

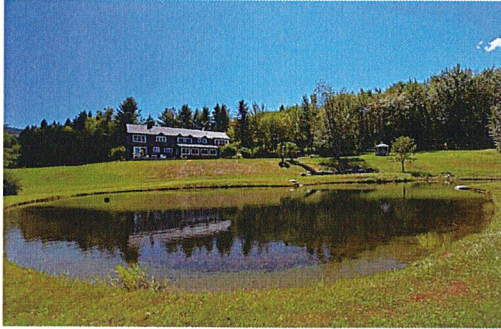
Residential / Single Family
4712317
Active

76 Ayers Farm Road
Stowe VT 05672

Unit/Lot #:

Price - List
Price - Closed

\$750,000



Year Built	1979	Rooms - Total	10
Style	Craftsman	Bedrooms - Total	4
Color		Baths - Total	4
Total Stories	2	Baths - Full	2
Zoning	RR5	Baths - 3/4	1
Taxes TBD	N	Baths - 1/2	1
Gross Taxes/Year	\$11,133.84 / 1819	Baths - 1/4	0
Lot Acres/SqFt	3.100000 / 135,036	SqFt-Tot Finished	3,248
DOM		DOM	9
Directions From Stowe village take Rte. 100 south, left on Goldbrook Road, straight ahead on to Dewey Hill Road, right on Ayers Farm Road to the first drive on the right.			

Wonderful home with lots of character located in Stowe Hollow. Whether sitting on the deck or in the year round sun porch, the expansive Mt. Mansfield views are always a focal point. The clean, cool swimming pond always provides and inviting summertime activity. The attached apartment works well as an in-law suite or additional income potential.

Virtual Tours:

STRUCTURE			
Construction Status	Existing	Footprint	
Construction	Log Home	SqFt-Apx Fin AG/Source	2,912 / Municipal
Foundation	Poured Concrete	SqFt-Apx Fin BG/Source	336 / Municipal
Exterior	Log Home, Shake, Shingle, Vertical, Wood	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Metal, Shingle - Other	SqFt-Apx Unfn BG/Source	1,056 / Municipal
Basement/Access Type	Yes /Interior	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Concrete, Full, Partially Finished	SqFt-Apx Total Finished	3,248
		SqFt-Apx Total	4,304
Garage/Capacity	Yes /2	Mobile Make/Model	/
Garage Type	Attached	Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen		1			
Living Room		1			
Dining Room		1			
Sunroom		1			
MBR Suite		2			
Bedroom		2			
Bedroom		2			
Bedroom	One bedroom ap2..				
Family Room		B			
Mudroom		1			

UTILITIES			
Heating	Baseboard, Gas Heater - Vented, Hot Water, Multi Zone	Services	
Heat Fuel	Gas - LP/Bottle, Oil	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well	Phone Company	
Sewer	Septic	Cable Company	
Electric	Circuit Breaker(s), Generator Ready	Electric Company	

LOT / LOCATION

Page 2 of 3

County	VT-Lamoille	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Lamoille South	ROW-Length/Width	/
Water Body Type		School - Elementary	Stowe Elementary School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Stowe Middle/High School	Roads	Public
Water Frontage Lngth		School - High	Stowe Middle/High School	Road Front/Length	Yes / 600
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use	Residential	Lot Desc	Country Setting, Mountain View, Pond, View	Area Desc	

FEATURES

Features - Interior	Fireplace - Gas, Fireplace - Wood, Kitchen Island, Master BR w/ BA, Natural Woodwork, Vaulted Ceiling, Wood Stove Insert, Laundry - 2nd Floor	Features - Exterior	Balcony, Deck, Gazebo, Porch - Covered, Porch - Enclosed
Flooring	Carpet, Tile, Wood	Driveway	Gravel
Appliances	Dishwasher, Exhaust Hood, Microwave, Range - Gas, Refrigerator		
Equipment	Central Vacuum		
Water Heater	Off Boiler		

Green Verification Progrm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	889 / 106
Map		Block		Lot	
SPAN #	621-195-10950	Property ID		Plan Survey Number	
Assmt Amount/Year	/	Assmts - Special		Current Use	
Tax Class	Homestead	Tax Rate		Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	
Possession	At Closing	Documents Available	Covenants, Deed, Survey
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determd By		Financing	

LISTING INFORMATION

List Office	Coldwell Banker Carlson Real Estate	List Team		List Agent	Jeff Beattie
	Off: 802-253-7358				Cell: 802-371-7491
	Fax: 802-253-8005				jeff@jeffbeattie.com
Co-List Agent Name/ID	/				
Buyer Agency/Type	2.50 / %	NonAgency Facilitator/Type	/	SubAgency/Type	/
Transactional Broker/Type	/	See Non-PublicRemarks for Comp	No	Variable Commission	No
Compensation Based On	Net Sales Price				

OCCUPANT / SHOWING INFORMATION

Showing Instructions	Call List Agent		
Showing Service			
Delayed Showing/Begin Date	N /	Owner Name	Schindler, John and Lisa
Occupant Type		Occupant Name	
		Owner Phone	
		Occupant Phone	

STATUS INFORMATION

Date - MLS List	8/10/2018	Listing Type	Exclusive Right	Price - Original	\$750,000
Date - AUC		Contingencies		Price Per SqFt	\$257.55
Date - Pending					
Date - Withdrawn					
Date - Terminated					
Date - Expiration					

CLOSING INFORMATION

Date - Closed		Selling Agent	
Selling Office			/
Selling Team			
Title Company			
Concessions		Concession Comments	
Concessions Amt			
Appraisal Complete		Appraiser	/
Financial Terms		Buyer Name	Residence

REMARKS

Remarks - Non-Public
Remarks - Intra-Firm

MY INFO

My Name	George Nelson	My Office Name	Pall Spera Company Realtors...
My Phone Number	Phone: 802-760-3137	My Office Phone Number	Off: 802-253-9771
My E-mail	george.nelson@pallspera.com		

Residential / Single Family**4712924****Active****179 Owls Head Lane****Stowe****VT 05672****Unit/Lot #:****Price - List****Price - Closed****\$895,000**

Year Built 2005
Style Freestanding

Color
Total Stories 2
Zoning RR5
Taxes TBD N

Gross Taxes/Year \$16,000.12 / 2017 :
Lot Acres/SqFt 5.500000 / 239,580

Directions From Stowe village, take School St. to Stowe Hollow Rd., and go .8 mile and take a right onto Covered Bridge Road. Go about .2 mile and take a right onto Owls Head, and go about .2 mile. Property will be on your left.

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 4
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 3,953
DOM 4

Highly sought after, rarely available Owl's Head Lane. This quaint private lane sits just above Stowe Village and offers close proximity to town as well as privacy and a country setting. Awake to early morning sun as it crests the Worcester range and gently enters the high-end kitchen and master suite. The open layout makes getting the day going easy as you prepare breakfast while planning which activity will be the first of the day. In colder months let the wood stove warm the main floor. Summer, Spring, and Fall, take full advantage of the screened porch with a wood burning fireplace. The main floor offers a cozy reading library and tucked away home office. Just off the kitchen find an oversized pantry great for storing all your kitchen needs. The second floor is well thought out with a master suite and two guest bedrooms, guest bath and laundry room. The walkout lower level is perfect for spreading out with an entertainment room, fourth bedroom, and bath. As you enter the home you are met with a fantastic mudroom, complete with cubbies for all, space to organize all your gear for every season. The three car garage has plenty of storage and space above that could be finished off as an accessory apartment, additional bedroom or game room. This custom crafted home comes with added value in that it has a full solar array, which provides essentially zero electrical bills throughout the year. Top it off with robust gardens, swimming pond, and views.

Virtual Tours:

Unbranded Tour URL 1

Unbranded Tour URL 2

STRUCTURE

Construction Status	Existing	Footprint	
Construction	Wood Frame	SqFt-Apx Fin AG/Source	2,923 / Municipal
Foundation	Concrete	SqFt-Apx Fin BG/Source	1,030 / Municipal
Exterior	Wood Siding	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Metal, Shingle - Asphalt	SqFt-Apx Unfn BG/Source	535 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Finished	SqFt-Apx Total Finished	3,953
		SqFt-Apx Total	4,488
Garage/Capacity	Yes / 3	Mobile Make/Model	/
Garage Type	Attached	Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen/Dining		1	Bonus Room		B
Great Room		1	Office/Study		B
Bath - 1/2		1			
Porch		1			
Office/Study		1			
MBR Suite		2			
Bedroom		2			
Bedroom		2			
Bath - Full		2			
Bedroom		B			
Bath - 3/4		B			

UTILITIES

Heating	Hot Water, Radiant Floor	Services	
Heat Fuel	Oil		
Cooling	None	Management Co/Phone	/
Water	Drilled Well	Fuel Company	
Sewer	Septic	Phone Company	
Electric	Circuit Breaker(s), Solar PV Seller Owned	Cable Company	
		Electric Company	

LOT / LOCATION

County	VT-Lamoille	Devel/Subdiv	Owls Head	ROW-Parcel Access
Water Body Access		School - District	Stowe School District	ROW-Length/Width /
Water Body Type		School - Elementary	Stowe Elementary School	ROW to other Parcel
Water Body Name		School - Middle/Jr	Stowe Middle/High School	Roads Private, Privately Maintained
Water Frontage Lngth		School - High	Stowe Middle/High School	Road Front/Length TBD /
Water Restrictions		Mobile Park Name		Surveyed/By Yes
Condo Ltd Comm Area		Condo Name		Owned Land
Common Land Acres		Building #		Units Per Building
Suitable Use		Lot Desc	Country Setting, Pond	Area Desc

FEATURES

Features - Interior	Cathedral Ceiling, Dining Area, Kitchen Island, Master BR w/ BA, Walk-in Closet, Laundry - 2nd Floor	Features - Exterior	Deck
Flooring	Laminate, Tile, Wood	Driveway	Dirt
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Stove - Gas		
Equipment	Stove-Wood		
Water Heater	Oil, Tank		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds -- Total		Deed Book/Page	609 / 294
Map	12 pg 15	Block		Lot	
SPAN #	621-195-13621	Property ID		Plan Survey Number	
Assment Amount/Year	/	Assments - Special		Current Use	
Tax Class	Homestead	Tax Rate		Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$500.00 / Yearly	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	Unknown	Rented	
Covenants	Yes	Easements	
Possession		Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determd By		Financing	

LISTING INFORMATION

List Office	Coldwell Banker Carlson Real Estate	List Team		List Agent	Smith Macdonald Group
	Off: 802-253-7358				Cell: 802-375-5009
	Fax: 802-253-8005				info@stowere.com

Co-List Agent Name/ID	/		
Buyer Agency/Type	3.00 / %	NonAgency Facilitator/Type	/
Transactional Broker/Type	/	See Non-PublicRemarks for Comp	No
Compensation Based On		Variable Commission	No

OCCUPANT / SHOWING INFORMATION

Showing Instructions	Call List Agent		
Showing Service			
Delayed Showing/Begin Date	N /	Owner Name	Michelle and Bradly Rauch
Occupant Type		Occupant Name	
		Owner Phone	
		Occupant Phone	

STATUS INFORMATION

Date - MLS List	8/15/2018	Listing Type	Exclusive Right	Price - Original	\$895,000
Date - AUC		Contingencies		Price Per SqFt	\$306.19
Date - Pending					
Date - Withdrawn					
Date - Terminated					
Date - Expiration					

CLOSING INFORMATION

Date - Closed		Selling Agent	
Selling Office	/		
Selling Team			
Title Company			
Concessions	Concession Comments		
Concessions Amt			
Appraisal Complete	Appraiser	/	
Financial Terms	Buyer Name		Residence

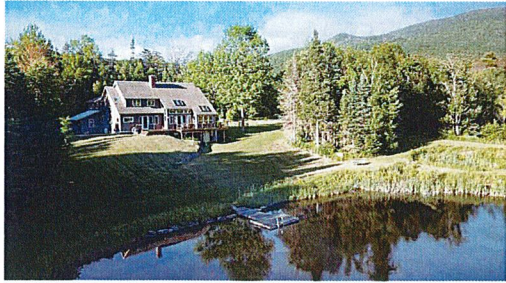
REMARKS

Remarks - Non-Public \$500/yr is for road maintenance. Solar is owned. Owners pay \$13.96/mo to Stowe Electric as a fee, solar covers electric cost beyond that. House is permitted for 4 bedrooms + a 1 bedroom apartment above the garage. Garage space is unfinished.

Remarks - Intra-Firm

MY INFO

My Name	George Nelson	My Office Name	Pall Spera Company Realtors...
My Phone Number	Phone: 802-760-3137	My Office Phone Number	Off: 802-253-9771
My E-mail	george.nelson@pallspera.com		

Residential / Single Family**4681264****Active****99 South Hollow Road****Stowe****VT 05672****Unit/Lot #:****Price - List****Price - Closed****\$719,000**

Year Built 1992
Style New Englander

Color
Total Stories 2
Zoning RR 5
Taxes TBD N

Gross Taxes/Year \$12,369.68 / 2018 : 2018/2019
Lot Acres/SqFt 11.830000 / 515,315

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 3
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 3,070
DOM 156

Directions From Stowe Village, turn onto School Street, bear right onto Stowe Hollow Road. Stay straight onto Upper Hollow Road and follow to end, then left onto Stowe Hollow Road. Continue and Stowe Hollow and turn right onto South Hollow Road - first driveway on left - follow to end of drive.

This privately located home features mountain views and pond located in the desirable Stowe Hollow area on 11+ acres. There is a master bedroom suite and laundry room on the first floor with an attached 2 car garage. Enjoy the wood burning Rumford fireplace and sunroom also on the 1st floor. The deck off the living room and master bedroom is ideal for grilling and taking in the views. The 2nd floor features 2 bedrooms, a full bath, open den area and large room currently used for storage (could possibly be converted into 4th bedroom as health permit is for 4 bedrooms). There is also an unfinished daylight, walkout basement. The 11+ acres features Worcester and Camel's Hump Mountain views, and also has a two stall barn and large pond for swimming and other activities. Well located off a private road with easy access to Waterbury, Waitsfield and I-89 commutes to Montpelier or Burlington. Of course, all the Stowe amenities including Stowe Mountain Resort, Stowe Rec Path, Stowe Schools, shopping, and restaurants are just minutes away.

Virtual Tours: Property Panorama VT URL**STRUCTURE**

Construction Status	Existing	Footprint	
Construction	Wood Frame	SqFt-Apx Fin AG/Source	3,070 / Municipal
Foundation	Slab - Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Wood Siding	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle	SqFt-Apx Unfn BG/Source	1,548 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Stairs - Interior, Storage Space, Unfinished, Walkout	SqFt-Apx Total Finished	3,070
		SqFt-Apx Total	4,618
Garage/Capacity	Yes / 2	Mobile Make/Model	/
Garage Type	Attached	Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	12 x 11	1	Bedroom	13 x 20	2
Dining Room	12 x 11	1	Bath - Full	10 x 10	2
Living Room	18 x 16	1	Office/Study	10 x 12	2
Sunroom	11 x 9	1	Other	19 x 25	2
Foyer	6 x 5	1			
Laundry Room	13 x 5	1			
Mudroom	10 x 5	1			
Master Bedroom	14 x 15	1			
Bath - Full	7 x 15	1			
Bath - 1/2	5 x 4	1			
Bedroom	13 x 6	2			

UTILITIES

Heating	Baseboard, Radiant	Services	DSL, Satellite
Heat Fuel	Oil		
Cooling	None	Management Co/Phone	/
Water	Drilled Well	Fuel Company	Fred's
Sewer	1000 Gallon, Leach Field, Private	Phone Company	Fairpoint
Electric	Circuit Breaker(s)	Cable Company	
		Electric Company	Green Mountain Power

LOT / LOCATION

Page 2 of 3

County	VT-Lamoille	Devel/Subdiv		ROW-Parcel Access	Yes	
Water Body Access		School - District	Lamoille South	ROW-Length/Width	220	/ 50
Water Body Type	Pond	School - Elementary	Stowe Elementary School	ROW to other Parcel		
Water Body Name		School - Middle/Jr	Stowe Middle/High School	Roads	Private	
Water Frontage Lngth		School - High	Stowe Middle/High School	Road Front/Length	Yes	/ 1,027
Water Restrictions		Mobile Park Name		Surveyed/By	Yes	
Condo Ltd Comm Area		Condo Name		Owned Land		
Common Land Acres		Building #		Units Per Building		
Suitable Use	Farm - Horse/Animal	Lot Desc	Country Setting, Level, Mountain View, Pond, Walking Trails	Area Desc	Rural	

FEATURES

Features - Interior	Cathedral Ceiling, Cedar Closet, Ceiling Fan, Dining Area, Fireplace - Wood, Kitchen Island, Master BR w/ BA, Skylight, Walk-in Closet, Laundry - 1st Floor	Features - Exterior	Barn, Deck
Flooring	Carpet, Hardwood, Tile	Driveway	Dirt
Appliances	Cooktop - Gas, Dishwasher, Dryer, Refrigerator, Washer	Features - Accessibility	1st Floor Full Bathroom, 1st Floor Laundry
Equipment	Security System, Smoke Detector		
Water Heater	Off Boiler		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	741	/ 6
Map	02-205.040	Block		Lot		
SPAN #	621-195-11994	Property ID	12082	Plan Survey Number		
Assment Amount/Year	/	Assments - Special		Current Use		
Tax Class	Non-Homestead	Tax Rate		Land Gains		

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	Yes
Possession		Documents Available	Deed, Property Disclosure, Septic Design, Survey, Tax Map, Town P...
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Financing	

LISTING INFORMATION

List Office	Pall Spera Company Realtors-Stowe	List Team		List Agent	Teresa Merelman
	Off: 802-253-9771				Cell: 802-793-5171
	Fax: 802-253-9993				teresa@stoweusa.com

Co-List Agent Name/ID	/		
Buyer Agency/Type	2.50 / %	NonAgency Facilitator/Type	/
Transactional Broker/Type	/	See Non-PublicRemarks for Comp	No
Compensation Based On		Variable Commission	No

OCCUPANT / SHOWING INFORMATION

Showing Instructions	24 Hour Notice, Appointment, Assisted Showings Reqrd, Call List Agent, Security System		
Showing Service			
Delayed Showing/Begin Date	N /	Owner Name	Vespa
Occupant Type		Occupant Name	
		Owner Phone	
		Occupant Phone	

STATUS INFORMATION

Page 3 of 3

Date - MLS List	3/16/2018	Listing Type	Exclusive Right	Price - Original	\$765,000
Date - AUC		Contingencies		Price Per SqFt	\$234.20
Date - Pending					
Date - Withdrawn					
Date - Terminated					
Date - Expiration					

CLOSING INFORMATION

Date - Closed		Selling Agent	
Selling Office			
Selling Team	/		
Title Company			
Concessions		Concession Comments	
Concessions Amt			
Appraisal Complete		Appraiser	/
Financial Terms		Buyer Name	Residence

REMARKS

Remarks - Non-Public Measurements are approximate. Assisted showings only. Security system. Fees for road maintenance and plowing - amount varies every year.

Remarks - Intra-Firm

MY INFO

My Name	George Nelson	My Office Name	Pall Spera Company Realtors...
My Phone Number	Phone: 802-760-3137	My Office Phone Number	Off: 802-253-9771
My E-mail	george.nelson@pallspera.com		

Stowe, VT 05672
\$299,000



Price: \$299,000
County: VT-Lamoille
Acres: 9.28
Property Type: Land

Subdivision Name:
Associations:
Agency/Brokerage: Jeff Beattie
Coldwell Banker Carlson Real Estate

Interior Features

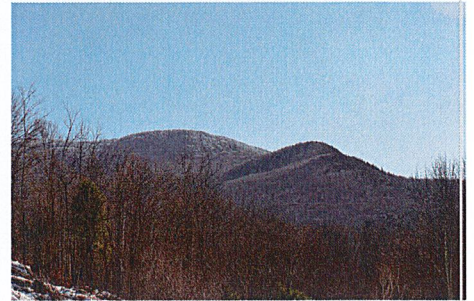
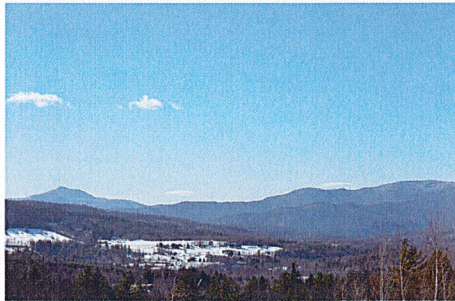
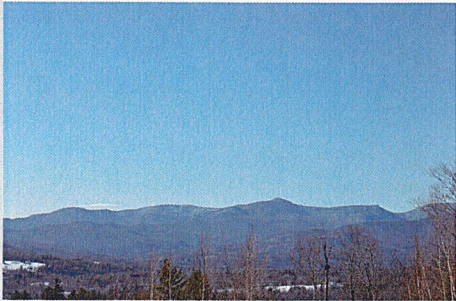
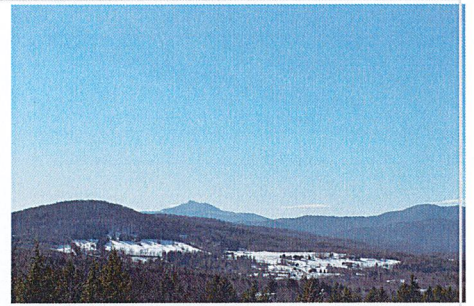
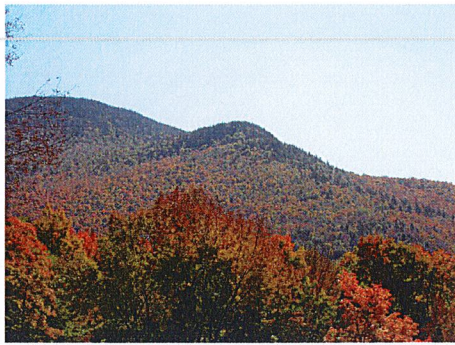
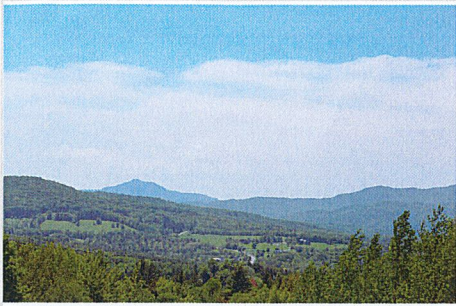
Acres: 9.28
Approx. Lot Size: 404,237
Road Frontage: 570
Property Status: Active
Permits Status:
Financing Details:
Documents Available: Covenants, Deed, Plot
Plan, Septic Design, State Permit, Survey
Amenities:

Location:
Structure:
Topography:
Restrictions:
Current Land Usage:
Water: On-Site Well Needed
Sewer: Leach Field - Off-Site, Septic Shared
Possession:

Exterior Features

Panoramic view of the Green Mountains, Camel's Hump, and the Stowe Pinnacle. Year round sunsets over the Green Mountains and winter views of Mount Mansfield through the trees. Southern exposure for potential solar power. This is a turn key lot with offsite septic installed, power at the lot and house site and views cleared. Permitted for 4 bedrooms. Bring your architect and start planning the house of your dreams today!

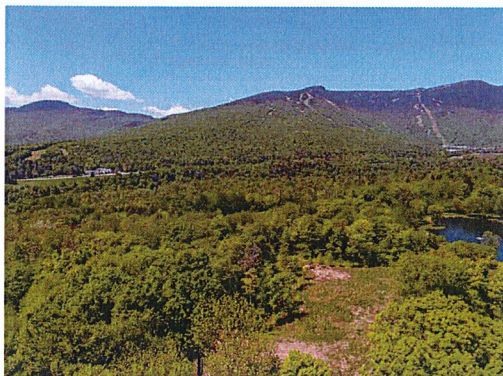
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Land
4669132
Active

112 Thomas Pasture Road **Unit/Lot #: 67**
Stowe **VT 05672**

Price - List **\$395,000**
Price - Closed



Zoning RR5
Lot Acres/SqFt 5.010000 / 218,236
Price Per Acre
Taxes TBD Y
Gross Taxes/Year / :
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 265

Road Frontage TBD
Road Frontage Length
Surveyed Unknown
Surveyed By
Easements
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure
Estimated Open Space %
Land Gains TBD

Virtual Tours:

Directions Edson Hill Road to Robinson Springs to Thomas Pasture Lane. Drive to lot is on the right after house numbered 112 Thomas Pasture Road.

Stunning location upon which to build your dream home highlighted by direct Mt. Mansfield views. A rare opportunity to purchase a level, turnkey, five-acre lot with house site cleared and driveway in place. Permitted for a five-bedroom home in sought after Robinson Springs. Located off of Edson Hill, Robinson Springs has an expansive trail network ideal for the active Vermont lifestyle. Lot 67 in Robinson Springs is just a short drive to Stowe Mountain Resort as well as the charming village of Stowe.

LOT/LOCATION

Lot Description	Country Setting, Mountain View, Trail/Near Trail, View, Walking Trails	Area Description	
County	Lamoille	Devel/Subdiv	Robinson Springs
Pole Number		Suitable Use	
Permit Status		Permit Number	
Roads	Private	Driveway	
Equipment		Amenities	
Parking		School-Elem	Stowe Elementary School
School-District	Stowe School District	School-High	Stowe Middle/High School
School-Middle	Stowe Middle/High School		

UTILITIES

Services		Management Co/Phone	
Water	On-Site Well Needed	Fuel Company	
Sewer	Septic Design Available	Phone Company	
Electric	At Street	Cable Company	
		Electric Company	

PUBLIC RECORDS

Recorded Type	Warranty	Deeds-Total		Book/Page	839 / 132
Map		Block		Lot	
SPAN #	621-195-10366	Property ID		Plan Survey #	
Assmt Amt/Year	/	Assmnts-Special		Tax Class	Non-Homestead
Tax Rate					

DISCLOSURES

Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

DISCLOSURES continued**Monthly Lease Amt****Listing Service** Full Service**Comp Only/Type** No**Short Sale** No**Covenants** Yes**Resort** No**Auction****Auctioneer - Responsible****Auctioneer License #****Auctn Price Determd By****Documents Available****Sale Includes****Items Excluded****Land Restrictions****Foreclsd/BankOwnd/REO** No**Shore Rights****Possession****Auction Date/Time** /**Auction Info****LISTING INFORMATION****List Office** Coldwell Banker Carlson Real Estate

Off: 802-253-7358

Fax: 802-253-8005

List Team**List Agent** Meg Kauffman

Cell: 802-318-6034

megkauffman@carlsonrealestates...

Co-List Agent Name/ID /**Buyer Agency/Type** 3.00 /%**NonAgency Facilitator/Type** /**SubAgency/Type** /**Transactional Broker/Type** /**See Non-PublicRemarks for Comp** No**Variable Commission** No**Compensation Based On****OCCUPANT / SHOWING INFORMATION****Showing Instructions****Showing Service****Owner Name** Hanock Trust**Owner Phone****Delayed Showing/Begin Date** N /**Occupant Name****Occupant Phone****STATUS INFORMATION****Date - MLS List** 11/27/2017**Listing Type** Exclusive Right**Price-Original** \$395,000**Date - AUC****Contingencies****Date - Pending****Date - Withdrawn****Date - Terminated****Date - Expiration****CLOSING INFORMATION****Date - Closed****Selling Agent****Selling Office** /**Selling Team****Title Company****Concessions****Concession Comments****Concessions Amt****Appraisal Complete****Appraiser** /**Financial Terms****Buyer Name****Residence****REMARKS**

Remarks - Non-Public

Remarks - Intra-Firm

MY INFO**My Name** George Nelson**My Office Name**

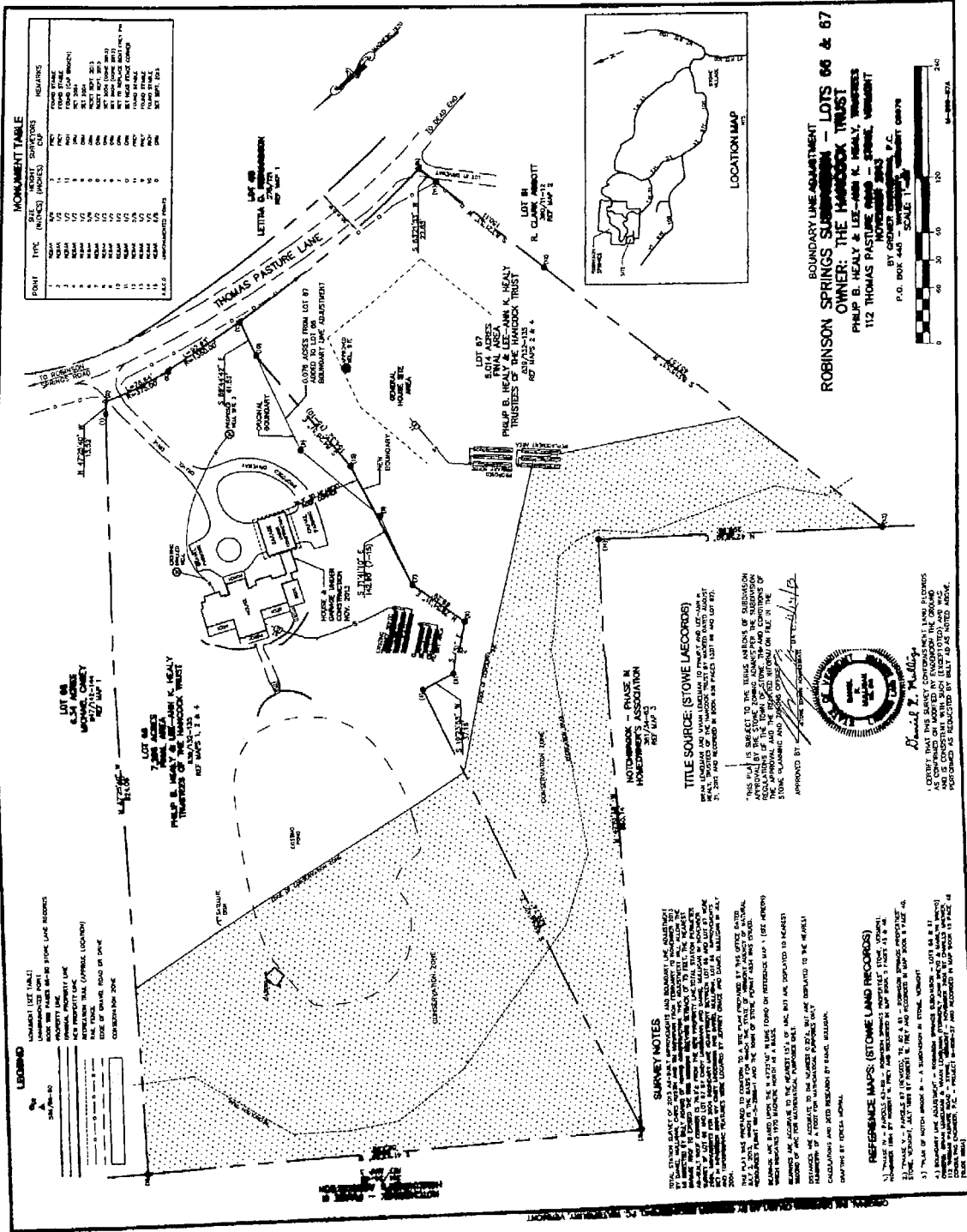
Pall Spera Company Realtor...

My Phone Number Phone: 802-760-3137**My Office Number**

Off: 802-253-9771

My E-mail george.nelson@pallspera.com

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MONUMENT TABLE			
POINT	TYPE (INCHES)	SPACES	REMARKS
1	IRON	3	IRON
2	IRON	3	IRON
3	IRON	3	IRON
4	IRON	3	IRON
5	IRON	3	IRON
6	IRON	3	IRON
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96	IRON	3	IRON
97	IRON	3	IRON
98	IRON	3	IRON
99	IRON	3	IRON
100	IRON	3	IRON

BOUNDARY LINE ADJUSTMENT
ROBINSON SPRINGS SUBDIVISION - LOTS 66 & 67
OWNER: THE HANCOCK TRUST
PHILIP B. HEALY & LEE-ANN K. HEALY, TRUSTEES
112 THOMAS PASTURE LANE, STONE, VERMONT
BY GRADY CONNOR, P.E.
P.O. BOX 440 - STONE, VERMONT 05642

TITLE SOURCE: (STONE RECORDS)
NOTARIAL - PHASE II
HOMESITE ASSOCIATION
NOT MAP 3

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SURVEY NOTES
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REFERENCE MAPS: (STONE RECORDS)
1. MAP 1 - PHASE I
2. MAP 2 - PHASE II
3. MAP 3 - PHASE III
4. MAP 4 - PHASE IV
5. MAP 5 - PHASE V
6. MAP 6 - PHASE VI
7. MAP 7 - PHASE VII
8. MAP 8 - PHASE VIII
9. MAP 9 - PHASE IX
10. MAP 10 - PHASE X