

Respect for the river is crucial

Jim and Marta Marble's home is built on the ledge that abuts the Mad River near Butternut Hill in Waitsfield. Last weekend, the Marbles had the Mad River in their living room for a few harrowing hours.

Marta Marble woke around 2:00 a.m., she said, sensing from the sound that something wasn't right. She descended the middle level of the three level house and tried to turn on the lights under the living room/office level deck which normally shine down (down being the operative word) on the Mad River.

When they didn't work, she decided the bulbs had burned out and went to the lower level to investigate. She found the Mad River at the top of the flight of stairs in the house, lapping at the heat activated light switch so the recessed ceiling lights went off and on and off and on.

She awakened her sleeping nephew and together the two of them moved as much furniture off the middle level as they could before leaving for higher ground.

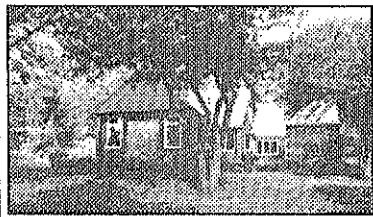
A little shell shocked, Marble was in reasonably good spirits this week as work crew began cleaning, and repairing the damage. Respect for the river she said, is crucial.

and on.

Happy 4th - see you at the parade!



FULLER HILL. One of the most spectacular spots to come available this year. Architect designed 4-5 bedroom house. 10 acres, woods and meadow mix in pastoral setting. Custom kitchen, atrium, lots of decking and plenty of architectural interest. \$435,000



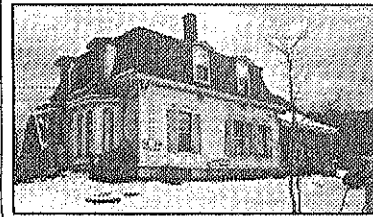
SOUTH DUXBURY. Private, manageable retreat at the end of the road. Five acres of garden and woodland views. Comfy living room with fireplace and plenty of light. Three bedrooms, 2.5 baths \$215,000



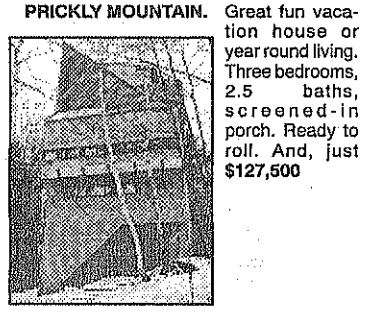
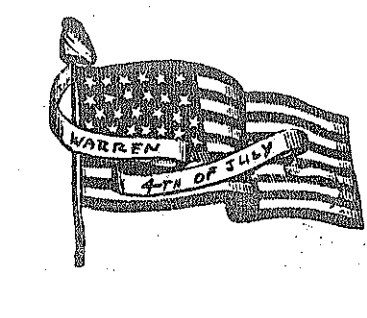
EAST WARREN. Big views. Four bedrooms, three baths and three garage bays. Watch the sunset from your high deck. Priced to sell. \$190,000



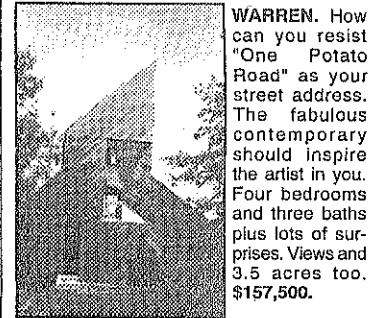
WAITSFIELD. Great schools and great privacy. Charming three bedroom, two bath salt-box with wide board floors and many rustic touches. Looks are deceiving. This is a modern house with old house warmth. \$149,900



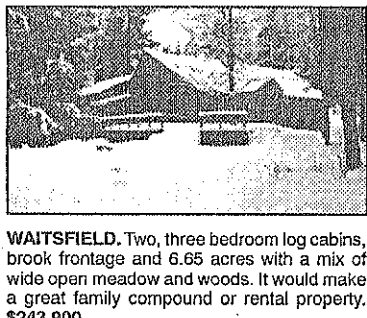
MORETOWN. Village Victorian in excellent structural and cosmetic condition. Original mouldings, modern kitchen, four bedrooms, den and 1.5 baths. Playhouse for children. Commercial zone. \$139,900



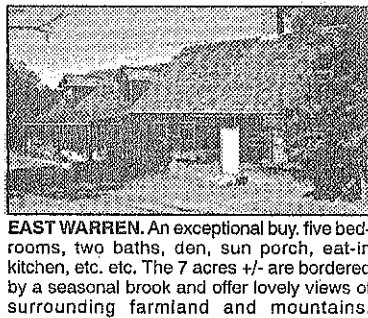
PRICKLY MOUNTAIN. Great fun vacation house or year round living. Three bedrooms, 2.5 baths, screened-in porch. Ready to roll. And, just \$127,500



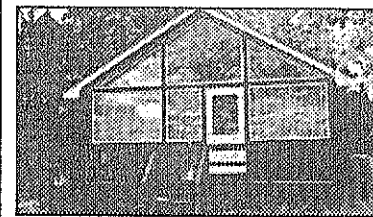
WARREN. How can you resist "One Potato Road" as your street address. The fabulous contemporary should inspire the artist in you. Four bedrooms and three baths plus lots of surprises. Views and 3.5 acres too. \$157,500.



WAITSFIELD. Two, three bedroom log cabins, brook frontage and 6.65 acres with a mix of wide open meadow and woods. It would make a great family compound or rental property. \$243,900.



EAST WARREN. An exceptional buy, five bedrooms, two baths, den, sun porch, eat-in kitchen, etc. etc. The 7 acres +/- are bordered by a seasonal brook and offer lovely views of surrounding farmland and mountains. \$265,000



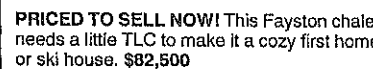
PRICED TO SELL NOW! This Fayston chalet needs a little TLC to make it a cozy first home or ski house. \$82,500



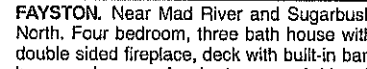
FAYSTON. Near Mad River and Sugarbush North. Four bedroom, three bath house with double sided fireplace, deck with built-in barbecue and garage. Ample storage and ski work area, too. \$169,000.



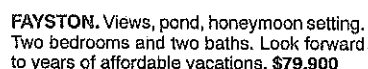
WARREN. Large, well appointed vacation property with southerly views. Plenty of room to enjoy your company. Separate living and dining rooms — and even a large play room in this four bedroom property. \$190,000



WARREN VILLAGE. Sunny 1840's farmhouse with river front and covered bridge view. Two bedrooms and recently renovated bath. Hard and softwood floors. Separate barn with loft/office/br. Just over an acre. \$165,500



FAYSTON. Views, pond, honeymoon setting. Two bedrooms and two baths. Look forward to years of affordable vacations. \$79,900



WARREN, WEST HILL. Three bedrooms and one bath in this great vacation house Close to skiing and Warren Store croissants. \$95,000

CONDOMINIUMS

- BATTLEGROUND CONDO.** Two bedroom, two bath. Pool and tennis \$89,000
- BRIDGES.** 2 bedrooms, 1 bath, pool tennis mgr. \$49,900
- CLUB SUGARBUSH.** 3 bedrooms, 3.5 baths \$140,000
- DRUMLEYS.** 3 bedrooms, 2 baths \$99,000 - \$106,000
- FARMS.** Immaculate 3 bedroom, full of extras. \$425,000
- GREENACRES.** One bedroom plus garage \$57,000
- RIVERHOUSE CONDO.** 2 bedrooms, 1.5 baths \$54,500
- SCHOOLHOUSE CONDO.** Leased for year. 2 bedroom \$53,500
- SNOW CREEK.** 2 bedrooms, 2 baths, slopeside from \$103,500
- SOUTHFACE.** 3 bedrooms, 3 baths \$199,000
- SOUTH VILLAGE.** 3 bedrooms, 4 baths, garage, den. \$134,900
- SUGAR RUN.** Sunny one plus loft condo \$49,500 - furnished or one bedroom unfurnished \$48,000
- SUMMIT.** 3 bedrooms, 2 baths, on the slopes. Ski-to \$115,000

LAW, PHELON & ASSOCIATE REAL ESTATE

802-496-4400

Judy Phelon, John Phelon, Sigi Haslinger and Jamie Sherman
MAD RIVER GREEN, WAITSFIELD



The girls can't wait to see you!

LAND

- OLD MANSFIELD ROAD.** Wooded lot on town maintained road. 2.3 acres. \$35,000
- BRAGG HILL.** 49 acres \$110,000. These parcels about could give you very private end of the road location with both woods and meadow. Also available separately.
- BRAGG HILL.** 7.84 acres with road roughed in, big views, privacy and southern exposure. \$195,000
- IRASVILLE COMMERCIAL DISTRICT.** 2.53 acres. \$72,000
- MORETOWN.** 5 acres of great soils. Suitable for several single family house sites. Close to town. \$65,000
- MORETOWN.** 10 acres with view potential. Needs site work. Views. \$39,900
- WAITSFIELD.** 32 acres. Perced. Privacy, deeryard. \$95,000



Marta Marble, Waitsfield, at the top of the steps to her living room. The flood waters rose to the top step and lapped at the heat activated light switch seen on the left.

Moretown Town Clerk's home flooded

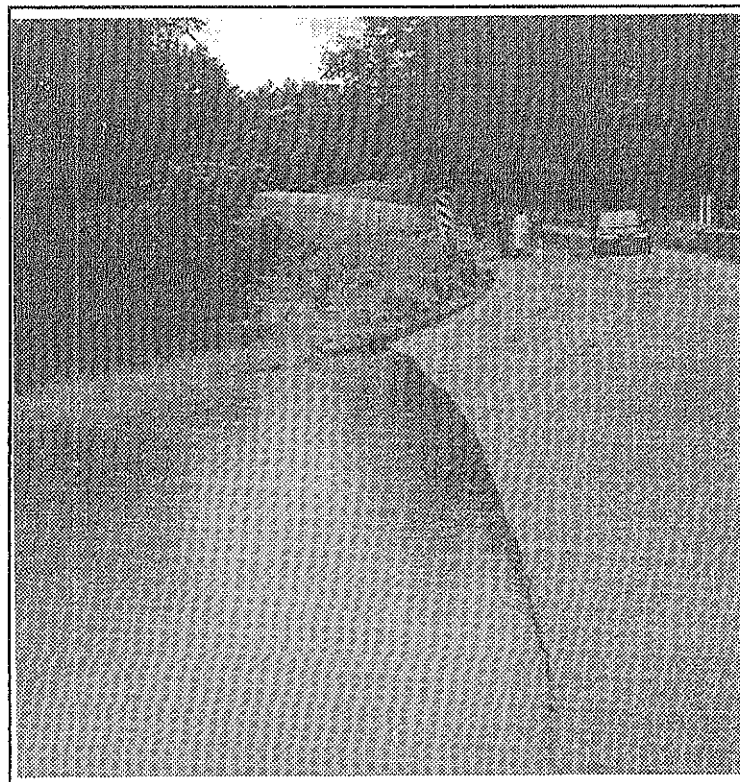
Town clerk Susan Goodyear had to flee her Route 100B house with her family in such a hurry that she couldn't move the cars to higher ground. She watched the water from the bridge past Maynards.

While reporting on the general conditions throughout her town, Goodyear's own home received a full measure of damage. "Everything is wet," she said. Parts of her home had six to twelve inches of water and left silt throughout her house. Couches, chairs and carpets are wet and covered with silt. Insulation has been exposed

and a portion of the foundation of the building now needs work, she reported.

In addition, her car can not be moved. She stated that she has done more mopping in the last four days than in a lifetime. She said the water level reached its highest point since "we have lived here (1951)." In the great flood of 1927, she was told, the water went to the first step of the house.

"We hope that by the end of the Fourth of July weekend we can call it a home. Right now it is livable, but the odors are terrible," she advised.



Susan Goodyear (in long white coat) watches the flood water that forced her from her Route 100B home in Moretown. This photo is taken from the water's edge looking south on Route 100B towards Maynard's.