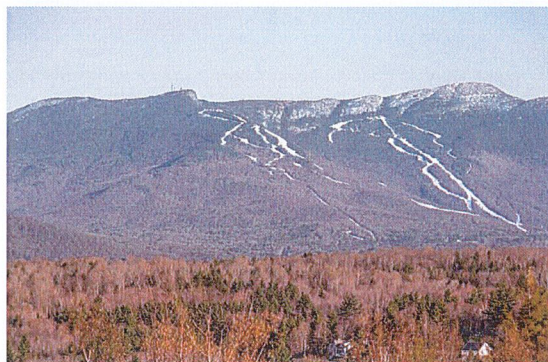


**Land**  
**4870259**  
**Closed**

**TBD Warren Hill Road**  
**Stowe**  
**Unit/Lot # 7**

**VT 05672**

**Listed: 7/3/2021**      **\$550,000**  
**Closed: 1/14/2022**      **\$550,000**  
**DOM: 165**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** Residential  
**Lot Size Acres** 5.280000  
**Lot - Sqft** 229,997  
**Price Per Acre** \$104,166.67  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** Yes  
**Road Frontage Length** 1,500  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots** 1  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**



**Directions** Stowe Hollow Rd to North Hollow Rd, go 8/10s mile on North Hollow Rd to right on Warren Hill Rd, go 4/10s mile, through sharp left, sharp right, and sharp left turns & up hill & to left into the stub driveway & mound of earth at Lot 7. (You'll see neighboring driveways straight ahead and to right.)

**Remarks - Public** 5.28 acre Stowe building lot. Mind-blowing sunsets. Glowing pink dawns. Coursing mountain stream. Rugged mountain setting high above stream. BIG, deep Green Mountain Range, Mansfield, and Spruce views . . . with all of Stowe Hollow in the foreground. Magical morning light and all day sun. White birch, Hemlock, and stream frontage. Quiet. Remarkable. Rare. (Connection to existing off-site 4-bedroom community septic system. 300 Warren Hill Road street number is an approximation only, actual 911 street address will be established when home construction is permitted.)

#### LOT/LOCATION

#### Development / Subdivision

**Lot Description** Country Setting, Mountain View, Sloping, Steep, Stream, View, Wooded

#### Pole Number

#### Permit Number

**Roads** Association, Dead End, Gravel, Private, Easement/ROW

**School - District** Stowe School District  
**School - Elementary** Stowe Elementary School  
**School - Middle/Jr** Stowe Middle/High School  
**School - High** Stowe Middle/High School

#### UTILITIES

**Utilities** DSL - Available, Gas - LP/Bottle, Telephone Available, Underground Utilities

**Water** On-Site Well Needed

**Sewer** Leach Field - Off-Site, Private

**Electric** At Street, Underground

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty

**Deeds - Total**

**Deed - Book** 376

**Deed - Page** 328

**Plan Survey Number**

**Property ID** 13014.050

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-12771

**Tax Class** Non-Homestead

**Tax Rate**

**Current Use** No

**Land Gains** No

**Assessment Amount**

**Assessment Year**

**Assessments - Special**

**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**  
**Flood Zone** No  
**Easements** Yes  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency** 4.00% **SubAgency** 4.00% **NonAgency Facilitator** **Transactional Broker**

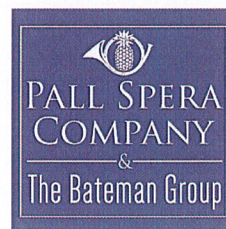
**PREPARED BY**

Bateman Group  
Cell: 802-798-3006  
[rebecca.donaldson@pallspera.com](mailto:rebecca.donaldson@pallspera.com)

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

Geoffrey Wolcott / Four Seasons Sotheby's Int'l Realty

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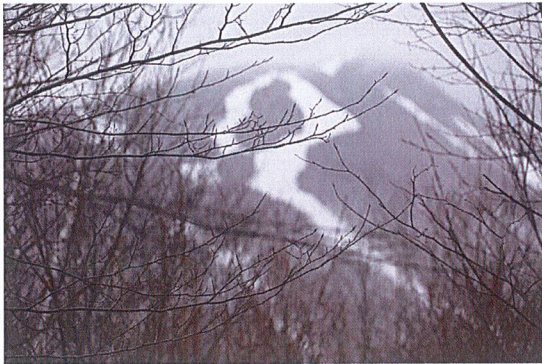


**Land**  
**4902584**  
**Closed**

**0 Robinson Springs Road**  
**Stowe**  
**Unit/Lot # 69**

**VT 05672**

**Listed: 3/28/2022**      **\$495,000**  
**Closed: 5/11/2022**      **\$525,000**  
**DOM: 7**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** 5  
**Lot Size Acres** 3.500000  
**Lot - Sqft** 152,460  
**Price Per Acre** \$150,000.00  
**Taxes TBD** No  
**Tax - Gross Amount** \$5,431.00  
**Tax Year** 2022  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** Yes  
**Road Frontage Length** 776  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access** No  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots** 53  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**



**Directions** Rt. 108 to Edson Hill to Sanborn Rd to Robinson's Spring Rd to the corner of Robinsopn's Springs Rd and Thomas Pasture Lane on the left.

**Remarks - Public** One of the last lots left in Robinson's Springs with spectacular views of the ski trails. With clearing the views will be right there in your face and you are high enough that trees will not grow up in front of you on someone else's property. This lot needs to have someone with imagination as it has a steep slope. It is perfect for a modern house with a walk-out lower floor. Be the one where everyone says, "I wish I had the imagination to build that house." A lot where a beautiful mountain modern house would nestle right into the slope of the land. You will be the one to sit in your living room and look at the trails summer or winter and congratulate yourself for having the foresight to design a house that enhances the beauty of the nature around it.

#### LOT/LOCATION

#### Development / Subdivision

**Lot Description** Corner, Country Setting, Deed Restricted, Mountain View, Sloping, Steep, Subdivision, Trail/Near Trail, View, Walking Trails, Wooded

**Pole Number**  
**Permit Number**  
**Roads**

Association, Dirt, Gravel

**School - District** Stowe School District  
**School - Elementary** Stowe Elementary School  
**School - Middle/Jr** Stowe Middle/High School  
**School - High** Stowe Middle/High School

**Association Amenities** Snow Removal, Tennis Court

#### UTILITIES

**Utilities** None  
**Water** On-Site Well Needed  
**Sewer** On-Site Septic Needed  
**Electric** At Street

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1102  
**Deed - Page** 10  
**Plan Survey Number**  
**Property ID**

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-10983

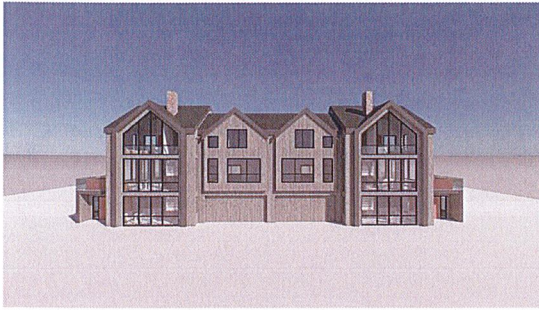
**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** No  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**

**Land**  
**4885957**  
**Closed**

**3418 Mountain Road**  
**Stowe**  
**Unit/Lot #**

**VT 05672**

**Listed: 10/7/2021**      **\$700,000**  
**Closed: 5/25/2022**      **\$700,000**  
**DOM: 133**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** PUD  
**Lot Size Acres** 4.030000  
**Lot - Sqft** 175,547  
**Price Per Acre** \$173,697.27  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** Yes  
**Road Frontage Length** 53  
**Surveyed** Unknown  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots**  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**



**Directions** At the three way stop in the Village of Stowe, turn onto the Mountain Road (rte 108). Follow Route 108 until you reach 3418 Mountain Road, on your right.

**Remarks - Public** A great opportunity to build on the Mountain Road awaits! Perfect for a developer or a purchaser with an entrepreneurial spirit. This 4.03 acre parcel comes with an easement to over 40 acres of hiking trails, including a trail to Sterling Pond, private skiing, mountain biking. This parcel will come equipped with Stowe public water, sewer and electric already available. All ACT 250 and state, and town permits have been acquired. Building plans that include 2 three bedroom units are yours to choose to build from, or for you to use the utilities already in place to create your dream home with over 8 ,000 square feet of potential. This location is just minutes away from the slopes, Stowe Rec Path, the village of Stowe but is isolated enough for you to enjoy all of the peace and quiet that Stowe has to offer.

#### LOT/LOCATION

#### Development / Subdivision

**Lot Description** Country Setting, Level, PRD/PUD, Secluded, Ski Area, Trail/Near Trail, Walking Trails, Wooded

#### Pole Number

**Permit Number** see Docs for all permits

**Permit Status** Details -See Rmrks-NonPub, Local - Issued, State - Issued  
**Roads** Association, Privately Maintained

**Area Description** Mountain, Near Country Club, Near Golf Course, Near Paths, Near Shopping, Near Skiing, Near Snowmobile Trails, Near Public Transportatn

**School - District** Stowe School District  
**School - Elementary** Stowe Elementary School  
**School - Middle/Jr** Stowe Middle/High School  
**School - High** Stowe Middle/High School

#### UTILITIES

**Utilities** Cable - Available, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone Available, Underground Utilities

**Water** Public

**Sewer** Public

**Electric** 200 Amp

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1110  
**Deed - Page** 173  
**Plan Survey Number**  
**Property ID** 25035

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-10398

**Tax Class** TBD  
**Tax Rate**  
**Current Use** Unknown  
**Land Gains** No  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**



**DISCLOSURES****Fee 2****Fee 3**

**Foreclosed/Bank-Owned/REO** No **Possession** At Closing  
**Monthly Lease Amount** **Flood Zone** No  
**Easements** Yes  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction** No  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Documents Available** Aerials, Building Permit, Building Plans, Deed, Plot Plan, Septic Design, State Permit, State Wastewater Permit, Town Approvals, Town Permit

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency** 3.00% **SubAgency** 0.00% **NonAgency Facilitator** 0.00% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.

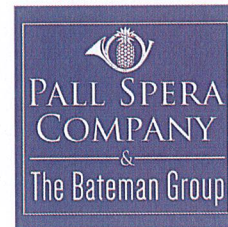
**PREPARED BY**

Bateman Group  
 Cell: 802-798-3006  
[rebecca.donaldson@pallspera.com](mailto:rebecca.donaldson@pallspera.com)

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
 62 Main St

Stowe VT 05672  
 Off: 802-253-1806



**Land**  
**4864364**  
**Closed**

**0 Old County Road**  
**Stowe**  
**Unit/Lot #**

**VT 05672**

**Listed: 5/31/2021 \$750,000**  
**Closed: 7/19/2021 \$750,000**  
**DOM: 1**



**County** VT-Lamoille  
**VillDStLoc**  
**Zoning** RR 5  
**Lot Size Acres** 44.550000  
**Lot - Sqft** 1,940,598  
**Price Per Acre** \$16,835.02  
**Taxes TBD** No  
**Tax - Gross Amount** \$11,074.00  
**Tax Year** 21  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** Yes  
**Road Frontage Length** 568  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots** 3  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**

**Directions** From Stowe travel Rte 100 South and turn right on the Moscow Road which will turn into Nebraska Valley Road. Turn right on Old County Road just before the Lake Mansfield Trout Club. Travel to the last power transformer on the right.

**Remarks - Public** Three Lots that total 44.5 acres in nostalgic Nebraska Valley. The property is to be sold together but may be conveyed in separate lots totaling the offering price. The land is a combination of rolling hills, open meadows and woodlands. In a most secret and private part of Stowe, the "way it was"... is ideal for the Vermont Phile who is looking for privacy and solitude.

#### LOT/LOCATION

**Development / Subdivision**

**Lot Description** Country Setting, Mountain View, Sloping, View, Wooded

**Pole Number**  
**Permit Number**  
**Roads**

Gravel, Public, Shared

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

#### UTILITIES

**Utilities** Underground Utilities  
**Water** On-Site Well Needed  
**Sewer** On-Site Septic Needed  
**Electric** Underground

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 582  
**Deed - Page** 124  
**Plan Survey Number**  
**Property ID**

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-10663

**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** No  
**Land Gains** To Be Determined  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**



**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No **Flood Zone** Unknown  
**Monthly Lease Amount** **Easements** Yes  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency** 3.00% **SubAgency** **NonAgency Facilitator** **Transactional Broker**

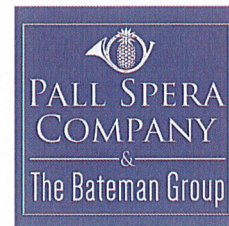
**PREPARED BY**

Bateman Group  
 Cell: 802-798-3006  
[rebecca.donaldson@pallspera.com](mailto:rebecca.donaldson@pallspera.com)

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
 62 Main St

Stowe VT 05672  
 Off: 802-253-1806



Listed by:

Pall Spera / Pall Spera Company Realtors-Stowe

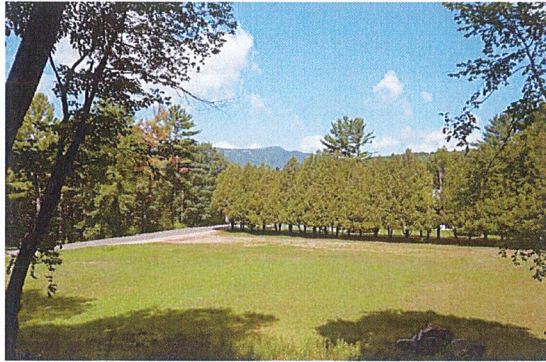
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**Land**  
**4820039**  
**Closed**

**3148 Mountain Road**  
**Stowe**  
**Unit/Lot #**

**VT 05672**

**Listed: 8/1/2020**  
**Closed: 10/1/2021**  
**DOM: 368**  
**\$875,000**  
**\$875,000**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** MRC  
**Lot Size Acres** 2.500000  
**Lot - Sqft** 108,900  
**Price Per Acre** \$350,000.00  
**Taxes TBD** No  
**Tax - Gross Amount** \$6,472.00  
**Tax Year** 2020  
**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**

**Road Frontage** Yes  
**Road Frontage Length** 300  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access**  
**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 ...**

**Directions** From Stowe Village go north on Mountain Road to 3148 Mountain Road. Open parcel on your right before Edson Hill Road.

**Remarks - Public** One of the most desirable locations in all of Stowe is now available to develop. Commercially zoned 2.5 Acre building lot located on the Mountain Road, at the base of Edson Hill, is only 4 miles to Stowe Mountain Resort and 3 miles to the Village. The Mountain Road Crossroad district presents unlimited opportunity to any investor or developer with density approved for 10 housing units, 30 bedrooms. This level site with easy road access and plenty of parking along with existing water and sewer allocation also allows for a 129 seat restaurant with guest rooms or a 20 unit lodge. This property with preliminary approval for a 9 unit condo development is a rare development opportunity in a prominent location.

#### LOT/LOCATION

**Development / Subdivision**

**Lot Description** Country Setting, Level, Ski Area

**Pole Number**  
**Permit Number**  
**Roads** Public

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

#### UTILITIES

**Utilities** Other  
**Water** Public Water - On-Site  
**Sewer** Public Sewer On-Site  
**Electric** On-Site

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 948  
**Deed - Page** 142  
**Plan Survey Number**  
**Property ID**

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-11331

**Tax Class** TBD  
**Tax Rate**  
**Current Use** Unknown  
**Land Gains** To Be Determined  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**

**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No **Flood Zone** Unknown  
**Monthly Lease Amount** **Easements**  
**Covenants** No  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Items Excluded**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency** 4.00% **SubAgency** **NonAgency Facilitator** **Transactional Broker**

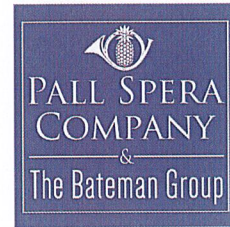
**PREPARED BY**

Bateman Group  
Cell: 802-798-3006  
[rebecca.donaldson@pallspera.com](mailto:rebecca.donaldson@pallspera.com)

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

Karen Crist / Coldwell Banker Carlson Real Estate

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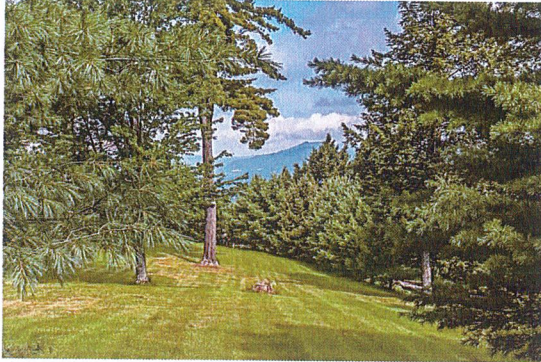


**Land**  
**4878119**  
**Closed**

**TBD Birch Hill Road**  
**Stowe**  
**Unit/Lot # Lot #2**

**VT 05672**

**Listed: 8/18/2021 \$900,000**  
**Closed: 10/11/2021 \$900,000**  
**DOM: 2**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** Residential  
**Lot Size Acres** 10.000000  
**Lot - Sqft** 435,600  
**Price Per Acre** \$90,000.00  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** No  
**Road Frontage Length**  
**Surveyed** Yes  
**Surveyed By** Trudell Engineering

**ROW - Parcel Access** Yes  
**ROW - Length** 58  
**ROW - Width** 20  
**ROW to other Parcel**  
**Total Lots**  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**

**Directions** Take Route 108, The Mountain Road, to Birch Hill Road on the left. Follow to the end. Go through private drive signs and bear to the right when the road splits. Park at the water supply shed.

**Remarks - Public** Here you will find a rare opportunity to own a spectacular property with mountain views, a scenic pond and only minutes to downtown. Build your dream home on this already cleared lot and enjoy the mountain views to the north and east. Just a short drive off the Mountain Road, up a public road you will find this bucolic setting, with beautiful rock outcroppings and a pond to enjoy, along with the local fauna. A more peaceful setting may not exist. There is a finite amount of land like this left in Stowe - it doesn't get much better than this!

#### LOT/LOCATION

#### Development / Subdivision

**Lot Description** Country Setting, Mountain View, Pond, Rolling

**Pole Number**  
**Permit Number**

**Roads** Dirt, Gravel, Paved

**Area Description** Rural

#### School - District

**School - Elementary** Stowe Elementary School

**School - Middle/Jr** Stowe Middle/High School

**School - High** Stowe Middle/High School

#### UTILITIES

**Utilities** None

**Water** On-Site Well Needed

**Sewer** On-Site Septic Needed

**Electric** At Street

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty

**Deeds - Total**

**Deed - Book** 374

**Deed - Page** 329

**Plan Survey Number**

**Property ID** 26075

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-10430

**Tax Class** TBD  
**Tax Rate**  
**Current Use** No  
**Land Gains** To Be Determined  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**

**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**  
**Flood Zone** No  
**Easements** Yes  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Items Excluded**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency** 3.00% **SubAgency** 0.00% **NonAgency Facilitator** **Transactional Broker**

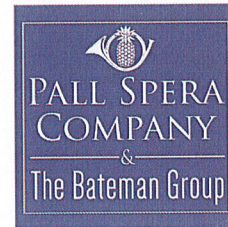
**PREPARED BY**

Bateman Group  
Cell: 802-798-3006  
[rebecca.donaldson@pallspera.com](mailto:rebecca.donaldson@pallspera.com)

**My Office Info:**

Pall Spera Company Realtors-Stowe Village  
62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

Bateman Group / Pall Spera Company Realtors-Stowe Villa...

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**Land**  
**4850075**  
**Closed**

**0 Manelick Road**  
**Stowe**  
**Unit/Lot # 4,5,6,7**

**VT 05672**

**Listed: 3/9/2021 \$1,400,000**  
**Closed: 11/22/2021 \$1,200,000**  
**DOM: 223**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** 5  
**Lot Size Acres** 42.540000  
**Lot - Sqft** 1,853,042  
**Price Per Acre** \$28,208.74  
**Taxes TBD** Unknown  
**Tax - Gross Amount**  
**Tax Year**  
**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**

**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** 4  
**Total Leases**  
**OpenSpc %**



**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**

**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.

#### LOT/LOCATION

**Development / Subdivision** Corono

**Lot Description** Mountain View, Wooded

**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

#### UTILITIES

**Utilities** None  
**Water** None  
**Sewer** None  
**Electric** On-Site

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 494  
**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**



**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**  
**Flood Zone** No  
**Easements**  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

|                     |       |                  |       |                              |       |                             |
|---------------------|-------|------------------|-------|------------------------------|-------|-----------------------------|
| <b>Buyer Agency</b> | 2.50% | <b>SubAgency</b> | 0.00% | <b>NonAgency Facilitator</b> | 0.00% | <b>Transactional Broker</b> |
|---------------------|-------|------------------|-------|------------------------------|-------|-----------------------------|

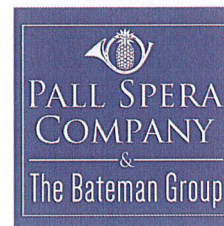
**PREPARED BY**

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**My Office Info:**

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62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

Smith Macdonald Group / Coldwell Banker Carlson Real Estate

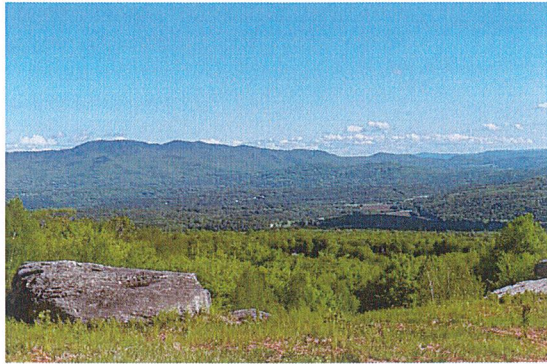
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**Land**  
**4809409**  
**Closed**

**TBD Upper Springs Road**  
**Stowe**  
**Unit/Lot # 57**

**VT 05672**

**Listed: 6/6/2020 \$1,995,000**  
**Closed: 7/29/2021 \$1,750,000**  
**DOM: 360**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** RR-5 / PUD  
**Lot Size Acres** 16.960000  
**Lot - Sqft** 738,778  
**Price Per Acre** \$103,183.96  
**Taxes TBD** No  
**Tax - Gross Amount** \$16,822.48  
**Tax Year** 2020  
**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**

**Road Frontage** Yes  
**Road Frontage Length** 439  
**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 ...**

**Directions** Take Mountain Road to Edson Hill. Left on Sanborn Road, which turns into Robinson Springs Road. Follow to the 2nd right, onto Billings Hill Road to the top and left on Robinson Springs Road. Take first right onto Upper Springs Road. 3rd driveway on the right.

**Remarks - Public** Robinson Springs is one of Stowe's premier neighborhoods, approximately 650 acres of privately located single-family homes, with stunning mountain views, beautifully maintained private roads, common spaces that include tennis courts, a swimming pond, picnic areas and a private trail network connecting to the Sterling Valley and Catamount Trail Systems. Lot 57 offers inspiring panoramic views of both the Green and White mountain ranges, with multiple ridge lines and coveted southern exposure. You will be awed with both sunrises and sunsets! There is a rough-in driveway, cleared building site, an existing leach field permitted for an 8 bedroom home and power to the site. Lot 57 sits at the peak of elevation in Robinson Springs - it will not disappoint!

#### LOT/LOCATION

**Development / Subdivision** Robinson Springs

**Lot Description** Country Setting, Mountain View, Secluded, Sloping, Stream, Subdivision, Trail/Near Trail, View, Wooded

**Pole Number**

**Permit Number** ww-5-4605

**Roads** Association, Dead End, Private

**Area Description** Abuts Conservation, Mountain, Near Paths, Near Skiing

**School - District**

**School - Elementary** Stowe Elementary School

**School - Middle/Jr** Stowe Middle/High School

**School - High** Stowe Middle/High School

**Suitable Use** Residential

#### UTILITIES

**Utilities** Telephone Available

**Water** On-Site Well Needed

**Sewer** Leach Field - Existing

**Electric** On-Site, Underground

**Fuel Company**

**Electric Company** Stowe Electric

**Cable Company**

**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty

**Deeds - Total**

**Deed - Book** 696

**Deed - Page** 84

**Plan Survey Number**

**Property ID** 30223-065

**Map** 15-042.570

**Block**

**Lot** 57

**SPAN#** 621-195-10729

**Tax Class** Non-Homestead

**Tax Rate**

**Current Use** No

**Land Gains** No

**Assessment Amount**

**Assessment Year**

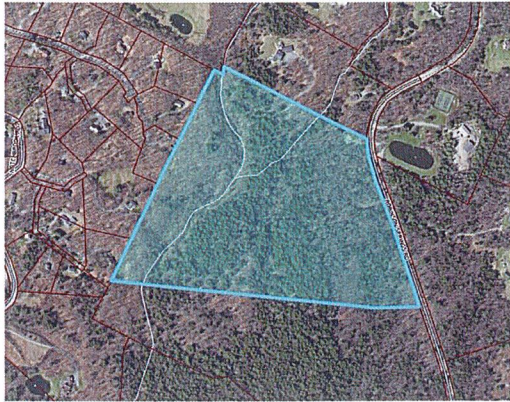
**Assessments - Special**

**Land**  
**4877763**  
**Closed**

**0 Robinson Springs Road**  
**Stowe**  
**Unit/Lot #**

**VT 05672**

**Listed: 8/9/2021 \$6,264,683**  
**Closed: 8/9/2021 \$6,264,683**  
**DOM: 0**



**County** VT-Lamoille  
**VillDstLoc**  
**Zoning** R1,R2,R3  
**Lot Size Acres** 42.000000  
**Lot - Sqft** 1,829,520  
**Price Per Acre** \$149,159.12  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Waterfront Property**  
**Water View**  
**Water Body Access**

**Road Frontage** TBD  
**Road Frontage Length**  
**Surveyed** Yes  
**Surveyed By**

**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Total Lots**  
**Total Leases**  
**OpenSpc %**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Date Initial Showings ...**

**Directions**

**Remarks - Public**

#### LOT/LOCATION

**Development / Subdivision**

**Lot Description** Country Setting, Field/Pasture, Mountain View

**Pole Number**  
**Permit Number**  
**Roads** Gravel

**School - District**  
**School - Elementary**  
**School - Middle/Jr**  
**School - High**

#### UTILITIES

**Utilities** None  
**Water** Unknown  
**Sewer** None  
**Electric** At Street, Underground

**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 1025  
**Deed - Page** 209  
**Plan Survey Number**  
**Property ID**

**Map**  
**Block**  
**Lot**  
**SPAN#** 621-195-10670

**Tax Class** Non-Homestead  
**Tax Rate**  
**Current Use** Yes  
**Land Gains** To Be Determined  
**Assessment Amount**  
**Assessment Year**  
**Assessments - Special**



**DISCLOSURES**

**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No **Flood Zone** No  
**Monthly Lease Amount** **Easements**  
**Covenants** Yes  
**Resort** No

**Financing-Current**  
**Financing-Possible Opt**

**Auction**  
**Date - Auction**  
**Auction Time**

**Items Excluded**

**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determined By**

**Offer of Compensation to Licensed NEREN Real Estate Brokerages**

**Buyer Agency**

**SubAgency**

**NonAgency Facilitator**

**Transactional Broker**

**PREPARED BY**

Bateman Group  
Cell: 802-798-3006  
[rebecca.donaldson@pallsperra.com](mailto:rebecca.donaldson@pallsperra.com)

**My Office Info:**

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62 Main St

Stowe VT 05672  
Off: 802-253-1806



Listed by:

No MLS Listing Agent / Comp Agent

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