

Land 4850075	0 Manelick Road Stowe VT 05672	Unit/Lot # 4/5,6,7		VT VT VT		Listed: 3/9/2021 Closed: 11/22/2021 DOM: 223	Road Frontage Yes	Road Frontage Length 1,500	Surveyed Yes	Surveyed By Grenier Engineering	ROW - Parcel Access No	ROW - Length ROW - Width ROW to other Parcel Total Lots Total Leases Openspc %	Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions	Date Initial Showings ...	VT VT VT		Directions Go up School St to Taber Hill almost to the top, after Kirchner Woods look for road sign with Manelick Drive, turn onto road continue on around two curves. Lots begin on the left after Lot 3. In the spring the road will come in up the hill from the existing drive.	Remarks - Public This is one of the few ESTATE like parcels of land left in Stowe with views to Mt. Mansfield. Your own 42 private acres is also a fully permitted sub-division of four lots with a gravel road leading into the middle of the property. There are several wonderful house sites or you could plunk you house right down in the middle of it all. Build on one lot, sell the other three or leave them for family members. Lot #4 has a ROW through Lot #7. Lot #5 is somewhat cleared with potential for both Camel's Hump and Mt. Mansfield views. The other lots are not cleared, but would have views of Mt. Mansfield. Established neighborhood with comparable properties. Truly a fabulous property with mostly maple trees as the predominant tree. Close to town, build your dream home here or it is perfect for the builder looking to build several houses. One of the few parcels of land left in Stowe, with permits for several lots. It is close to the village, yet private. Terrain is variable with the ability to have walking trails within the property. Ready to go.	VT VT VT		Pole Number Permit Number Roads Private	School - District Stowe School District School - Elementary Stowe Elementary School School - Middle/Jr Stowe Middle/High School School - High Stowe Middle/High School	VT VT VT		UTILITIES Fuel Company Electric Company Cable Company Phone Company	PUBLIC RECORDS	Deed - Recorded Type Warranty Deeds - Total 494 Deed - Book 337 Deed - Page 337 Plan Survey Number Property ID	Map Block Lot SPAN# 62211951317 Tax Class Non-Homestead Tax Rate Current Use Yes Land Gains No Assessment Amount Assessment Year Assessments - Special
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