just how outdated the town's Grand List has become.

Real Estate sales by town in Rutland County



TOWN	2024	2023	+/- %
BENSON			
TOTAL SALES IN UNITS:	5	6	-16.7%
AVERAGE SALE PRICE:	\$258,600	\$335,800	-22.7%
AVERAGE DAYS ON MARKET:	38.0	108.0	-64.8%
SOLD PRICE VS. LIST PRICE:	94.90%	97.63%	-2.8%
BRANDON			
TOTAL SALES IN UNITS:	45	48	-6.3%
AVERAGE SALE PRICE:	\$282,800	\$300,000	-5.7%
AVERAGE DAYS ON MARKET:	41.0	59.0	-20.3%
SOLD PRICE VS. LIST PRICE:	99.57%	99.68%	-0.1%
CASTLETON			
TOTAL SALES IN UNITS:	52	51	2.0%
AVERAGE SALE PRICE:	\$374,300	\$342,200	9.4%
AVERAGE DAYS ON MARKET:	95.0	71.0	31.0%
SOLD PRICE VS. LIST PRICE:	96.88%	94.95%	2.0%
CHITTENDEN			
TOTAL SALES IN UNITS:	13	15	-13.3%
AVERAGE SALE PRICE:	\$500,200	\$396,600	26.1%
AVERAGE DAYS ON MARKET:	56.0	52.0	13.5%
SOLD PRICE VS. LIST PRICE:	94.4%	95.02%	-0.9%
CLARENDON			
TOTAL SALES IN UNITS:	19	22	-13.6%
AVERAGE SALE PRICE:	\$348,800	\$301,700	15.6%
AVERAGE DAYS ON MARKET:	44.0	35.0	25.7%
SOLD PRICE VS. LIST PRICE:	96.74%	96.53%	0.2%
DANBY			
TOTAL SALES IN UNITS:	15	13	15.4%
AVERAGE SALE PRICE:	\$413,900	\$342,300	20.9%
AVERAGE DAYS ON MARKET:	60.0	51.0	17.6%
SOLD PRICE VS. LIST PRICE:	87.66%	91.42%	-4.1%
FAIR HAVEN			
TOTAL SALES IN UNITS:	23	23	0.0%
AVERAGE SALE PRICE:	\$215,300	\$185,000	16.4%
AVERAGE DAYS ON MARKET:	52.0	44.0	18.2%
SOLD PRICE VS. LIST PRICE:	95.43%	96.81%	-1.4%
HUBBARDTON			
TOTAL SALES IN UNITS:	11	17	-35.3%
AVERAGE SALE PRICE:	\$276,800	\$275,800	0.4%
AVERAGE DAYS ON MARKET:	65.0	56.0	23.2%
SOLD PRICE VS. LIST PRICE:	97.16%	96.87%	0.3%
IRA			
TOTAL SALES IN UNITS:	7	5	40.0%
AVERAGE SALE PRICE:	\$294,000	\$267,700	9.8%
AVERAGE DAYS ON MARKET:	110.0	58.0	89.7%
SOLD PRICE VS. LIST PRICE:	98.51%	98.11%	0.4%
KILLINGTON			
TOTAL SALES IN UNITS:	144	103	39.8%
AVERAGE SALE PRICE:	\$465,700	\$410,500	13.4%
AVERAGE DAYS ON MARKET:	48.0	54.0	-11.1%
SOLD PRICE VS. LIST PRICE:	96.5%	101.34%	-5.1%
MENDON			
TOTAL SALES IN UNITS:	21	28	-25.0%
AVERAGE SALE PRICE:	\$306,400	\$283,500	8.8%
AVERAGE DAYS ON MARKET:	76.0	101.0	-24.8%
SOLD PRICE VS. LIST PRICE:	97.53%	98.52%	-1.0%
MIDDLETOWN SPRINGS			
TOTAL SALES IN UNITS:	12	2	500.0%
AVERAGE SALE PRICE:	\$361,600	\$528,500	-31.6%
AVERAGE DAYS ON MARKET:	46.0	22.0	109.1%
SOLD PRICE VS. LIST PRICE:	97.52%	95.66%	1.9%
MOUNT HOLLY			
TOTAL SALES IN UNITS:	31	25	24.0%
AVERAGE SALE PRICE:	\$436,000	\$395,600	10.2%
AVERAGE DAYS ON MARKET:	25.0	82.0	-69.5%
SOLD PRICE VS. LIST PRICE:	98.32%	97.50%	0.8%
MOUNT TABOR			
TOTAL SALES IN UNITS:	5	3	66.7%
AVERAGE SALE PRICE:	\$351,900	\$268,000	31.3%
AVERAGE DAYS ON MARKET:	137.0	190.0	-27.9%
SOLD PRICE VS. LIST PRICE:	90.79%	98.77%	-8.1%
PAWLET			
TOTAL SALES IN UNITS:	13	19	-31.6%
AVERAGE SALE PRICE:	\$572,700	\$372,300	53.8%
AVERAGE DAYS ON MARKET:	50.0	86.0	-41.9%
SOLD PRICE VS. LIST PRICE:	93.72%	99.39%	-5.7%

TOWN	2024	2023	+/- %
PITTSFIELD			
TOTAL SALES IN UNITS:	6	9	-33.3%
AVERAGE SALE PRICE:	\$373,700	\$527,700	-29.2%
AVERAGE DAYS ON MARKET:	53.0	43.0	23.3%
SOLD PRICE VS. LIST PRICE:	99.42%	99.60%	-0.2%
PITTSFORD			
TOTAL SALES IN UNITS:	25	27	-7.4%
AVERAGE SALE PRICE:	\$346,500	\$314,000	10.4%
AVERAGE DAYS ON MARKET:	71.0	43.0	65.1%
SOLD PRICE VS. LIST PRICE:	98.89%	100.36%	-1.5%
POULTNEY			
TOTAL SALES IN UNITS:	32	43	-25.6%
AVERAGE SALE PRICE:	\$276,500	\$319,400	-15.3%
AVERAGE DAYS ON MARKET:	54.0	63.0	-14.3%
SOLD PRICE VS. LIST PRICE:	95.81%	97.51%	-1.9%
PROCTOR			
TOTAL SALES IN UNITS:	31	23	34.8%
AVERAGE SALE PRICE:	\$246,700	\$229,300	7.6%
AVERAGE DAYS ON MARKET:	41.0	13.0	215.4%
SOLD PRICE VS. LIST PRICE:	99.04%	98.90%	0.1%
RUTLAND CITY			
TOTAL SALES IN UNITS:	176	188	-6.4%
AVERAGE SALE PRICE:	\$245,300	\$228,500	7.4%
AVERAGE DAYS ON MARKET:	35.0	48.0	-27.1%
SOLD PRICE VS. LIST PRICE:	96.62%	97.84%	-1.2%
RUTLAND TOWN			
TOTAL SALES IN UNITS:	37	43	-14.0%
AVERAGE SALE PRICE:	\$378,600	\$420,100	-9.9%
AVERAGE DAYS ON MARKET:	98.0	36.0	172.2%
SOLD PRICE VS. LIST PRICE:	96.22%	97.63%	-1.4%
SHREWSBURY			
TOTAL SALES IN UNITS:	14	8	75.0%
AVERAGE SALE PRICE:	\$406,700	\$325,400	25.0%
AVERAGE DAYS ON MARKET:	50.0	19.0	163.2%
SOLD PRICE VS. LIST PRICE:	95.75%	97.09%	-1.4%
SUDBURY			
TOTAL SALES IN UNITS:	8	12	-33.3%
AVERAGE SALE PRICE:	\$433,100	\$293,300	47.7%
AVERAGE DAYS ON MARKET:	54.0	113.0	-52.2%
SOLD PRICE VS. LIST PRICE:	99.25%	96.62%	2.8%
TINMOUTH			
TOTAL SALES IN UNITS:	11	10	10.0%
AVERAGE SALE PRICE:	\$321,100	\$448,500	-28.4%
AVERAGE DAYS ON MARKET:	55.0	141.0	-61.0%
SOLD PRICE VS. LIST PRICE:	98.89%	94.48%	4.7%
WALLINGFORD			
TOTAL SALES IN UNITS:	29	20	45.0%
AVERAGE SALE PRICE:	\$376,500	\$377,300	-0.2%
AVERAGE DAYS ON MARKET:	48.0	61.0	-21.3%
SOLD PRICE VS. LIST PRICE:	96.98%	99.01%	-2.1%
WELLS			
TOTAL SALES IN UNITS:	17	21	-19.0%
AVERAGE SALE PRICE:	\$390,800	\$327,100	19.5%
AVERAGE DAYS ON MARKET:	55.0	57.0	-3.5%
SOLD PRICE VS. LIST PRICE:	93.51%	94.06%	-0.2%
WEST HAVEN			
TOTAL SALES IN UNITS:	1	3	-66.7%
AVERAGE SALE PRICE:	\$425,000	\$168,300	152.5%
AVERAGE DAYS ON MARKET:	4.3	56.0	-92.9%
SOLD PRICE VS. LIST PRICE:	100.00%	81.06%	23.4%
WEST RUTLAND			
TOTAL SALES IN UNITS:	15	16	-5.3%
AVERAGE SALE PRICE:	\$272,200	\$239,500	13.7%
AVERAGE DAYS ON MARKET:	29.0	38.0	-23.7%
SOLD PRICE VS. LIST PRICE:	97.45%	99.19%	-1.7%

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Real Estate sales by Vt towns in the Upper Valley

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TOWN	2024	2023	+/- %
BARNARD			
TOTAL SALES IN UNITS:	15	26	-42.3%
AVERAGE SALE PRICE:	\$655,900	\$792,700	-17.3%
AVERAGE DAYS ON MARKET:	75.0	56.0	33.9%
SOLD PRICE VS. LIST PRICE:	93.40%	96.51%	-3.2%
BETHEL			
TOTAL SALES IN UNITS:	20	25	-20.0%
AVERAGE SALE PRICE:	\$232,000	\$348,500	-33.4%
AVERAGE DAYS ON MARKET:	48.0	66.0	-27.3%
SOLD PRICE VS. LIST PRICE:	95.97%	97.27%	-1.3%
BRADFORD			
TOTAL SALES IN UNITS:	26	22	18.2%
AVERAGE SALE PRICE:	\$313,200	\$278,900	12.3%
AVERAGE DAYS ON MARKET:	32.0	15.0	113.3%
SOLD PRICE VS. LIST PRICE:	97.25%	100.94%	-3.7%
BRIDGEWATER			
TOTAL SALES IN UNITS:	17	9	88.9%
AVERAGE SALE PRICE:	\$491,600	\$675,700	-27.2%
AVERAGE DAYS ON MARKET:	44.0	124.0	-64.5%
SOLD PRICE VS. LIST PRICE:	97.61%	97.37%	0.2%
CHELSEA			
TOTAL SALES IN UNITS:	10	15	-33.3%
AVERAGE SALE PRICE:	\$351,200	\$373,100	-5.9%
AVERAGE DAYS ON MARKET:	61.0	38.0	60.5%
SOLD PRICE VS. LIST PRICE:	96.22%	98.53%	-2.3%
CORINTH			
TOTAL SALES IN UNITS:	18	13	38.5%
AVERAGE SALE PRICE:	\$234,300	\$268,300	-12.7%
AVERAGE DAYS ON MARKET:	63.0	21.0	200.0%
SOLD PRICE VS. LIST PRICE:	93.79%	93.85%	-0.1%
FAIRLEE			
TOTAL SALES IN UNITS:	16	8	100.0%
AVERAGE SALE PRICE:	\$450,900	\$468,700	-3.8%
AVERAGE DAYS ON MARKET:	19.0	7.0	171.4%
SOLD PRICE VS. LIST PRICE:	98.19%	99.06%	-0.9%
HARTFORD			
TOTAL SALES IN UNITS:	208	189	10.1%
AVERAGE SALE PRICE:	\$459,300	\$412,100	11.5%
AVERAGE DAYS ON MARKET:	35.0	26.0	34.6%
SOLD PRICE VS. LIST PRICE:	98.12%	100.52%	-2.4%
HARTLAND			
TOTAL SALES IN UNITS:	33	34	-2.9%
AVERAGE SALE PRICE:	\$468,400	\$371,100	26.2%
AVERAGE DAYS ON MARKET:	27.0	82.0	-67.1%
SOLD PRICE VS. LIST PRICE:	93.66%	98.59%	-5.0%
NEWBURY			
TOTAL SALES IN UNITS:	38	32	18.8%
AVERAGE SALE PRICE:	\$360,400	\$262,900	37.1%
AVERAGE DAYS ON MARKET:	59.0	31.0	90.3%
SOLD PRICE VS. LIST PRICE:	96.02%	96.84%	-0.8%
NORWICH			
TOTAL SALES IN UNITS:	38	40	-5.0%
AVERAGE SALE PRICE:	\$856,100	\$830,000	3.1%
AVERAGE DAYS ON MARKET:	60.0	47.0	27.7%
SOLD PRICE VS. LIST PRICE:	97.70%	99.20%	-1.5%
POMFRET			
TOTAL SALES IN UNITS:	10	15	-33.3%
AVERAGE SALE PRICE:	\$786,600	\$710,100	10.8%
AVERAGE DAYS ON MARKET:	65.0	34.0	91.2%
SOLD PRICE VS. LIST PRICE:	98.32%	103.20%	-4.7%
RANDOLPH			
TOTAL SALES IN UNITS:	39	63	-38.1%
AVERAGE SALE PRICE:	\$386,000	\$312,800	23.4%
AVERAGE DAYS ON MARKET:	38.0	60.0	-36.7%
SOLD PRICE VS. LIST PRICE:	98.41%	99.18%	-0.8%
ROYALTON			
TOTAL SALES IN UNITS:	26	10	160.0%
AVERAGE SALE PRICE:	\$347,200	\$228,300	52.1%
AVERAGE DAYS ON MARKET:	66.0	86.0	-23.3%
SOLD PRICE VS. LIST PRICE:	100.40%	95.98%	4.6%
SHARON			
TOTAL SALES IN UNITS:	13	9	44.4%
AVERAGE SALE PRICE:	\$388,000	\$308,200	25.9%
AVERAGE DAYS ON MARKET:	42.0	30.0	40.0%
SOLD PRICE VS. LIST PRICE:	94.76%	102.53%	-7.6%

TOWN	2024	2023	+/- %
STRAFFORD			
TOTAL SALES IN UNITS:	9	16	-43.8%
AVERAGE SALE PRICE:	\$391,300	\$343,600	13.9%
AVERAGE DAYS ON MARKET:	79.0	20.0	295.0%
SOLD PRICE VS. LIST PRICE:	95.72%	97.51%	-1.8%
THETFORD			
TOTAL SALES IN UNITS:	27	28	-3.6%
AVERAGE SALE PRICE:	\$486,800	\$532,300	-8.5%
AVERAGE DAYS ON MARKET:	38.0	12.0	216.7%
SOLD PRICE VS. LIST PRICE:	95.99%	99.28%	-3.3%
TUNBRIDGE			
TOTAL SALES IN UNITS:	14	16	-12.5%
AVERAGE SALE PRICE:	\$274,900	\$293,800	-6.4%
AVERAGE DAYS ON MARKET:	65.0	71.0	-8.5%
SOLD PRICE VS. LIST PRICE:	92.81%	100.10%	-7.3%
VERSHIRE			
TOTAL SALES IN UNITS:	9	11	-18.2%
AVERAGE SALE PRICE:	\$376,700	\$334,100	12.8%
AVERAGE DAYS ON MARKET:	85.0	97.0	-12.4%
SOLD PRICE VS. LIST PRICE:	99.33%	94.01%	5.7%
WEATHERSFIELD			
TOTAL SALES IN UNITS:	23	37	-37.8%
AVERAGE SALE PRICE:	\$303,800	\$247,900	22.5%
AVERAGE DAYS ON MARKET:	30.0	41.0	-26.8%
SOLD PRICE VS. LIST PRICE:	100.50%	98.50%	2.0%
WEST FAIRLEE			
TOTAL SALES IN UNITS:	9	11	-18.2%
AVERAGE SALE PRICE:	\$376,700	\$334,100	12.8%
AVERAGE DAYS ON MARKET:	85.0	97.0	-12.4%
SOLD PRICE VS. LIST PRICE:	99.33%	94.01%	5.7%
WEST WINDSOR			
TOTAL SALES IN UNITS:	27	25	8.0%
AVERAGE SALE PRICE:	\$489,200	\$419,600	16.6%
AVERAGE DAYS ON MARKET:	52.0	104.0	-50.0%
SOLD PRICE VS. LIST PRICE:	98.11%	93.64%	4.8%
WINDSOR			
TOTAL SALES IN UNITS:	38	40	-5.0%
AVERAGE SALE PRICE:	\$353,000	\$241,900	45.9%
AVERAGE DAYS ON MARKET:	38.0	52.0	-26.9%
SOLD PRICE VS. LIST PRICE:	95.54%	98.57%	-3.1%
WOODSTOCK			
TOTAL SALES IN UNITS:	56	73	-23.3%
AVERAGE SALE PRICE:	\$1,004,300	\$1,081,500	-7.1%
AVERAGE DAYS ON MARKET:	60.0	89.0	-32.6%
SOLD PRICE VS. LIST PRICE:	97.31%	94.21%	3.3%

“I expect that we’re going to see more properties come on the market in the spring, or certainly in the summer after people have gotten notice of their new tax assessments, and particularly when the tax bills come out,” she said.

“People are going to get a shock. I think it’s going to put some additional price pressure on the market. It’s going to be the whole supply and demand equation. We’re going to see more supply, so buyers will have more to choose from, and there’s going to be more competition amongst the homes that are for sale.”

Williamson also said that the upcoming reassessment is long overdue, explaining that Killington’s assessed property values have long lagged behind actual market values.

“The taxes will most likely increase,” he said, but he didn’t think the new prices would be as shocking. “I don’t think they’re going to increase as much as in prior years.”

Real estate agents are also anticipating the construction of Killington Village, which will shake up inventory and home prices.

The Killington Village is a major multi-phase development project that will be constructed at the base of the mountain on 1,095 acres of land. Permits for Phase 1 call for 32,000 square feet of commercial space and 225 new units of housing with a mix of condos, townhomes, and single-family homes. Great Gulf’s re-envisioned village design includes a pedestrian-only Main Street that leads to the base of the mountain, where a crystalline lodge will replace the current Snowshed and Ramshead lodges.

Presales for new homes in the village could start as early as this fall. Williamson is also predicting that the demand for land will also increase. Williamson had two 3-acre parcels of land for sale on East Mountain Road for about \$650,000 each at the end of January and anticipated listing more.

“Those would be the most expensive parcels of land to sell ever in Killington,” he said. “People are expecting the village to come in, and that’s going to be the most expensive real estate on a ski area on the East Coast. That’s highly justified because we have the best mountain in the East, hands down.”

Additionally, Base Camp at Bear Mountain broke ground this fall and expects vertical construction to begin on its 102 residential units in September with the first of the ski-in, ski-out duplexes occupied as early as spring 2026 (see story page 42).



Submitted

A man relaxes on a couch with a book and tea.

NEW REGIONAL HOUSING TARGETS HELP SET ROADMAP FOR HOUSING SHORTAGE

The Vermont Department of Housing and Community Development (DHCD), in collaboration with the Vermont Association of Planning and Development Agencies (VAPDA) and the Vermont Housing Finance Agency (VHFA), has released new regional targets for housing production across the state and a new tool that allows DHCD to track progress towards those regional housing goals in near real time.

The Statewide and Regional Housing Targets report was required as part of the HOME Act of 2023 and ACT 181 of 2024. DHCD and VAPDA coordinated to produce the housing production targets and VHFA was contracted to support the development of the targets. The report examined the depths of Vermont’s housing shortage and developed a methodology to create regional housing targets for 2030 and 2050 that will enable the state to stabilize housing prices, normalize vacancy rates, help grow its current workforce, and attract new residents.

The regional areas are based on Vermont’s 11 Regional Planning Commission boundaries and the towns that lay therein.

Region	2025-2030		2025-2050	
	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney (Southwest)	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwestern Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
Vermont	27,867	41,185	79,018	172,044

Courtesy state of Vermont

Total additional home targets for regions of the state for 5 years and 25 years, 2025-2030 and 2025-2050

The new Regional Housing Target assessment finds:

- By 2030, for Vermont to address its demographic challenge it needs to add 41,000 new rental and owner-occupied residences. (That’s translates to 8,200 housing units per year for the next five years.)
- By 2050, the projected need is 172,000 new homes. That translates to an aver-

age of 7,000 new homes annually over the next 25 years.

- In 2023, building permits were issued for 2,456 homes statewide. That’s an improvement over the historic low of 1,300 permits set in 2011, but well below the peak of 4,800 in 1988.

The Scott Administration is using this new data to inform its housing policy objectives

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REVITALIZING RUTLAND: LOCAL HOUSERS SEEK TO REHAB VACANT PROPERTIES FOR AFFORDABLE HOUSING

By James Kent

Affordable housing remains one of Vermont’s most pressing issues, and Rutland County is no exception. While much of the conversation focuses on building new housing, a group of local housing advocates known as “housers” is taking a different approach—revitalizing vacant and distressed properties to bring them back online.

Rutland City alone has an estimated 240 vacant units, with 2,413 more throughout Rutland County that could be rehabilitated and turned into homes. Rather than waiting for large-scale development projects that can take years and come with high costs, these local advocates believe addressing the existing housing stock could provide a faster, more cost-effective solution to meet the growing demand for affordable and transitional housing.

Still, challenges remain without state and local support and without a clear roadmap on how to locate these available units. A recent state study

Rutland City alone has an estimated 240 vacant units, with 2,413 more throughout Rutland County that could be rehabilitated and turned into homes.

on the feasibility of a Vermont land bank may offer some solutions, potentially creating a dedicated entity to acquire and revitalize abandoned or tax-delinquent properties for community use.

Building a coalition for housing solutions

At a Partners in Housing meeting held at Downtown Rutland’s HuB CoWorks on Friday, Jan. 31, local leaders, housers, developers, and



By James Kent

Rutland City Mayor Michael Doenges (left) spoke at a Partners in Housing meeting in Downtown Rutland on Friday, Jan. 31.

wrappers (agencies that assist those in need of housing) gathered to discuss solutions. Stephen Box, a Rutland City-based housing advocate, led the discussion alongside Mike Waugh of Verent Solutions and Scott Graves, a developer focused on financing solutions for housing projects.

Box emphasized the critical role of small-scale landlords and community-driven investment:

“In the state of Vermont, 80% of the housing is owner-occupied. Of the remaining 20%, 80% of that is mom-and-pop landlords. In other words, mom-and-pop landlords are providing the bulk of affordable

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← **LOCAL HOUSERS** from page 25

housing. And yet, 80% of the funding goes to the nonprofits. How can that be?”

The disparity between funding sources and who is providing housing raises key questions about how to support small-scale developers and landlords actively bringing units back online.

Rutland City Mayor Michael Doenges, who attended the meeting, acknowledged the scale of Vermont’s housing crisis.

“When people talk about affordable housing, they’re usually talking about government-funded, federally-financed housing that costs about \$450 a square foot to build right now,” Doenges said. “It’s extremely expensive. Today, I just had two different conversations with people that are looking to build under \$200 a square foot, and that gets into the ‘somewhat reasonable for today’ category. And I know there’s ways to do it for less than that as well.”

This high cost of construction makes rehabilitating vacant properties an attractive alternative, particularly if public-private partnerships or a land bank system can help reduce financial barriers for small-scale developers.

Identifying the obstacles to bringing housing online

One of the opening challenges in repurposing vacant housing is identifying property owners and determining whether they are willing to sell, renovate, or partner with developers.

“In Rutland, it’s not that we lack housing—it’s that a lot of it is offline. Some of these homes have been abandoned for years. Some are owned by out-of-state individuals who don’t even realize their properties have become rundown,” Box explained.

The recent Vermont Housing Needs Assessment found that 10,879 vacant and abandoned homes exist throughout the state, representing 3% of Vermont’s housing stock. Additionally, the state estimates that 24,000 to 36,000 homes need to be added by 2029 to meet housing demand.

As explored in the state’s recent study under Act 181 of 2024, a proposed Vermont Land Bank could help facilitate acquiring and redeveloping these vacant homes—not just in Rutland but across Vermont. Land banks have proven successful in other states, allowing communities to:

- Acquire vacant and tax-delinquent properties.
- Repurpose abandoned homes and commercial buildings for housing.
- Support economic development by stabilizing neighborhoods.

If implemented, a land bank in Vermont could offer a structured way to support housing advocates in Rutland, making it easier to turn distressed properties into livable spaces.

Connecting housing stakeholders

To address the immediate challenges in Rutland, Partners in Housing aims to create a database of vacant properties, track their ownership status, and develop partnerships to bring these homes back online. The database is a first step in a larger strategy, which includes:

- Coordinating with local and state officials to identify priority properties.
- Developing financial incentives for small-scale landlords and developers to take on rehab projects.
- Exploring how a potential Vermont land bank could complement local housing efforts.

Mike Waugh of Verent Solutions presented a technology-driven plat-

form designed to streamline the rental and tenant support process, including:

- Connecting landlords, tenants, and social service organizations.
- Reducing paperwork and administrative burdens for rental assistance programs.
- Providing real-time data on available housing units.
- Ensuring fair and accessible lease agreements.

“Part of the problems in relation to the ability for wrappers to be able to provide the support that’s needed is that these wrappers tend to be siloed, they tend to be fragmented, the systems that they use tend to be complicated to navigate... There’s intense case management needs,” Waugh said.

Waugh emphasized that Rutland could serve as a model for how small cities can revitalize housing stock through better coordination and technology. “We want to make products and services that enable you guys to meet the need and bring these units back online,” he added.

Scott Graves, an economic developer who specializes in securing financial backing for housing projects, pointed out that most affordable housing in Vermont is provided by small, independent landlords—not large developers.

To better support local investment, Graves proposed creating investment pools where small-scale landlords and investors can finance property rehabilitation together.

If established, a Vermont Land Bank could further bolster these efforts by creating a dedicated, sustainable funding source to assist small landlords and developers in bringing properties back into the housing market.

“If Vermont adopted a land bank model, it could help smaller communities achieve their economic development goals,” said Vermont Economic Development Commissioner Joan Goldstein.

Finding a sustainable funding source for such an initiative remains a key challenge, but if implemented correctly, it could significantly enhance efforts like those underway in Rutland.

For more information, visit: partnersinhousingvt.com.



Submitted

← **HOUSING TARGETS** from page 24

which Governor Scott outlined during his press conference on Jan. 21.

“Every community in Vermont needs more homes now,” said Governor Scott. “My team will continue to be committed to make structural changes that will help communities, ease regulation, and incentivize housing in all parts of the state, so more Vermonters can find an affordable place to live.”

“We have got to pick up the pace,” said DHCD Commissioner Alex Farrell. “These targets reinforce what we already know: we are not adding new homes fast enough to meet current demand, let alone even modest growth. At DHCD, we are working on innovative ideas to help boost housing production, including building out water and sewer infrastructure to encourage construction. We hope the legislature will support these efforts,” Farrell added.

“As regional planners, we recognize that these statewide and regional numbers may be a lot for some municipalities to absorb,” said Devon Neary, executive director of the Rutland Regional Planning Commission and

current VAPDA Chair. “We are committed to work with local cities and towns to help break the numbers down to achievable goals over-time. These targets represent aspirational goals for the state to reverse our housing and demographic trends.”

“Every community in Vermont needs more homes now,” said Governor Scott. “My team will continue to be committed to make structural changes that will help communities, ease regulation, and incentivize housing in all parts of the state, so more Vermonters can find an affordable place to live.”

As a part of ACT 181, DHCD will be required to report to the Legislature on progress being made towards these targets annually. No such tool for measuring housing development in the state existed, so DHCD partnered with the Vermont Center for Geographic Information (VCGI) to create a new data dashboard. The Housing Development Dashboard utilizes data from a variety of sources, including E911 sites across the state to determine where

new housing units are being developed.

“This dashboard is a first of its kind. It’s as close to a real time look at where housing units are being generated in Vermont as we have ever had before,” said John Adams, director of the Vermont Center for Geographic Information. “While we’ve pulled together a variety of data sources to determine where and when housing is being built, the dashboard is a work in progress, and we will continue to work with partners to dial in accuracy going forward,” Adams added.

The first report out of the dashboard and progress towards regional housing targets will be in 2026.

In the interim, the dashboard has taken the average of homes built annually between 2021 and 2024 and compared that to the targets to give DHCD a current statewide look at housing production progress.

Currently the state is only building 27% of the homes it needs annually to meet the 2030 targets outlined.

For more information, visit: Housingdata.org.

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PHIL SCOTT OUTLINES PROPOSAL FOR MAKING IT 'FASTER, EASIER AND LESS EXPENSIVE' TO BUILD HOUSING

The governor will again push for expanding Act 250 exemptions and limiting challenges to new housing projects

By Carly Berlin/VTDigger

Editor's note: This story, by Report for America corps member Carly Berlin, was produced through a partnership between VTDigger and Vermont Public.

During the first days of his fifth term in office, Gov. Phil Scott emphasized a familiar priority: create more housing across Vermont. At a press conference at the Statehouse Jan. 21, members of his administration outlined how they want lawmakers to do that.

They began by underscoring just how sluggish homebuilding across the state has become, pointing to a new set of legislatively-mandated "housing targets" (see story on page 24) unveiled by administration officials alongside a map to track them. If Vermont wants to ease homelessness, grow its workforce, fill its schools and encourage more people to move here, the state will need over 41,000 additional homes by the end of the decade, and over 172,000 by 2050, according to the analysis.

"Right now, we're only building about a quarter of what we need to meet our targets," Scott said. "Which is why it's important we focus on housing this legislative session — especially in areas like appeals and Act 250 regulation to make it faster, easier and less expensive to build here."

Administration officials want to make it harder for opponents to block new housing projects, particularly in areas where local and state land-use rules have sought to encourage more housing growth. Reforming the appeals process was a priority for the Republican governor's administration last legislative session, but few of its recommendations made it to the finish line.

This year, the administration will push to raise the standards for when a neighbor of a proposed housing development can challenge it in court, said Alex Farrell, Scott's housing commissioner.

FASTER, EASIER TO BUILD > 39



Courtesy Gov. Scott, FB
Vermont Governor Phil Scott has proposed reforming Act 250 to help build homes faster and easier.



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Courtesy Seth Shaw

Left: Yard crew loading materials circa 1981. Middle: Former long time employee Roger Neil chats with Seth (circa 1981). Right: mid-winter yard scene circa 1982.

MOUNTAIN LUMBER AND HARDWARE: NEW NAME, REMODELED, SAME RELIABLE SERVICE FOR 56 YEARS

By Victoria Gaither

In 1969, the Woodstock Festival was held on a dairy farm in Bethel, New York; Apollo 11 astronauts landed on the moon; Vermonter's picked up trash on the first Green Up Day (a state tradition now held on the first Saturday in May), and Vermont Public Radio broadcasted for the first time.

While all that was happening, Bill Shaw opened Killington's Goodro Lumber, now Mountain Lumber and Hardware.

The lumber yard and hardware store still occupy the same space at 4489 U.S. Route 4 in Killington, but the family business is currently getting a makeover — including a new name, logo and sign.

Seth Shaw, Bill's son and now business partner, explained, "We are tearing the store apart. We are putting in a new floor, taking all the existing inventory, and shuttling it from one corner to the next, laying a new series of floors down, new lighting, new paint, a new experience for our customers."

The plan also calls for converting some of the warehouse space into retail. Seth said, "We don't need the warehouse space anymore because there is such a frequent flow of shipments in there. We don't need to backstock as much as we used to."

The remodel will better allow Seth to look through inventory and take stock of what is selling and what is not leaving store shelves. He said store flow is essential for better customer service. And many things will not change in the makeover, he added, "We want folks to walk in and easily find what they are looking for. The entry isn't going to change; the exit isn't going to change."

To hear Seth discuss the renovation project is to listen to a man who cares deeply about his family's business and community.

"Family-run businesses are somewhat of a dying breed, or if they aren't dying, they are poised to be less and less setup to be successful and transitioned down through generations," explained Seth Shaw.

It wasn't a given that Seth was going into the family business despite growing up at the lumber yard. He left Vermont as a young man and had no intentions of joining his dad and mother, Cathy, but in his 20s, Seth had summers off because he was a teacher and would work in the store; that later life experience changed him.

"In my 20s, taking a stab at it during the summers, I began to get a keen sense of what it meant to work in an established relevant enter-

prise and a kind of a machine in our summer community. We are a part of this industry that supports local builders and enhances the homeowner's experience for so many people who walk through our doors."

Perhaps it was the hammering, saw noise, and phones constantly ringing at the shop, that reminded Seth fondly of his childhood, that drew him back in his 20s and helped him decide to join his mom, dad, and now wife, Jenny, in the family business.

The Killington community is beloved by the Shaws, as their businesses are beloved as a staple in the local and regional community.

When Killington Homeowner Anne Kirby needed new windows in 2018

for her classic Vermont Farm House, she went to Mountain Lumber and Hardware and ended up saving money.

"I ordered all new windows for my 1900 house, 13 windows in total. Seth was very thorough and came and measured everything. Since I wasn't going to find anyone to install in the fall, people were booked out. Seth encouraged me to take advantage of a sale, purchase now, and store the windows over the winter in my barn so they would be ready in the spring. It was a cost-saving

solution that he thought of."

Kirby says the knowledge and expertise make Mountain Lumber and Hardware a gem in the Killington community.

Kirby is an artist who sometimes needs her boards sized and help to navigate paint, and said they are always helpful. She also loves the "last minute Vermont products like honey, at checkout, feels good to buy local."

Seth said, "Showing up and being there for our customers every day is the key to what we do and ensuring the product here will last. There is no use in selling products to people that will be falling apart."

"I am conscious of the fact that builders have the option to come here or go elsewhere to source their product. It's exciting to think that I can point to many locations in town over the last 25 years built from our materials, that are still thriving," he added.

Over 55 years, serving thousands of people from construction builders to homeowners building a backyard shed or trying to find the right screw for the project, Mountain Lumber and Hardware continues to move forward with technology and makes life easier in many ways.

← MOUNTAIN LUMBER from page 30

Seth smiles about how things used to be done with some customers, "I got napkin drawings," he remembered. "But now technology has changed. Now people are taking pictures of a plumbing problem and saying, hey, this pipe is leaking and is connected like this, and they pull out their phones and show me the picture of what's not working, and I can do so much more with a picture than a drawing."

Seth said, "Showing up and being there for our customers every day is the key to what we do and ensuring the product here will last. There is no use in selling products to people that will be falling apart."

Jenny Shaw, his wife and partner in business, has a background in business and once worked for the National Park Service and says old and new can work hand in hand. "I can contrib-

ute using more digital tools and things like shared Google Drive, and we can look at the same document, which saves time and is more efficient."

She mentions that working alongside Cathy allows her to pick up tips and pointers on how the business works, and joining old and new techniques makes it a better company.

Family businesses are unique in hiring people, so when then-customer Bruce Pauley needed help with his home in Plymouth on a recommen-

dation from a neighbor, he turned to Mountain Lumber and Hardware. After working with the staff on his nine-year home project,

"I found myself with some extra time on my hands. Although I am retired, I don't like being idle and prefer working, so when Seth offered me a part-time job, I was ready."

Pauley has been tasked with some of the renovation work and is excited about the improvements. Adding that customers needing to use the restroom "are welcome!"

Reflecting on the work experience, he added, "Everyone tries exceptionally hard to be very helpful, whether you are looking for a single screw to match one that was lost to someone needing thousands of board feet of lumber."

Customers will see everyday seasonal items on the shelves, and, if Jenny Shaw has her way, gardening and pet supplies eventually, too!

But for now, what excites Seth about the future of Mountain Lumber and Hardware "is continuing to be a relevant entity selling products that work to build this community whatever shape or form that might take."



By Victoria Gaither

Seth Shaw works to dismantle shelves and moving product to get the store ready for a complete facelift to enhance the customer experience and add efficiency.

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NEW 15,000 SQUARE FOOT DISTILLERY, TASTING ROOM AND WORKFORCE HOUSING IN KILLINGTON SEEKS PERMITS

By Polly Mikula

KB22 LLC submitted its site plan and PUD application to the town of Killington proposing a new 15,000 square foot distillery, tasting room/restaurant and workforce housing off Route 4 in Killington. The entry would be 85 feet east of the Greenbrier, before the intersection with Route 100, according to the site plan and PUD application submitted to the town by Nicole Kesselring, president of Enman Kesselring Consulting Engineers.

The proposed development would be on 5.6 acres of a 58-acre parcel and would include the development of a distillery with a tasting room/restaurant, a warehouse building, and an 8-unit multi-family dwelling building, marked as "workforce housing" on the plans.

The 15,000 square foot distillery

building would be used mainly for manufacturing (12,600 square feet) with the remaining 2,400 square feet developed to be a tasting room and restaurant. A separate warehouse building and an 8-unit multifamily building would also be constructed on the 5.6 acres as

part of Phase 1.

The distillery tasting room is permitted for 200 seats (two meals per day), according to the wastewater and water supply system design submitted with the site plan and PUD application.

Phase 1 shows 103 parking spaces — exceeding the 80 required.

In the future, a 60-room hotel will be part of the development but is not part of this Phase 1 application.

Construction is anticipated to begin later this year following the issuance of state permits and is anticipated to take 18 months, according to the site plan and PUD application.

The development review board will hold a public hearing of the plan Thursday, Feb. 20 at 6:30 p.m. at the Public Safety Building and via Zoom.



Map of the proposed distillery/tasting room and workforce housing plan.



Courtesy Enman Kesselring Consulting Engineer

Above: rendering of the proposed new 15,000 sq. ft. distillery and tasting room. Bottom left: rendering of the 8-unit workforce housing. Bottom right: map of parcel.

A VISION IN THE CLOUDS: SCANDINAVIAN-INSPIRED LUXURY LIVING AT 2,400 FEET

By James Kent

At one of the highest buildable elevations in Killington, a new vision for mountain living is taking shape. This two-home compound offers a rare blend of modern Scandinavian design, cutting-edge energy efficiency, and breathtaking panoramic views. Envisioned by architect and developer Erik Rhoden, this project brings Nordic craftsmanship and innovation to Vermont's premier ski destination.

Rhoden, a Swedish-licensed architect (including several New England states) with extensive experience in Nordic building techniques, knew precisely what he wanted when creating this development.

"The quality and energy efficiency of panel construction coming out of Finland and Sweden are unmatched," Rhoden said.

After seeing a Polar Life Haus home in Helsinki, he knew he wanted to bring that level of craftsmanship to the U.S.

The two-home compound is designed to fit seamlessly into its natural surroundings. Built entirely in Finland, at Polar Life Haus, the homes will be shipped to Vermont and assembled on-site, with local crews handling the finishing touches. The panel construction ensures tight, energy-efficient seals, while 12-inch-thick exterior walls provide superior insulation and noise reduction. Polar Life Haus' HTWS, integrated window solutions, offer high-energy efficiency while maximizing the stunning external views.

Inside, every detail reflects Scandinavian precision. Swedish-engineered doors feature concealed hinges and magnetic locks for a seamless aesthetic. The exterior is clad in hand-selected Finnish spruce, designed to weather gracefully over time.

While the concept images provide an approximation of the potential of these dwellings upon completion, the external footage surrounding these home designs are the actual views of the Killington property and what the homeowner will experience.

Two unique residences, one Unmatched location

This semi-detached duplex consists of two distinct residences, each offering its own luxurious living experience:

Home 1 – \$1,589,000

- Size: 1,713 sqft | Bedrooms: 1 | Bathrooms: 3 | Stories: 3
- Two-story living space with full-height triple-pane windows and a wood-burning stove
- Open library/TV area, sauna, and a southern-facing balcony
- Walk-out lower level with a flexible art studio or rec room, full bath, laundry, and patio with a fire pit

Home 2 – \$2,989,000

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Renderings by John Gentile at Blue Pixel 3D





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← **FASTER, EASIER TO BUILD** from page 29

“Unless you can demonstrate that the project is out of line with the local and state land-use regulations, it’s going to be really hard to bring an appeal, unless, then, you can demonstrate some really undue harm,” Farrell said of the administration’s proposal, which he said is modeled off a law from Washington state.

The Scott administration also wants to make changes to a major housing and land-use reform law passed last year. That law took aim at Act 250, Vermont’s state-wide development review program, and made temporary carve-outs for some new housing projects while a yearslong mapping process gets underway to determine Act 250’s reach in the future.

Those near-term exemptions have already shown signs of success, prompting developers to move forward with projects they said they wouldn’t otherwise have pursued. The carve-outs are mainly tied to state-designated downtowns and villages, Farrell said, and administration officials want to expand them to areas served by water and wastewater infrastructure, to give more housing projects a chance to bypass Act 250.

Scott has long cited the added cost, time, and risk the Act 250 process adds to new housing projects. He said his goal is not to tear down the law, which is heralded by some environmentalists.

“It’s really, actually, I think, a good thing that he stepped up and is proposing something concrete,” Mihaly said. “So in the next weeks, we’ll be dealing with it piece by piece.”

“I want to be clear, we’re not asking to get rid of Act 250 and land use regulation altogether, because I think we all agree we don’t want houses to litter our mountainsides or development that replaces our farmland,” Scott said. “What we’re asking for is to make it easier and faster to develop in the places where it makes sense, where there’s existing infrastructure, or the ability to add to what’s already there.”

Officials also want to create more opportunities for smaller towns to build that infrastructure. They proposed creating a new financing program called “Strategic Projects for Advancing Rural Com-

munities,” which would function like a smaller-scale tax increment financing program. The new program would allow municipalities and developers to borrow funding for infrastructure upgrades needed to build a new housing project against its future value, said Lindsay

“We’re not asking to get rid of Act 250 and land use regulation altogether, because I think we all agree we don’t want houses to litter our mountainsides or development that replaces our farmland,” Scott said. “What we’re asking for is to make it easier and faster to develop in the places where it makes sense.”

Kurrle, secretary of the Agency of Commerce and Community Development.

The administration’s housing policy priorities largely mirror the platform of Let’s Build Homes, a new coalition that launched in January to lobby for loosening barriers to building housing for people at all income levels.

But legislative support for the proposed package is so far unclear. Last January, when the Scott administration unveiled its housing omnibus bill, a tripartisan group of backers joined the governor to voice their support. Yet on Tuesday, no legislators took the podium alongside Scott.

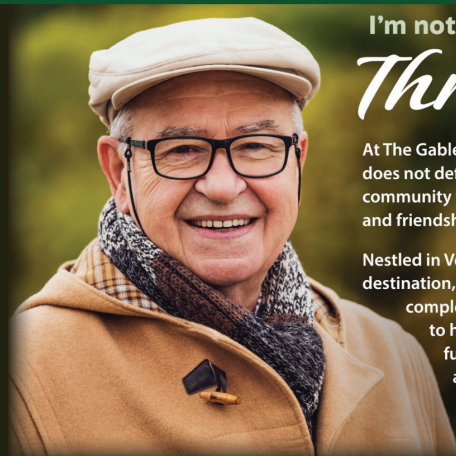
Asked if the administration has legislative buy-in for the package, Scott said, “there will be a number of people, I think, that will be interested in this.” Despite last year’s long list of sponsors, the 2024 bill was never taken up in a committee, he noted.

“This is our initiative, and we’ll be able to point to that and hopefully find some support along the way,” Scott said.

Rep. Marc Mihaly, D-Calais, who chairs the House Committee on General and Housing, said in a brief interview that his committee plans to “carefully consider” the administration’s bill.

“It’s really, actually, I think, a good thing that he stepped up and is proposing something concrete,” Mihaly said. “So in the next weeks, we’ll be dealing with it piece by piece.”

For more information visit: governor.vermont.gov.



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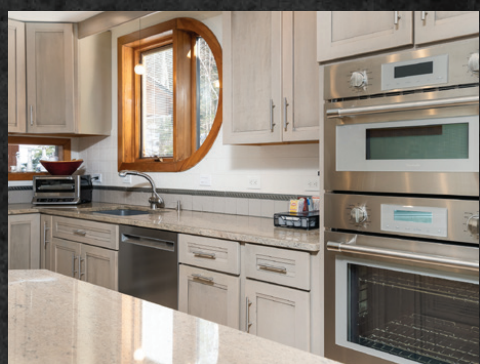


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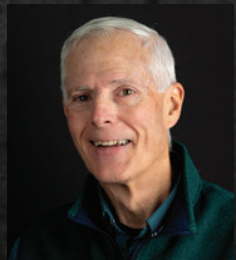
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Submitted

Newly remodeled cabins just south of Brandon off Route 7 are modern and luxurious.

FROM ADAMS TO EMROSE: VACATION SITE IN BRANDON GETS A BIG MAKEOVER

By Steven Jupiter

Editor's note: This story was originally published in The Reporter, based in Brandon. Jupiter is the editor of that publication.

For the better part of the past year, everyone driving down Route 7 south of Brandon Village has wondered about the transformation of the old Adams cabin resort—most recently known as the Autumn Mountain Winery & Cabins. The compound's 20 cabins have undergone a marked metamorphosis from quaintly rustic to elegantly modern. And everyone has been curious to know what's going on down there.

The suspense is over: new owners Chris and Nirvanie Jablonski have finally announced the opening of EmRose Luxury Cabins, the latest incarnation of a resort that locals of a certain age remember as The Adams.

"As a child, it was my dream to own something like this," said Chris, who grew up in New York City but whose family is originally from Poland. He couldn't believe his luck when the property popped up for sale online.

"I saw it on Facebook Marketplace," he laughed. "I thought, 'This is meant to be.' I came up to take a look and saw the potential."

Having worked in the construction business—he runs an electrical contracting company in New York—he wasn't daunted jumping into a project as big as this. In addition to the 20 cabins, there's a main house, which older Brandonites will remember as The Adams restaurant, and a barn. The Jablonskis have made the main house their living quarters

when they're on site, though the interior is still in fairly unfinished condition.

They bought the property in November of 2023 and began renovating the cabins in February of 2024. Though they haven't altered the footprint of the cabins, not much remains of the original structures. They've gotten new electrical, plumbing, roofs, and interiors. Instead of classic New England white, they're now an on-trend brown with black roofs and enormous windows.

"We were surprised by the amount of work that was needed. Nothing could be saved. We spent a lot of time planning the design," said Chris. "Everything is very well thought out."

Nirvanie, who also grew up in New York, did most of the design work. "We thought a lot about materials and used a lot of European techniques," she said. "We wanted it to be calm and tranquil. No matter what you were doing during the day, you have someplace peaceful to come back to at night."

The cabins are minimalist, with neutral colors and sleek furnishings. "We wanted to avoid clutter," added Nirvanie.

"There will be people who want something more traditional, but we're offering something different for Vermont," said Chris.

The Jablonskis also wanted to make sure that the cabins were comfortable throughout the year, from Vermont's notoriously frigid winters



Courtesy Base Camp at Bear Mountain

Rendition shows what the 24 duplexes will look like once completed. The estimated timeline would have the first phase of the project completed by as early as the second quarter of 2026. The townhomes start at \$2.9m and feature floor-to-ceiling windows with views of Bear Mountain.

BASE CAMP AT BEAR MOUNTAIN PLANS TO BEGIN VERTICAL CONSTRUCTION THIS FALL

102 residential units, slope side at Killington Resort's Bear Mountain offers a new high-end ski-on, ski-off community

By Polly Mikula

Twenty-four 4-bedroom, 4-bath duplex townhouses with attached 2-car garages are underway at Bear Mountain in Killington. All of the townhomes will have ski-in ski-out access on the Bear Cub Trail.

Site clearing for the new slope side duplex development at Killington Resort's Bear Mountain began this past October and will resume with "heavy earth work" this spring as soon as conditions allow, "typically April 15-May 1," estimated developer Steve Malone, of Ottauquechee Realty Advisors. "Vertical construction will likely begin around September 1 with the first delivery of completed units in Q2 or Q3 of 2026," he said.

"Vertical construction will likely begin around September 1 with the first delivery of completed units in Q2 or Q3 of 2026," Malone said.

In total the Base Camp at Bear Mountain community will consist of 102 residential units, when fully build out. The first phase, now underway, includes 12 buildings with 24 townhomes. The first five buildings (10 townhomes) are underway, one of which will be a model unit, Malone noted. The construction of the remaining seven buildings of Phase 1 will be "predicated on pre-sales," Malone noted, adding that he expects the timing to be swift. "Once buyers can go into a model unit the sales are quick," he said. "At this high-end price point, usually folks like to see what their buying."

Ottuquechee Realty Advisors, LLC has part-

nered with Prestige Real Estate as its listing agent for sales of the units.

Heidi Bomengen, co-owner and broker at Prestige Real Estate, said that five of the nine townhomes available (10 are being built but one will be the model home) are currently under contract with three signed and two more underway. Sold units are located on one side of buildings 6, 11 and 12, 11 and both sides of building 10.

The base prices depend on location of the units within the complex and range from \$2.9 million to \$3.25 million. Then there are options for a few upgrades, the largest of which is \$400,000 to finish the lower level adding about 1,400 square feet to the property for a total of 4,000 square feet per townhome. With these

BASE CAMP AT BEAR > 43



By James Kent

On Monday, Nov. 11, key stakeholders met at Bear Mountain to officially break ground on the ski-on ski-off duplex development. Top, left pictured (l-r): Mike Solimano, Carol Malone, Steve Malone, Richard Saunders, Paul Bieber, Kaitlyn Hummel, Jennifer Price, Adam Price, and Kyle Cornell. Right: Killington Resort President and CEO Mike Solimano smiles with Steve Malone, VP of development.

← **BASE CAMP AT BEAR** from page 42

add-ons, “a few of the units are under contract for \$3.62 million,” Bomengen said. “There are not many option for upgrades as most of them are included in all the units,” she added, explaining owners could also add a heated patio and walkway.

With added options, the price per square foot is approaching \$1,000, Malone noted. A record high for Killington,

and the region at large. But Malone noted that a comparable option at Park City would fetch \$3,000 per square foot, and at Aspen it’d be \$4,000 per square foot.

“We’re a drive-to market, so we don’t expect Killington to ever be as high as Aspen, but at \$1,000 per square foot, it’s still a great deal for

such an offering,” Malone said.

This will be the third ski-in ski-out development at Killington by the managing Ottauquechee Realty Advisors partners Steve Malone and Richard Saunders. The first two were Top Ridge and The Lodges within Sunrise Mountain Village, both developed along the Sun Dog trail.

Future Base Camp at Bear Mountain development phases will include a multi-family offering and a custom home offering. Phase 2 will add 72 residential units consisting of townhomes and multi-family buildings. Phase 3 will consist of six single-family residences.

For more info, visit: basecampatbearmt.com.



LOCAL FURNITURE COMPANY IS THE GO-TO FOR HIGH-END FINISHES IN MODEL HOMES

By Polly Mikula

Steve Malone, developer of the new Base Camp at Bear Mountain townhomes, says all his model homes are decorated by Pompanoosuc Mills furniture, (a.k.a. “Pompy”) based in Thetford, Vermont.

“It’s delux, Vermont-made furniture and a wonderful local company,” Malone said. “I’ve used Pompy for all of my model homes and many owners use them too... [many buyers] want to come in and have it turn-key, they don’t want to pick out every last detail. These guys simply do a great job.”

Pompanoosuc Mills, was founded 50 years ago in 1973 by Dwight Sargent. “It was the summer between my first and second year at Tucks school [of Business at Dartmouth College],” Sargent explained in a video posted on his website: Pompy.com. “It was just myself and one other employee who could work as needed, which was a great way because sometimes we had work and sometimes we didn’t.”

Recalling his early days, Sargent told the Burlington Freepress. “I saw a lot of trees, and I knew other people were making furniture in the Boston area. I thought I could do that. When you’re in your 20s, you think you can do a lot.”

Sargent began selling furniture out of his garage workshop — about 600 square feet — and took an ad out in a small local newspaper.

It worked. By the end of the 1970s his little company had grown to 30 employees.

In 1976, they opened their first showroom in Burlington and incorporated to become an s-corp.

Today the company has 9 showrooms, in Vermont (Burlington and Thetford), New Hampshire (Concord, Hanover and Nashua), Massachusetts (Natick), Pennsylvania (Philadelphia) and Connecticut (West Hartford) and a 75,000-square-foot production facility in Thetford, in addition to its 15,000-square-foot showroom there.

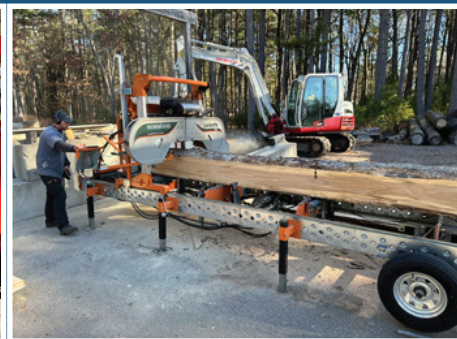
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← **EMROSE CABINS** from page 41

through the increasingly sweltering summers. The huge triple-pane front windows, which were imported from Poland, were intended to let in as much winter sunlight as possible to keep the units warm.

“The cabins not only keep heat in in winter, but also keep heat out in summer,” Chris said. “All the cabins have heat pumps for A/C as well. Everything is done to the most recent energy standards. The cabins should be good for the next 50 years.”

The cabins have kitchens, decks, and barbecues. A few “VIP” suites also have their own saunas.

Chris has done as much of the construction work himself as he could, to keep expenses down. But he’s also used local tradesmen whenever needed—the plumbing, for example—and now has a small crew that works for him directly.

“Bills add up really fast when you outsource,” he laughed.

One of the most noticeable changes to the property has been the landscaping. Chris took down many of the trees that loomed over the cabins.

“They were old and dying,” he said. “It was all about safety. There’s zero chance now of any tree coming down on any of the units.”

But the landscape won’t remain barren. They’ll plant fruit trees to go along with the grapevines that remain from the winery.

“We want guests to be able to pick their own fruit,” said Nirvanie.

They also plan a poolside bar, billiards and ping pong in the barn, a playground, and an indoor playroom.

As if all that weren’t enough, the Jablonskis hope to expand the main house to allow them to create a hall for weddings and events. And they plan to revive the restaurant—there’s still a huge commercial kitchen on the premises.

“We’ll have classic American food but with ethnic specials like West Indian curries and Polish pirogi,” said Nirvanie, whose family is originally from Guyana in South America.

They anticipate getting these additions done by 2026.

Business is already starting to pick up for them. They have a handful of cabins already available to rent and reservations are coming in. They had reservations for Thanksgiving and New Year’s Eve as well. They’ve had skiers on their way to Killington. They have a bunch of reservations for next spring: overflow from weddings at the Lilac Inn and even from Middlebury College graduation.



Submitted

Pictured (l-r): Nirvanie, Rosie, Chris and Emily Jablonski, the new owners.

The revitalization of the site brings more visitors to Brandon, which brings more revenue to local businesses and more revenue to the town through the 1% local option tax.

“The town has been really helpful. It was a culture shock,” laughed Chris, contrasting Brandon’s embrace of new business with New York City’s endless barriers and red tape.

“Even when I didn’t realize I needed certain permits from the state, the state inspectors wanted to help,” he added.

“And everyone we’ve met in Brandon so far has been really nice,” said Nirvanie. A young family—Chris and Nirvanie are both 40 and have two daughters, 5-year-old Rosie and 9-year-old Emily (hence the name “EmRose”)—the Jablonskis expect to settle in Brandon as the business accelerates.

“As a businessman, I really love the mentality I’ve found here of wanting to bring people into Vermont,” said Chris. “It’s what I want to do, too.”



Submitted

Views of the site when it was The Adams cabin community with a dated-looking dining room and modest cabins. The recent renovations modernized it all.



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Want to know what's been going on in the market this past year? Check out our latest Rutland County Market Report for 2024



Courtesy WLA and Mountain Green Condo Association

A rendering of Mountain Green Condominium building No. 3 once the current renovations are completed in 2027 shows updated roofs, balconies and facades.

MOUNTAIN GREEN CONDOS \$48M RENOVATIONS IS UNDERWAY

By Polly Mikula

Mountain Green Condominium Association, a 45-year-old, 215-unit association with a restaurant, spa, gym and two pools located across from Snowshed Lodge on East Mountain Road, is embarking on a \$48 million renovation.

The renovations, under DEW Construction Corporation, will take about 2 1/2 years to complete.

Work began in 2023 and is expected to be completed in 2027, according to Adam Carne from the Board of Mountain Green.

Owners voted in favor of a \$18 million assessment in 2022, and another \$29 million was approved March 11, 2024 for the work.

Jamie Fox, the general manager, explained in an interview last year with the Mountain Times that the second \$29 million became necessary after realizing \$18 million wasn't going to cover the costs.

"As we started to look at the cost of materials and what it's taking to do the job, the overall cost of what we wanted to do became apparent, that increased it exponentially," he said.

"We have the ability to stretch it out over six years if we wanted," Fox

said. "The longer we go, the more expensive materials get."

"We've had multiple architects and engineers investigate our buildings to be sure we are uncovering deficiencies and addressing them properly," explained Adam Carne, president of the Mountain Green board, after the second portion of the assessment was approved. "There

were some structural issues around the indoor pool and garage area that were remedied in 2022 and 2023.

There are no [further] significant structural concerns that we are aware of but we know there is still water infiltration due to our failing roof and envelope which is being addressed as part of the repair project. If left unchecked, the continued water infiltration would lead to structural issues that could eventually lead to condemnation," he said, adding: "By doing a complete

siding and roof replacement, rather than just going over the existing structures, we are able to see what's going on under the skin, address any issues that are uncovered and seal our buildings properly."

When complete, Mountain Green's buildings will have new standing seam metal roofs on all three buildings, new decks and balconies, new

"As we started to look at the cost of materials and what it's taking to do the job, the overall cost ... increased it exponentially," Fox said.

MOUNTAIN GREEN > 49



Courtesy WLA and Mountain Green Condo Association

A rendering of Mountain Green Condominium building No. 2 and No. 3 (left and right, respectively) shows modern upgrades to ensure longevity.

← **MOUNTAIN GREEN** from page 48

siding, insulation, new windows and skylights and accessible entryways, as well as upgrades to the HVAC systems, sprinklers, elevators, parking garage and restaurant including newly designed façade. It also includes \$1.5 million in upgrades to the health club, which includes a pool, two hot tubs, sauna and a steam room.

Costs for owners

Starting this past July, owners began to pay the assessment quarterly — the cost depends on the size of each unit and it’s particular amenities, like skylights.

Assessment estimates are listed on the Mountain Green website:

- A studio unit: ~\$128,000
- A one-bedroom unit: ~\$180,000
- A two-bedroom unit: ~\$266,000
- A three-bedroom unit: ~\$334,000

Future value

“Mountain Green’s transformation reflects our community’s thoughtful, data-driven approach toward our future,” the associations website (mountaingreenresort.com/the-assessment) states. “After years of consultations with engineering and construction professionals, owners made the carefully considered decision to invest in these comprehensive renovations. As owners, we did not make this decision lightly — we took the time to gather all of the information and data we needed, had many, many conversations, and then voted as a community. It was necessary and critical for our collective success, including livability and the value of our homes.”

“The results are becoming evident — from our new roofs and upgraded amenities to rising property values,” the association continued on its site. “We’re excited to see Mountain Green emerging as one of

Killington’s premier ski properties, ideally positioned to benefit from the resort’s upcoming village development.”

Great Gulf’s plans to construct a village at the Snowshed/Ramshead base areas includes 32,000 square feet of commercial space and 239 new housing units.

Mountain Green will be central to that new village — a major factor for many of Mountain Greens newest owners.

Nathan Mastroeni, of the Elevations Real Estate Team at REAL Broker LLC, anticipates the value of condos will rise dramatically when the village becomes a reality.

“The location is pretty cool because...you’re going to walk right into the village,” Mastroeni said.

Katy Savage contributed to this reporting.



Courtesy Mountain Green Condo Association
New roofing is planned to seal the envelope of all three condo buildings.



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VERMONT STATE UNIVERSITY'S CONSTRUCTION MANAGEMENT PROGRAM GAINS INDUSTRY RECOGNITION, ADDRESSES WORKFORCE SHORTAGES

Vermont State University's (VTSU) Construction Management program is making strides in addressing Vermont's skilled labor shortage while achieving national recognition with a new accreditation. The program, which prepares students for high-demand careers in construction, has earned accreditation from the Applied and Natural Sciences Accreditation Commission of ABET, affirming its commitment to excellence in industry-recognized education.

For students like Kyel Tuckerman, this accreditation further validates the program's impact. Initially hesitant about college, Tuckerman found his place at VTSU after meeting a student ambassador from the program. Now, in his second year, Tuckerman has completed an internship with Casella Construction, where he worked on a hydroelectric pipeline project in Rutland.

"This program teaches both the hands-on work and the management side—estimating, contracting, and pre-construction planning," said Tuckerman. "Seeing alumni in leadership



By Karen Pike
Vermont State University student Kyel Tuckerman (left) received classroom training as part of the school's Construction Management Program.

roles on my internship project gave me confidence that this degree will help me climb the ladder in my career."

The Construction Management program offers both associate and bachelor's degrees, providing flexibility for students exploring

career options. With small class sizes and strong faculty support, many students, including Tuckerman, transition seamlessly from the associate to the bachelor's program.

Strong job placement and competitive salaries

With Vermont facing a shortage of skilled workers, VTSU's program plays a critical role in training the next generation of construction professionals. According to program coordinator Suzanne Pickett, VTSU's Construction Management graduates enjoy a 100% job placement rate, with many securing job offers before graduation.

"We graduate 10-15 students each year, and they all find work in the field," said Pickett. "The average starting salary for our four-year graduates is close to \$90,000, which is tough to beat. Our graduates step into careers as field engineers, project managers, and estimators—essential to keeping Vermont's construction industry strong."

VTSU CONSTRUCTION MANAGEMENT > 51

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← VTSU CONSTRUCTION MANAGEMENT from page 50

Industry recognition and workforce impact

The program's new ABET accreditation, retroactively applied from Oct. 1, 2021, through September 2030, adds a competitive advantage for graduates entering the workforce. The accreditation signals to employers that students have completed a rigorous, industry-aligned curriculum that meets national standards.

"We're really proud to achieve this accreditation," said Pickett. "For employers looking to fill critical management roles, this recognition further reinforces the quality of our graduates."

Local industry leaders, including Casella Construction and the Associated General Contractors of Vermont, recognize the program's value in developing Vermont's workforce.

"We look forward to meeting each new class of students from VTSU," said Brian Rossier, site superintendent for Northern Vermont at Casella Construction. "We know we'll get graduates

with a great work ethic and the technical and management skills needed to run a successful construction business."

Sarah Mearhoff, Director of Advocacy and Communications for the Associated General Contractors of Vermont, echoed that sentiment:

"We look forward to meeting each new class of students from VTSU," said Rossier. "We know we'll get graduates with a great work ethic and the technical and management skills needed to run a successful construction business."

"At a time when Vermont is desperate for skilled workers, this accreditation will set students on the path to long, rewarding careers in the trades, with room for personal and professional growth. Vermont State University is taking a crucial step in strengthening Vermont's construction workforce."

A pathway to success

For students like Tuckerman, the program offers more than just education—it provides career security.

"Being able to put ABET accreditation on my resume gives me a leg up when looking for jobs," he said. "It's a reassurance that my investment in this degree will pay off."

With a strong job market, high earning potential, and national accreditation, VTSU's Construction Management program is positioning Vermont's students and economy for a stronger future.

For more information on the program, visit: vermontstate.edu/academic-programs/construction-management-bs.



By Karen Pike

Vermont State University's Construction Management Program students also received field training as part of their coursework.



ERICA ALLEN PHOTOGRAPHY

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TOPRIDGE 37A @ EAGLE'S RIDGE

- Bedrooms: 3
- Baths: 3.25
- SqFt: 4,316

Price: \$1,700,000

MLS# 5025184

This townhouse sits near the top of Topridge in Sunrise Village and offers ski-in ski-out access. The 270-degree year-round views amaze.

The primary suite and second guest suite are on the top level, third bedroom and bath on the entry level with the kitchen, dining, and living spaces, and bonus room, family room, laundry room, utility room, and "ski" room on

the lower level. Both the living room and family room have gas fireplaces for a toasty ambiance.

Sunrise Village offers all owners and guests access to an indoor pool, hot tub (inside and outside), sauna, steam room, and exercise facility.

In the summer there's an outdoor pool, tennis courts and social area equipped with a fire pit.



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Woodstock
Sold: \$935K



East Woodstock Rd,
Woodstock
Sold: \$470K



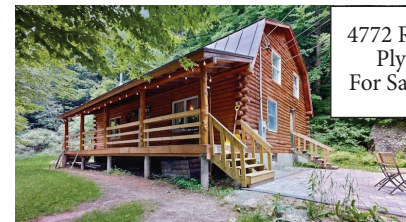
181 Upper Round
Top Rd,
Plymouth
Sold: \$500K



The Killington Deli/802 Spirits VT/Citgo
Sold: 4/1/24



Moguls Iconic Killington Restaurant Pub
Sold: 4/17/24



4772 Route 100,
Plymouth
For Sale: \$530K



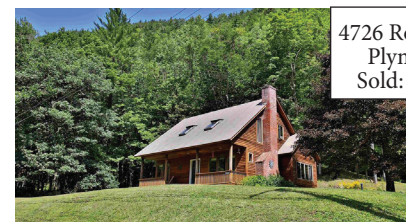
61 Gorham
Bridge Rd,
Proctor
Sold: \$305K



164 Floral Drive, Killington
Sold: \$662.5K



213 Alran Road, Killington
Sold: \$500K



4726 Route 100,
Plymouth
Sold: \$474K



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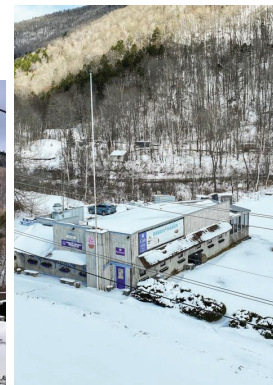
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1613 Woodstock Road,
Woodstock
For Sale: \$629



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Turnkey Restaurant on 1 Acre.
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total with 8 seats at the bar. All
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ed in 2018-Heat, Plumbing &
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Discover the Killington Community



Killington Forward initiative

The Town of Killington is currently undergoing a multi-year infrastructure investment to build its first municipal water system and reconstruct its main road to better serve its residents and businesses as well as support growth. In order to finance the projects, the town qualified for a Master TIF District designation and brokered a development agreement with Great Gulf who will be developing the Killington Village at the Snowshed/Ramshead base area.

Municipal water

A new municipal water system will serve residents and businesses on Killington Road, providing clean, reliable water which is necessary for growth and redevelopment.

New Killington Road

The reconstruction of Killington Road will make it safer for drivers as well as bikers and pedestrians with bus pull-offs, sidewalks and bike paths.

Workforce housing

Once the municipal waterline is extended to the base of Killington Road, a workforce housing development can get underway.

Resiliency

Killington has taken a proactive approach toward roadway infrastructure by adapting a 50-year storm design calculation.

Phase 1 has begun

The first section of Killington Road — from Route 4 to Anthony Way — was reconstructed this summer; kicking off the first major construction of the Killington Forward initiative.

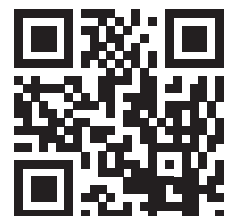
Work is underway for the water transmission line from Route 4 uphill to East Mountain Road, just east of Highridge condominiums. Continuing work on the well house and the high pressure pump station on Route 4 (along "the flats").

The partnership between private developers and the town's municipal government to fund public infrastructure will catapult the community into a new phase of growth.



TOWN OF
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VERMONT

For more information, visit
KillingtonTown.com
or
Tinyurl.com/K-townTIF





644 Trailview Drive, Killington

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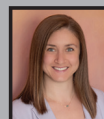
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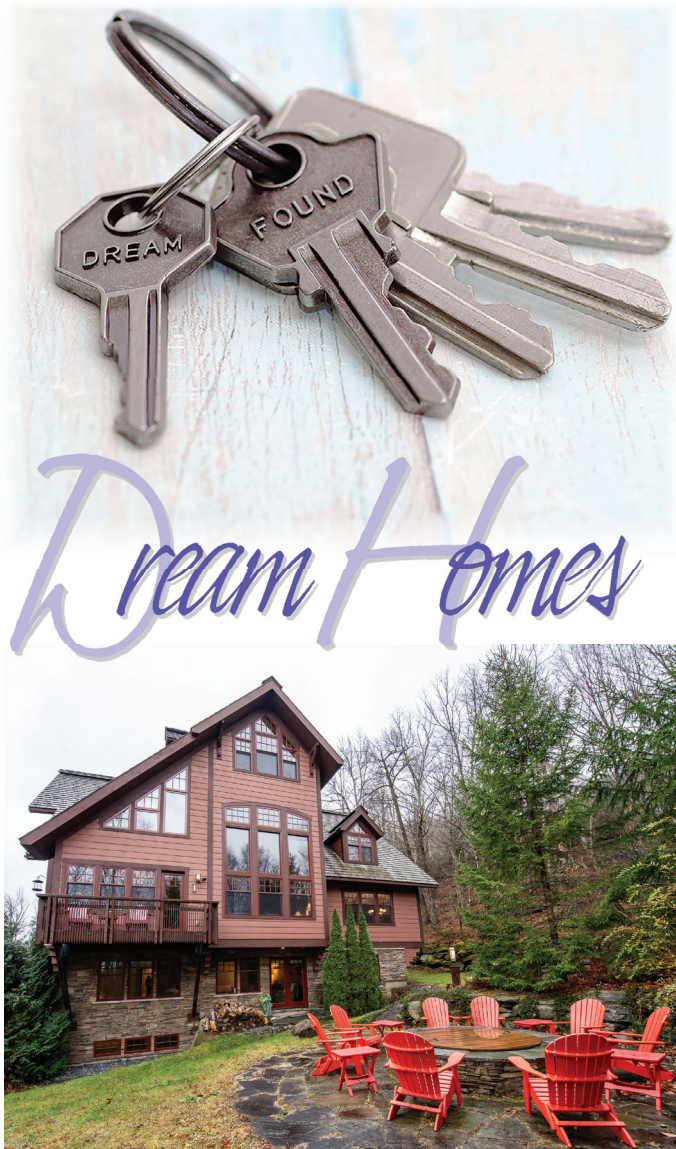
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PLYMOUTH: BEAR HILL ROAD

- Bedrooms: 6
- Baths: 8
- SqFt: 8,309
- Acres: 2.05

Price: \$2,950,000

MLS# : 5023210

Designed by famed Vermont Architect Robert Carl Williams and exquisitely crafted by Moore Construction, this ski-country masterpiece features the finest finishes and most thoughtful details.

Floor to vaulted-ceiling windows offer incredible mountain views. Custom stonework surrounds three separate fireplaces on the main floor

The open concept main floor com-

bines kitchen, dining and living areas — perfect for entertaining — and the professional kitchen is certainly up to the task. Six en-suite bedrooms can sleep up to 30 comfortably. Other amenities include a pro-level fitness room, sauna, steamroom, game room and a stone hot tub that can seat 10.

Located just minutes from both Okemo and Killington resorts.



By Dave Young



TOWN OF
KILLINGTON
VERMONT

Town of Killington Solid Waste

2981 River Road (Behind Town Garage)

Phone Number: (802) 422-3241, Ext 7

Hours

Winter

(November 2, 2024 to March 31, 2025)
Saturday & Monday 8:00 a.m.-4:00 p.m.
Sunday 8:00 a.m.-12:00 p.m.

Summer

(April 5, 2025 to October 27, 2025)
Saturday & Monday 8:00 a.m.-4:00 p.m.

Dates for pick up of hazardous household waste are:

April 12, 2025 - 11:30am-1:30pm

Killington Hazardous Waste Day is done in conjunction with the Rutland County Solid Waste District. Proof of residency is required!



*Please note: Construction/Demo debris or other non-acceptable waste must be take to the Rutland County Solid Waste District Transfer Station & Drop-off Center.

Killington Properties SOLD in 2024



See what
they sold for

607 Rim Road, Killington

Listed: \$397,000 (11/22/2023) | **Sold: \$340,000 (8/13/2024)**



MLS #: 4978451

Unique 4-bedroom Cyclodome home designed by architect Robert Melik Finkle. Features include a wood-burning fireplace, sauna, swing beam, fire pole, and antique phone booth. Located near Great Eastern ski bridge with winter mountain views. Sold as-is, ideal for renovation or new construction.

214 Alran Road, Killington

Listed: \$649,000 (4/12/2024) | **Sold: \$649,000 (9/27/2024)**

The Tower House is a 3-bedroom retreat abutting the Green Mountain National Forest. Features vaulted ceilings, a stone fireplace, sauna, hot tub, and modern kitchen. Direct access to Sherburne Trails and minutes from Killington Resort. Strong rental history and prime location for year-round enjoyment.



MLS #: 4991177

257 Rim Road, Killington

Listed: \$679,000 (12/28/2023) | **Sold: \$701,000 (3/29/2024)**



MLS #: 4980957

Updated 4-bedroom, 2-bath home just 2/10 mile from Great Eastern ski trail. Features include a wood-burning fireplace, cathedral ceilings, hardwood floors, radiant heat, and a private deck. Fully furnished with strong rental history. Move-in ready with mountain views and easy access to skiing.

309 Ladyslipper Lane, Killington

Listed: \$749,000 (3/28/2024) | **Sold: \$775,000 (5/31/2024)**

This 3-bedroom, 2-bath contemporary home is conveniently located off Killington's Access Road, making it ideal for rentals or personal use. Featuring a bright dining room with three-sided windows, an updated kitchen with open shelving, and a spacious garage for ski gear storage. Just minutes from skiing, mountain biking, and golf, this home offers year-round enjoyment in Vermont's premier resort town.



MLS #: 4989470

213 Alran Road, Killington

Listed: \$699,999 (4/5/2024) | **Sold: \$500,000 (7/8/2024)**

Custom-built contemporary home on 7.6 acres near Killington Access Road. Features an open-concept great room, wraparound deck, 3 en-suite bedrooms, and a detached garage with a game room and bar. Sold as-is, ideal for renovation or investment.



MLS #: 4990326

Killington Properties SOLD in 2024



See what
they sold for

1992 E Mountain Road, Killington

Listed- \$925,000 | **Sold- \$900,000** |



The Hilltop Chalet is a newly renovated, 3-bedroom, 4-bath Vermont ski home near Killington. It features a gourmet kitchen, multiple living spaces, a hot tub room, a heated garage, and a stunning river rock fireplace. Enjoy mountain views from the deck, plus a game room, bunk room, and cozy amenities.

MLS 4987652

338 Lakewood Drive, Killington

Listed: \$659,000 (7/1/2024) | **Sold: \$589,500 (11/8/2024)**



Spacious 4-bedroom Cape with mountain views, two fireplaces, and a heated 2-car garage. Features a large yard, workshop space, and potential for expansion. Near Killington hiking and biking trails, plus easy access to ski resorts, restaurants, and shopping. Ideal for year-round living or vacation home.

MLS #: 5003248

532 Tanglewood Drive, Killington

Listed: \$749,000 (4/19/2024) | **Sold: \$749,000 (7/9/2024)**



This updated 4-bedroom, 2-bath chalet is perfectly located for year-round enjoyment in Killington. Offering easy access to skiing, mountain biking, golf, and hiking, the home sits in a private setting just off the Killington Access Road. Featuring an open-concept kitchen, dining, and living area with floor-to-ceiling windows, plus a spacious deck for summer relaxation. With strong rental potential and level road access, this property is an excellent investment or personal retreat.

MLS #: 4992114

104 Priscilla Lane, Killington

Listed: \$1,290,000 (7/3/2024) | **Sold: \$1,230,000 (12/26/2024)**



Stunning Douglas Fir Timber Frame home with a three-car garage, nestled at the end of a cul-de-sac near Killington Road. Features a gourmet kitchen, vaulted ceilings, radiant heat, energy-efficient design, and a finished basement with a bar and game room. Private patio with a fish pond and model train.

MLS #: 5003524

762 Roaring Brook Road, Killington

Listed: \$910,000 (6/1/2024) | **Sold: \$910,000 (7/17/2024)**



Centrally located, five minutes from skiing and golf, this 4-bedroom, 4-bath Craftsman-style home offers mountain charm. Features include a stone fireplace, ensuite master with jetted tub, updated bathrooms, new 2024 furnace, and recent roof replacement. A turnkey property in a prime Killington location.

MLS #: 4998384

60 Brookside Drive, Killington

Listed: \$1,650,000 (9/13/2024) | **Sold: \$1,600,000 (11/8/2024)**



Ski-in, ski-out contemporary home just steps from the Home Stretch and Great Eastern trails. Fully renovated in 2017 with a gourmet kitchen, solid walnut cabinetry, radiant heat, and a rebuilt fireplace. Features a private hot tub, full-house generator, ski boot room, and stunning mountain views

MLS #: 5014241

186 Big Rock Road, Killington

Listed: \$3,999,000 (6/26/2024) | **Sold: \$2,810,000 (10/29/2024)**



Ski-in, ski-out luxury home on the Great Eastern Ski Trail at Killington Resort. Features seven bedrooms, ten baths, a heated boot room, a game room with bar, multiple fireplaces, a sauna, a hot tub, and a separate two-bedroom apartment. Recently upgraded septic system. A premier slope-side retreat.

MLS #: 5002480

373 Tanglewood Drive, Killington

Listed: \$579,000 (10/26/2023) | **Sold: \$555,000 (1/26/2024)**



"Snow Haven" is a cozy 4-bedroom chalet in the Tanglewood neighborhood, just minutes from Killington Access Road. Features an open-concept living area, wood-burning fireplace, and an expansive deck with winter views. Level driveway for easy parking. Sold furnished and ready for a four-season retreat.

MLS #: 4975640

Woodstock Properties SOLD in 2024



See what
they sold for

144 Town Farm Road, Woodstock, VT

Listed: \$1,995,000 (November 16, 2022) | **Sold: \$1,800,000 (April 15, 2024)**



MLS: 4937127

The Lewis Farm is a 130-acre Vermont farmstead featuring a 3-bedroom brick farmhouse, a 2-bedroom contemporary home, a south-facing studio, and a historic red barn with stables. Located above Green Mountain Horse Association, the property includes hayfields, woodlands, a riding ring, and trails. Scenic views and land for additional development.

34 High Street, Woodstock

Listed: \$960,000 (Apr. 24, 2024) | **Sold: \$1,147,500 (Jun. 7, 2024)**



MLS: 4992596

This 4-bedroom, 4-bath 1840s Village Colonial has been fully renovated with rich hickory plank floors, a massive fieldstone chimney, and a chef's kitchen featuring a soapstone island and Neolith counters. The home offers a cozy living room with a wood-burning fireplace, a secluded deck, and beautifully landscaped outdoor spaces just a short stroll from Woodstock Village.

13B River Street, Woodstock

Listed: \$1,929,000 (July 31, 2024) | **Sold: \$1,929,000 (Oct. 3, 2023)**



MLS: 4972497

Built in 2021, this 3-bedroom, 4-bath contemporary home offers modern luxury in the heart of Woodstock. Featuring an open floor plan, vaulted great room with stone fireplace, gourmet kitchen, and first-floor primary suite. Beautifully landscaped with stone patios, a wrap-around porch, and a finished heated garage space for office or recreation.

917 Carlton Hill Road, Woodstock

Listed: \$849,000 (May 29, 2024) | **Sold: \$875,000 (July 25, 2024)**



MLS: 4997696

This 3-bedroom, 3-bath 1975 Raised Ranch offers long-range mountain views just 2.5 miles from Woodstock Village. Featuring an open layout, vaulted ceilings, two fireplaces, updated energy-efficient systems, solar panels, and a spacious deck, this home is a peaceful retreat. Convenient to Hanover, Killington, and the Upper Valley.

506 Westerdale Road, Woodstock

Listed: \$799,000 (Oct. 31, 2023) | **Sold: \$840,000 (Jan. 5, 2024)**



MLS: 4976244

This 3-bedroom, 2-bath 1987 contemporary horse farm sits on 5+ private acres with an Amish-built barn, riding ring, and fenced paddocks. The updated home features a vaulted living room with exposed beams, a chef's kitchen with granite counters, and a wraparound deck overlooking a rolling lawn and private swimming pond. Just minutes from Woodstock Village.

411 Church Hill Road, Woodstock

Listed: \$1,775,000 (July 30, 2024) | **Sold: \$1,850,000 (Jun. 24, 2024)**



MLS: 50019804

The Schoolhouse is a fully renovated 3-bedroom, 3-bath home overlooking South Woodstock Village. Originally an elementary school (1903-1960), this historic Queen Anne-style residence features 11'7" ceilings, tall windows, and spacious, light-filled rooms. Modern upgrades include a gourmet kitchen with marble counters. Walking distance to local dining, trails, and GMHA equestrian events.

42 River Street, Woodstock

Listed: \$649,000 (Jan. 19, 2024) | **Sold: \$570,000 (Jun. 7, 2024)**



MLS: 4982767

This 3-bedroom, 3-bath New Englander (1890) offers 1,930 sq. ft. of living space along the Ottauquechee River. Featuring a patio with water views, a wood-burning fireplace, and proximity to Woodstock Village and hiking trails, this charming home blends historic appeal with a prime riverside location.

182 Rose Hill, Woodstock

Listed: \$2,200,000 (Oct. 11, 2024) | **Sold: \$2,350,000 (June 26, 2024)**



MLS: 50024651

This historic 5-bedroom, 5-bath Colonial, built in 1910, has been beautifully renovated while maintaining its classic charm. Featuring a spacious living room with a fireplace, a gourmet kitchen, and a sunroom, the home offers elegant yet cozy spaces. The third floor includes a private apartment, and the landscaped grounds boast expansive decks and patios. Just a short walk to Woodstock Village.

Woodstock Properties SOLD in 2024



*See what
they sold for*

77 Central Street, Woodstock

Listed: \$975,000 (Jun. 27, 2024) | **Sold: \$1,000,000 (July 31, 2024)**

This 4-bedroom, 2-bath 1826 Cape blends historic charm with modern luxury. Featuring a gourmet kitchen with Wolf and Sub-Zero appliances, a cozy living room with a fireplace, and a stunning library dining room, this home offers elegant living in the heart of Woodstock Village. Beautifully landscaped with lush perennial gardens.



MLS: 5002564

40 Evergreen Court, Woodstock

Listed: \$749,999 (July 19, 2024) | **Sold: \$785,000 (July 19, 2024)**

This 2-bedroom, 2-bath 1972 Cape sits on 0.74 acres in a peaceful Woodstock setting. Featuring a spacious layout, modern updates, and a 2-car garage, this home offers a blend of comfort and convenience. Located near village amenities, with easy access to outdoor recreation, making it a great full-time or vacation residence.



MLS: 5006301

2115 East Woodstock Road, Woodstock

Listed: \$475,000 (Oct. 4, 2024) | **Sold: \$470,000 (Dec. 17, 2024)**

This 3-bedroom, 2-bath Gambrel-style home (1971) offers 1,536 sq. ft. of living space with river views and a versatile floor plan. Featuring a bright kitchen, open living/dining area, deck, and updated appliances, it's an ideal vacation home or investment property just minutes from Woodstock Village and ski resorts.



MLS: 5017382

16 Pomfret Road, Woodstock

Listed: \$698,000 (Oct. 25, 2024) | **Sold: \$678,000 (Oct. 25, 2024)**

This 3-bedroom, 2-bath 1947 Colonial sits on 0.81 acres with mountain views and rolling terrain. Featuring a spacious interior, updated kitchen, and a 1-car garage, this home offers both charm and convenience. Located minutes from Woodstock Village, it's an ideal year-round residence or retreat.



MLS: 5020042

Rutland Properties SOLD in 2024



See what
they sold for

256 Susan Lane, Rutland Town

Listed: \$589,000 (9/29/2023) | Sold: \$550,000 (3/27/2024)



This 4-bed, 3.5-bath ranch-style home offers a spacious and open living area, an updated kitchen with stainless steel appliances, and a large island. The primary suite includes a full bath, while the finished basement adds additional living space. A two-car attached garage and a level lot in a quiet neighborhood make this home an inviting and practical choice.

MLS #: 4972213

161 Heather Lane, Rutland Town

Listed: \$629,000 (5/2/2024) | Sold: \$605,000 (8/2/2024)



This spacious 5-bed, 3-bath ranch sits on a quiet cul-de-sac, offering a blend of community and privacy. Conveniently located near Route 4 for easy access to Killington, this home features an open-concept kitchen, dining, and living space with high ceilings, dual wall ovens, and updated appliances. The master suite includes a walk-in closet and en suite bath. A finished lower level adds a game/family room, two additional bedrooms, and a full bath. Outside, a fenced backyard, deck, and heated two-car garage complete this inviting property.

MLS #: 4993774

140 Curtis Avenue, Rutland City

Listed: \$349,900 (2/27/2024) | Sold: \$375,000 (3/26/2024)



Modern Cape with an open floor plan, radiant tile kitchen floors, and a first-floor primary suite. Features a fenced backyard, patio, sunroom, and finished basement. Includes a detached two-car garage and efficient propane heating. Conveniently located near parks, schools, and downtown amenities.

MLS #: 4986211

180 Grove Street, Rutland City

Listed: \$549,000 (5/18/2024) | Sold: \$542,000 (7/8/2024)



This charming 1930 Garrison-style home near Rutland Country Club offers 4 bedrooms, 2.5 baths, and three fireplaces. The spacious living and family rooms provide inviting spaces for entertaining, while the large chef's kitchen and sunroom add to its appeal. Set on a double lot with an electronic pet fence, this home features a landscaped patio and a two-car garage. Conveniently located just 20 minutes from Killington Ski Resort.

MLS #: 4996374

91 North Street Extension, Rutland City

Listed: \$350,000 (3/11/2024) | Sold: \$395,000 (5/9/2024)



Recently renovated 3-bedroom, 2-bath ranch with mountain views. Features an open kitchen/dining area, first-floor laundry, and a spacious basement ready for finishing. Located near trails, shopping, and ski resorts. Includes a two-car garage and paved driveway. Move-in ready with modern updates.

MLS #: 4987553

32 Catherine Drive, Rutland City

Listed: \$449,000 (6/1/2024) | Sold: \$430,000 (9/17/2024)



Spacious Cape-style home on nearly an acre in Stratton Estates. Features 4 bedrooms, 3.5 baths, a large kitchen with pantry, multiple living spaces, and a finished lower level. Covered porch, fenced yard, and attached two-car garage. Convenient to Rutland amenities.

MLS #: 4998399

65 Litchfield Avenue, Rutland City

Listed: \$450,000 (3/22/2024) | Sold: \$465,000 (4/17/2024)



Charming 1937 Cape-style home in Northeast Rutland with 4 bedrooms, 2.5 baths, and 2,505 sq. ft. Features include hardwood floors, built-ins, updated kitchen with granite counters, marble fireplace, and five heat pumps. Covered patio, fenced yard, and two-car garage. Near Killington Ski Resort and Vermont lakes.

MLS #: 4988951

14 South Main Street, Rutland City

Listed: \$399,900 (6/5/2024) | Sold: \$388,000 (7/30/2024)



Victorian-style home with original details, hardwood floors, and stained-glass windows. Features a spacious wrap-around porch, landscaped courtyard, and multiple fireplaces. Configured as a primary residence with a second-floor apartment and additional rental potential. Convenient downtown location near parks and amenities.

MLS #: 5000238

Rutland Properties SOLD in 2024



*See what
they sold for*

170 Church Street, Rutland City

Listed: \$440,000 (6/14/2024) | **Sold: \$400,000 (9/4/2024)**



Classic 1938 Colonial with 4 bedrooms, 1.5 baths, and a spacious updated kitchen with granite countertops. Features a formal dining room, propane fireplace, walk-in closets, and a private backyard with a deck. Includes a two-car garage with an EV charger. Located in a desirable neighborhood.

MLS #: 5000868

10 Thrall Avenue, Rutland City

Listed: \$325,000 (9/26/2024) | **Sold: \$350,000 (11/22/2024)**

Charming three-bedroom, two-bath Cape in a desirable neighborhood. Features a beautifully updated kitchen with high-end appliances, a landscaped yard with raised garden beds, and a large two-car barn for extra storage. Insulated basement offers potential work or studio space. Move-in ready and thoughtfully restored.



MLS #: 5016144

332 Sunset Drive, Rutland Town

Listed: \$479,000 (7/1/2024) | **Sold: \$475,000 (9/25/2024)**



Private Colonial-style home offers 3 bedrooms, 2.5 baths, and 2,018 square feet of living space. The oversized kitchen features large windows overlooking the private yard, a sunny eating area, and a propane fireplace. A spacious living room with a wood stove and built-ins provides a cozy retreat. The primary suite includes a walk-in closet and a private bath. Heat pumps offer added comfort in the summer months. Located on a cul-de-sac, this home offers privacy while remaining close to Pico and Killington ski areas.

MLS #: 5003236

156 Deborah Drive, Rutland Town

Listed: \$435,000 (7/17/2024) | **Sold: \$410,000 (10/24/2024)**

Beautifully updated raised ranch in Grandview Estates. Features 3 bedrooms, 2.5 baths, an open-concept living space, renovated kitchen, and spacious family room with propane fireplace. Includes a three-season porch, landscaped yard, and a two-car garage. Close to Killington and local amenities.



MLS #: 5005472

130 Thistle Hill Place, Rutland Town

Listed: \$798,000 (7/26/2024) | **Sold: \$798,000 (7/26/2024)**

This 2007 custom-built contemporary home offers breathtaking Green Mountain views and high-end craftsmanship. Featuring a gourmet kitchen with granite countertops, radiant heated floors, a propane fireplace in the living room, and a newly added home office with skylights. The primary suite includes a walk-in closet, jacuzzi tub, and walk-in shower. Additional highlights include a finished basement, attached two-car garage, and proximity to skiing and outdoor recreation.



MLS #: 5006987



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