



**The Lynn Jackson Group**  
 86 Main Street  
 Vergennes, Vermont 05491  
 (800) 639-8052 (802) 877-2134  
 www.C21VT.com  
 LynnJackson@c21jack.com



# 2012 LAKE CHAMPLAIN NEWSLETTER

The year 2011 on Lake Champlain was a year never seen before by those of us that are under 99 years old! The Lake showed its force and dominance over us all as we could do little more than watch from the changing shoreline. As the water rose, no one could know the impact until after the waters started to recede. Then, the clean up and the repairs began.



In our area, Long Point is seeing the most drastic changes. The South Road and Bay Road cottages took the brunt of the damages and the landscape there has been changed forever. Cottages have



Bay Road, Long Point - May 2011

been elevated to new heights, silt of the Lake and drifted debris covered the lawns, and the high water marks remain on the exterior of the cottages as a reminder to all that we are subject to its will.

Do not despair, as in all disasters there is a silver lining. The cottages along the Lake have been upgraded, shorelines have been re-enforced, and owners have not been deterred by this once in a lifetime event, as the memories and fun had on the Lake from years past certainly outweigh this one season of flooding. Lakeshore is and remains part of our heritage, a family bonding and gathering place, and an important part of our future as family and community.

We understand the draw of the Lake!

## 2011 LAKE SALES

Date	Town	Seller/Buyer	Address	Assessed Value	Sale Price
02/25/2011	Addison	Fed. Nat'l Mortgage Assoc. to Hutchinson/Streeter	425 Pheasant Run Lane	\$ 380,600	\$ 350,000
03/10/2011	Addison	Kirby to Heitkamp	160 Cedar Drive (lake access)	\$ 211,200	\$ 197,000
03/24/2011	Addison	Fausser Trust to Burgos	151 Algonquin Drive	\$ 275,500	\$ 275,500
06/16/2011	Addison	Roleau Trust to Ayer/Anderson	685 TriTown Road (lake access)	\$ 196,400	\$ 215,000
07/27/2011	Addison	Kondaur Capital Corp to Paquette	170 Cedar Drive (lake access)	\$ 219,900	\$ 130,000
10/14/2011	Addison	Fuller to Birong	593 Owl's Head Harbor	n/a	\$ 203,000
12/09/2011	Addison	Doolittle Trust to Biggart	6882 Rt 17	\$1,001,900	\$ 700,000
04/04/2011	Charlotte	Carr et al to Martin	111 Hills Point Road	\$ 876,000	\$ 775,000
06/14/2011	Charlotte	Pecor to Mendelsohn	608 Hills Point Road	\$ 878,200	\$ 837,500
12/06/2011	Charlotte	Freiden to Howson	1020 Town Line Road	\$ 748,000	\$ 670,000
06/02/2011	Ferrisburgh	Smith to Camp Tony LLC	1451 Fort Cassin Road	\$ 611,200	\$ 692,500
07/27/2011	Ferrisburgh	Hinsdale to Schichor	48 South Road	\$ 276,400	\$ 275,000
09/19/2011	Ferrisburgh	St Jean to Corkrum	78 Pleasant Bay Road	\$ 226,500	\$ 215,000
10/12/2011	Ferrisburgh	O'Bryan to Kerin	103 O'Bryan Lane	\$ 433,000	\$ 285,000
10/19/2011	Ferrisburgh	Cromarty to Walcott	North Woods Road	\$1,057,900	\$1,350,000
12/09/2011	Ferrisburgh	Palisades Holding LLC to Bevin	77 O'Bryan Lane	\$ 900,000	\$ 650,000
12/19/2011	Ferrisburgh	Washburn to Keenan Trust	412 Thendara Road	\$ 661,600	\$ 916,669
12/22/2011	Ferrisburgh	Brady Trust to Hampton	1492 Button Bay Road	\$ 919,700	\$ 985,000
09/29/2011	Panton	Faxon to O'Leary	462 Turkey Lane	\$ 271,100	\$ 421,250
10/24/2011	Panton	Luginbuhl to Rikhy	358 Lake Street	\$1,052,900	\$1,293,750

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