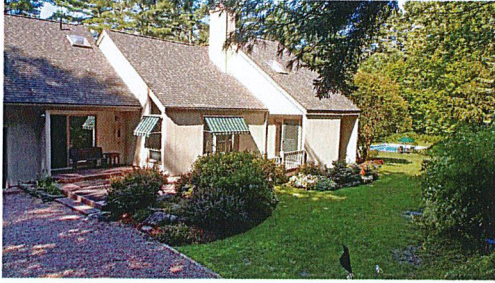


Residential / Single Family
4693813
Active

427 Houston Farm Road
Stowe VT 05672

Unit/Lot #:

Price - List \$698,000
Price - Closed
Date - Closed



Year Built 1981
Style Contemporary

Color Beige
Total Stories 1.75

Zoning RR - 2

Taxes TBD Y

Gross Taxes/Year \$13,281.00 / 2018

Lot Acres/SqFt 1.930000 / 84,071

Rooms - Total 13
Bedrooms - Total 6
Baths - Total 6
Baths - Full 3
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 3
SqFt-Tot Finished 4,268
DOM 12

Directions From Stowe Village: Route 108 North 3.0 mi Right on Houston Farm Rd after Well Heeled, Follow Houston Farm Rd. .4 mi. to 427 Houston Farm on left after Deer Run Rd.

Property Panorama VT URL

This well maintained contemporary Cape residence on Sugar House Hill off Mountain Road is 4.4 miles from Stowe Mountain Resort. The home is ideally located minutes from restaurants, shops, the famous Stowe Recreation Path and bus service to the Mountain in winter. The residence is on 1.93 acres of beautifully landscaped perennial gardens; and features a 20' x 40' very private pool for summer enjoyment, as well as, a year round hot tub. The Chef's kitchen with top-notch appliances and granite countertops is efficiently designed with custom birch cabinets handmade by a local craftsman. The inviting eat-in kitchen area comfortably fits a table and six dining chairs. The open living space with soaring cathedral ceilings, wood floors and fireplace is adjacent to the main floor Master Suite with deck; and main floor den area, which also has a fireplace. The dining room has wood floors and comfortably sits eight to ten diners. The 10' x 32' wood deck on this level is perfect for barbecuing, al fresco dining and enjoying the pure Vermont natural environment. In addition, there is an exercise loft area located off of the main floor. The second Master Suite is on the upper level and the three other bedrooms with individual vanities are located on the bright lower level along with a bunk room, family/game room and laundry room. The property could be easily rented for both summer & winter periods. Recent upgrades: new roof, two water heaters, well and new carpeting.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete
Exterior Wood
Roof Shingle - Asphalt
Basement/Access Type Yes / Interior
Basement Description Concrete, Daylight, Finished, Full, Stairs - Interior

Garage/Capacity Yes / 2
Garage Type Attached
Garage Description Auto Open

Footprint
SqFt-Apx Fin AG/Source 2,676 / Municipal
SqFt-Apx Fin BG/Source 1,592 / Municipal
SqFt-Apx Unfn AG/Source 0 / Other
SqFt-Apx Unfn BG/Source 158 / Other
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 4,268
SqFt-Apx Total 4,426
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	12 x 21	1	EXERC	15' x 15'	2
Dining Room	10 x 15	1	UTIL	7' x 15'	B
Living Room	15 x 23	1	PORCH	10'6" x 32'	1
Den	16 x 21	1	PORCH	8' x 8'	1
Master Bedroom	15' x 16'	1			
MBR Suite	16' x 24'	2			
Family Room	14" x 20'	B			
Bedroom	13' x 17'	B			
Bedroom	14' x 15'	B			
Bedroom	14' x 15'	B			
Bedroom	8' x 8'	B			

UTILITIES

Heating Baseboard, Hot Water, Radiant Floor
Heat Fuel Gas - LP/Bottle
Cooling Wall AC Units
Water Drilled Well
Sewer Leach Field, Private, Septic
Electric Circuit Breaker(s)

Services DSL, Underground Utilities



Management Co/Phone /
Fuel Company Blue Flame
Phone Company Consolidated Communicatio
Cable Company Stowe Cable
Electric Company Stowe

LOT / LOCATION				Page 2 of 2
County	VT-Lamoille	Devel/Subdiv	Sugarhouse Hill	ROW-Parcel Access No
Water Body Access		School - District	Stowe School District	ROW-Length/Width /
Water Body Type		School - Elementary	Stowe Elementary School	ROW to other Parcel No
Water Body Name		School - Middle/Jr	Stowe Middle/High School	Roads Association, Gravel,
Water Frontage Lngth		School - High	Stowe Middle/High School	Road Front/Length Yes / 637
Water Restrictions		Mobile Park Name		Surveyed/By Yes
Condo Ltd Comm Area		Condo Name		Owned Land Yes
Common Land Acres		Building #		Units Per Building
Suitable Use		Lot Desc Corner, Landscaped, PRD/PUD, Subdivision, Wooded		Area Desc

FEATURES			
Features - Interior	Blinds, Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood, Fireplaces - 2, Hearth, Hot Tub, Laundry Hook-ups, Living/Dining, Master BR w/ BA, Security, Skylight, Storage - Indoor, Vaulted Ceiling, Walk-in Closet, Window Treatment	Features - Exterior	Balcony, Deck, Hot Tub, Pool - In Ground, Porch, Shed
Flooring	Carpet, Ceramic Tile, Hardwood, Tile	Driveway	Gravel
Appliances	Cooktop - Gas, Dishwasher, Disposal, Dryer, Exhaust Hood, Freezer, Microwave, Oven - Double, Oven - Wall, Range - Gas, Refrigerator, Washer		
Equipment	Air Conditioner, CO Detector, Security System, Smoke Detector		
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	
Map	Tax Map #11-178	Block	
SPAN #	62119512026	Property ID	29009
Assment Amount/Year	\$663,500 / 2012	Assments - Special	
Tax Class	Non-Homestead	Tax Rate	2.00
		Deed Book/Page	443 / 185 - 186
		Lot	
		Plan Survey Number	Tax Map 11-178.000
		Current Use	N
		Land Gains	No

DISCLOSURES			
Fee/Fee Frequency	\$2,400.0 / Yearly	Fee Includes	Plowing, HOA Fee
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Seasonal	Yes	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	Unknown
Possession	At Closing	Documents Available	Building Permit, Covenants, Deed, Plot Plan, Survey, Town
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date	N /	Financing	
Financing-Current	Conventional, Other		

PREPARED BY	
Roy Clark - Cell: 802-598-8936 roy.clark@pallspira.com	
Pall Spera Company Realtors-Stowe - Off: 802-253-9771 1800 Mountain Rd Stowe VT 05672	
	 

427 Houston Farm Road

Stowe VT 05672



427 Houston Farm Road



Driveway Approach to the 2 Car Garage



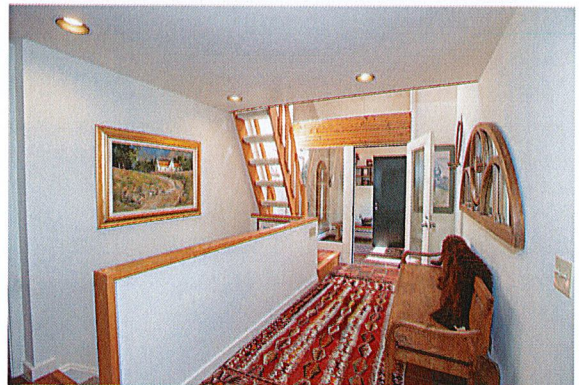
Aerial from West



Aerial from Southeast



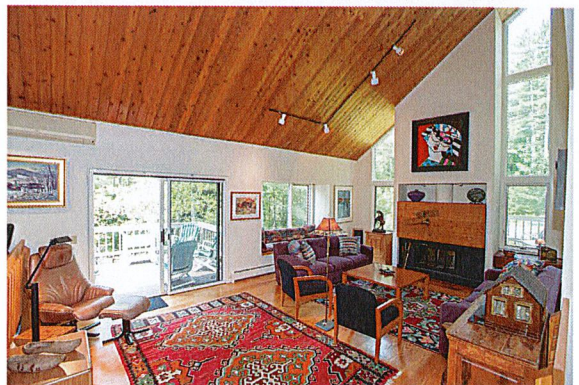
Front Entry & Gardens to Quiet Area



Front door entry hallway



View from front entry



Expansive Comfortable Great Room

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Listed by:

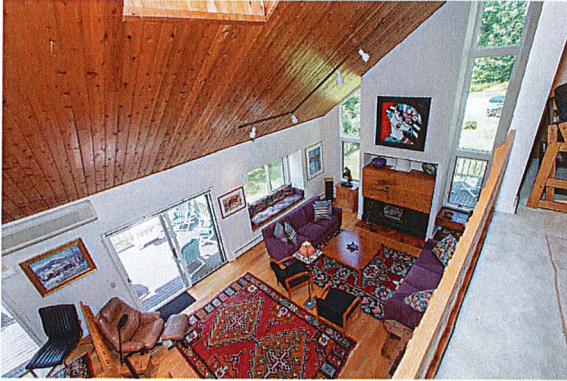
Roy Clark / Pall Spera Company Realtors-Stowe

Prep By: Pall Spera Company

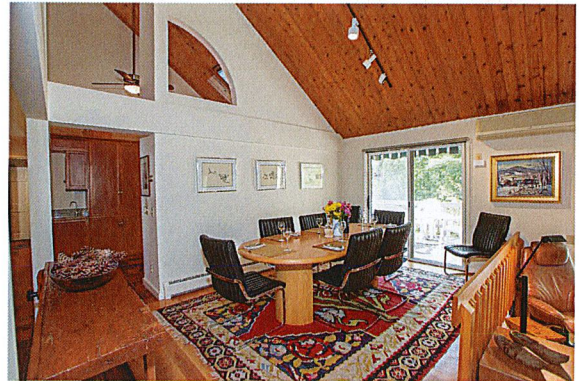
Roy Clark

427 Houston Farm Road

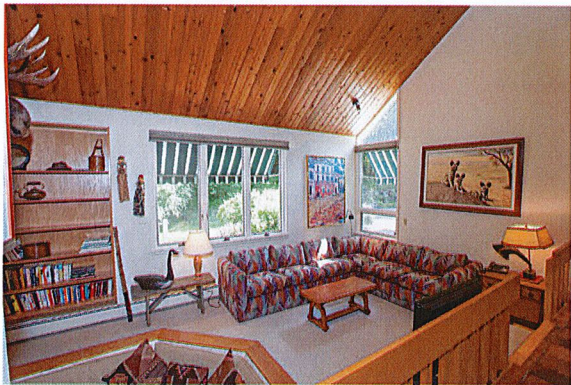
Stowe VT 05672



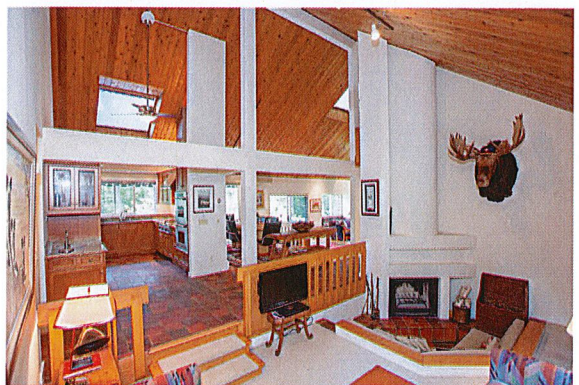
Great Room from Exercise Loft



Dining Area off Great Room



Great Room



View from Den with Sunken Fireplace



Entry to Custom Kitchen



Efficient, Upgraded Appliances



Bright Breakfast Nook



Breakfast Dining

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Listed by:

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Roy Clark

427 Houston Farm Road

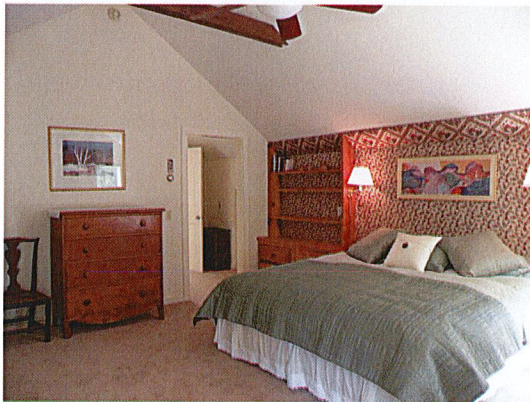
Stowe VT 05672



Kitchen Counter and Prep Area



2nd floor Master Bedroom Suite



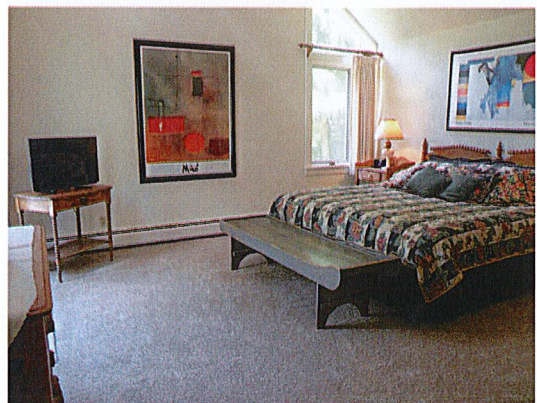
2nd floor MBR Suite



2nd Floor Master Suite Bathroom



Master Bedroom 1st floor



MBR 1st Floor



Deck off 1st Floor Master Bedroom



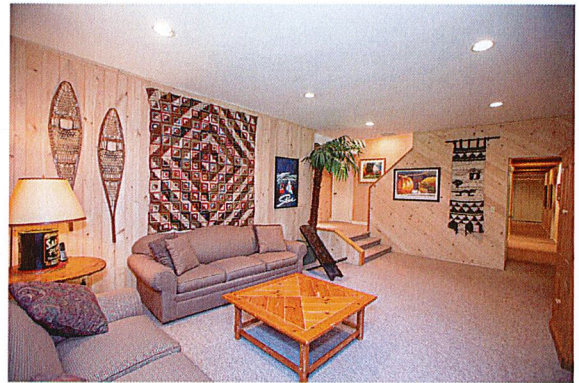
Pool View from 1st Floor MBR Deck

427 Houston Farm Road

Stowe VT 05672



TV/Rec romm



TV/Rec Room



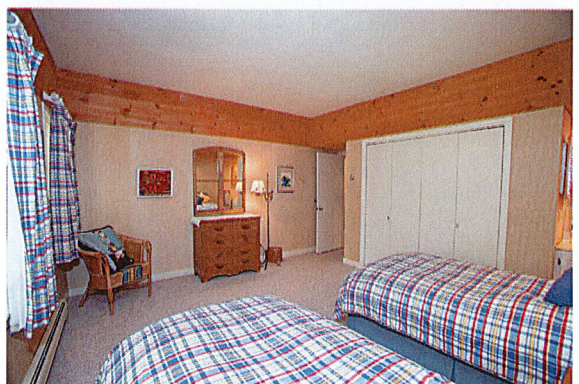
3rd Bedroom



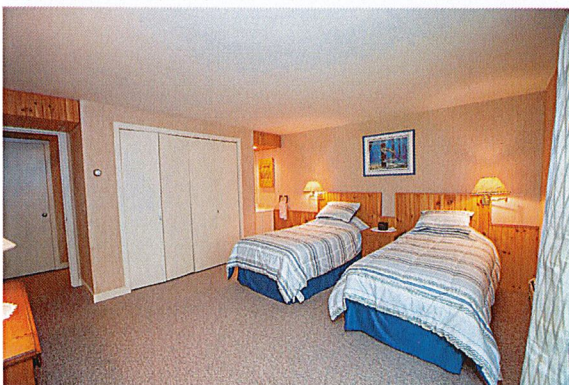
3rd Bedroom with Vanity



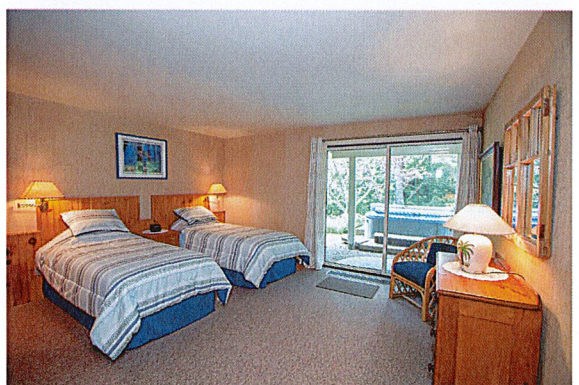
4th Bedroom with Vanity



4th Bedroom opposite Bath



5th Bedroom with Vanity



5th Bedroom

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Prep by: Pall Spera Company

Roy Clark

427 Houston Farm Road

Stowe VT 05672



Bunk Room and Laundry Room



Sun drenched deck



Dine on the Deck



Deck off Great Room



Landscaped Pool area



Manicured Lawn around Pool



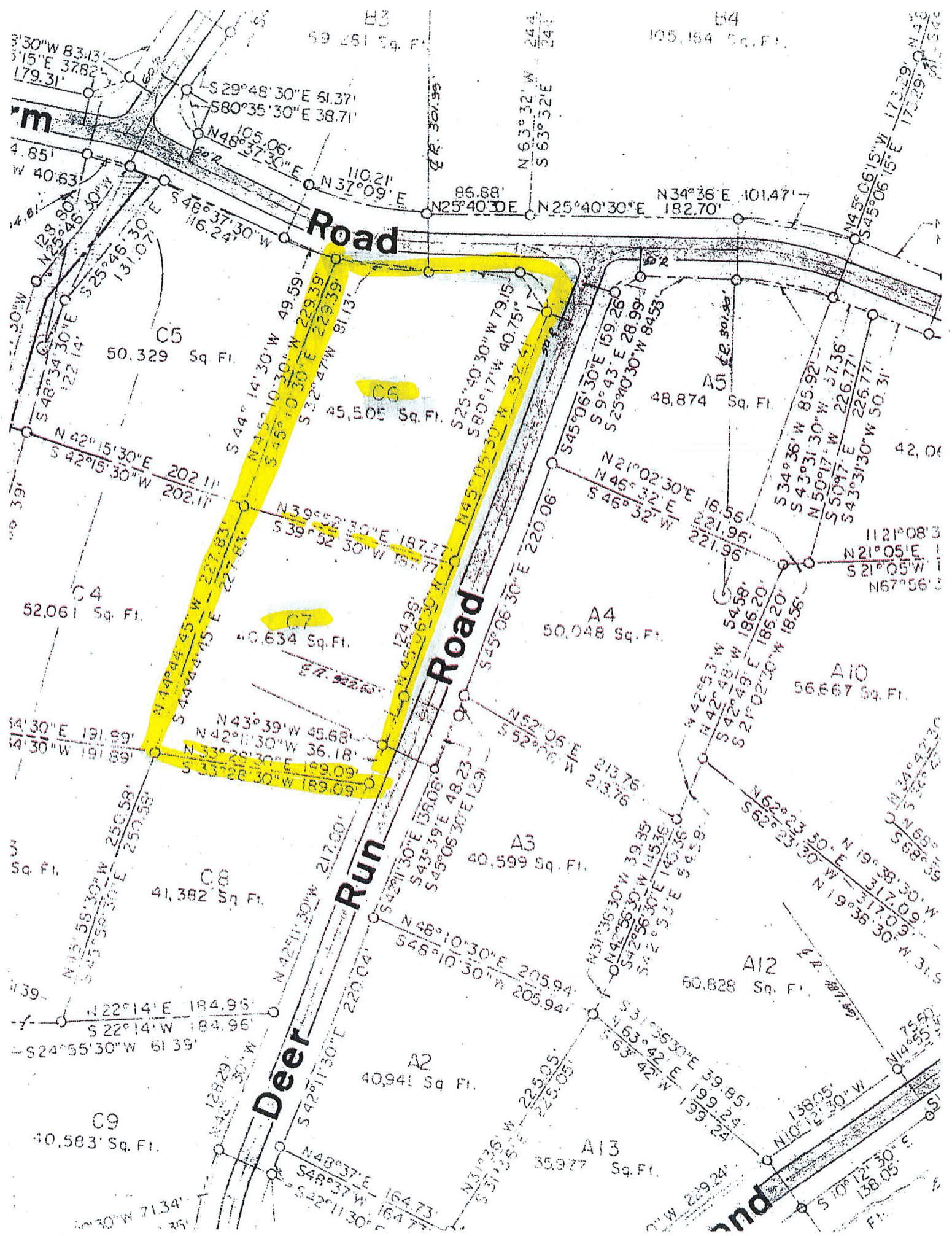
Exercise room loft

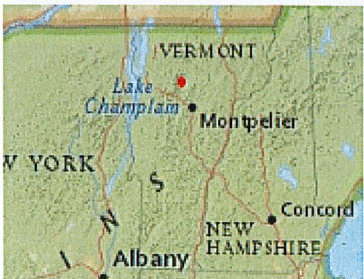
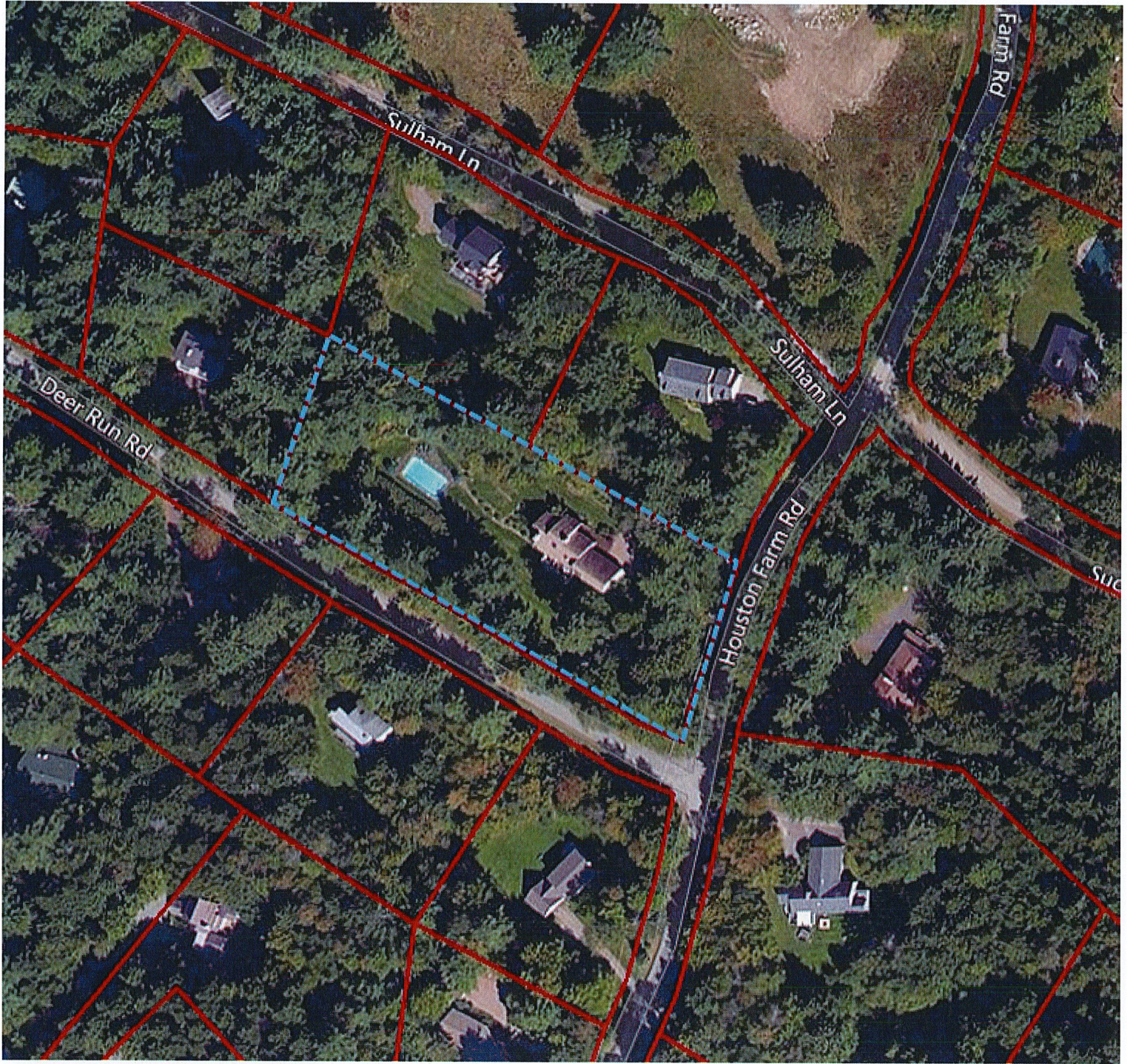
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Listed by:

Roy Clark/ Pall Spera Company Realtors-Stowe

Roy Clark





- Parcels (where available)
- Town Boundary

LEGEND

NOTES

427 Houston Farm Rd. Stowe
VT

1: 1,598

June 6, 2016



81.0 0 40.00 81.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 133 Ft. 1cm = 16 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

May 12, 2018

Seller's Name(s):

Frank Minton

Property Address:

427 Houston Farm Rd

Stowe

Street

City/Town

Type of Property:

- ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property:

- ☐ Primary Residence ☒ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
 THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input checked="" type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): \$2,400 (for 2 lots) HOA pays a contractor to make road repairs and snow plowing Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials



Purchaser's Initials



(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: <u>Propane</u> for the house	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW <input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? <u>Flagged in the wooded area.</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: _____ <input checked="" type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: <u>2000</u> Gallons (or other measure) Provider: <u>Blue Flame</u> Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	Hot Water System (check all that apply): <input type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: <u>4 years</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>1,300</u> Electric utility provider: <u>Stowe Electric</u> Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: _____ Amps <input checked="" type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ <div style="border: 1px solid black; height: 30px;"></div>

TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Consolidated Communication</u>
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Stowe Access</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Stowe Cable</u> If "Yes," source is: <input type="checkbox"/> Antenna <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials

Purchaser's Initials

(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**

Check the items that will be included in the sale of the Property:

- ☒ Electric Garage Door Opener - Number of Transmitters 2 ☒ Security Alarm System ☒ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☒ Lawn Sprinklers ☒ Automatic Timer ☐ Smoke Detectors - How Many? ☒ Whirlpool Bath
☒ Swimming Pool ☒ Pool Heater ☐ Spa/Hot Tub ☐ Pool/Spa Equipment (list):
☒ Refrigerator ☒ Stove ☒ Hood/Fan ☒ Microwave Oven ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor
☒ Washer ☒ Dryer ☐ Central Vacuum ☒ Freezer ☐ Intercom ☒ Ceiling Fans ☐ Woodstove ☐ Sump Pump ☐ Well Pump
☐ Satellite Dish ☐ Indoor/Outdoor Grill ☐ Attic Fan(s) ☐ Window A/C
☐ Wood/Gas/Pellet/Other Stove (describe):

OTHER: Wall A/C

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☒ NO

If "yes", explain in detail:

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

None

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

- ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors
☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof
☐ Outside Retaining Walls ☐ Other Structures/Components:

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?

☐ YES ☐ NO ☒ DON'T KNOW If "Yes," explain in detail, including any repairs:

BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?

☒ YES ☐ NO If "Yes," explain in detail:

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?

☒ YES ☐ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

Dry well drained and pipes pumped out due to blockage due to small animals

Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred?

Has paint containing lead been used on the Property? ☐ YES ☒ NO ☐ DON'T KNOW

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) ☐ Don't Know

Approximate age of roof? Three years

Has the roof ever leaked since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," explain: small leak in kitchen been fixed by new roof

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? Three year

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain:

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* Inspection of these systems by a qualified inspector is strongly recommended. As required

Seller's Initials

Ad

Purchaser's Initials

by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☒ Private ☐ Shared
☐ On-site ☐ Off-site ☒ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ Lake Well ☐ None ☐ Don't Know
Water System Features : ☒ Cistern/Reservoir/Holding Tank ☒ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light
☒ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized Metal ☐ Lead ☐ PVC (Plastic) ☐ Combination ☒ Don't Know
If Drilled Well: Drilled by: H. A. Manosh Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____


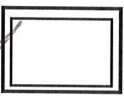
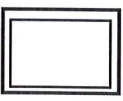
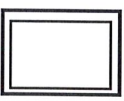
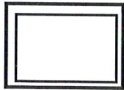
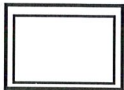
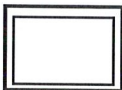
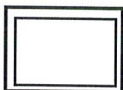
CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☒ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☒ YES ☐ NO If "Yes," ☒ Own ☐ Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____
Are you aware of low pressure in your water system? ☐ YES ☒ NO
Has your water supply ever run out or run low? ☐ YES ☒ NO If "Yes," describe: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity: _____
Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☒ NO If "Yes," describe in detail: _____

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. ***Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.*** Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☒ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☒ Septic Tank
☐ New or Alternate Technology (explain technology) _____ ☐ Holding Tanks
☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☒ Conventional disposal area ☐ Mound System disposal area ☐ At Grade
☐ Other ☐ Don't Know If other, please explain: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: _____ Is the system entirely on your Property? ☒ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____
Has the system been repaired since you have owned the Property? ☐ YES ☒ NO If "Yes," when? _____
What was done? _____ By whom? _____
Type of septic tank: ☒ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☒ Don't Know
Septic tank capacity (in gallons) _____ ☒ Don't Know
Date Septic Tank Last Inspected? 09/1/2017 ☐ Don't Know Reports of last inspection/pumping attached: ☐ YES ☒ NO
Date Septic Tank Last Pumped? 09/1/2017 ☐ Don't Know By whom? Hartigan Co
To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail: _____

Seller's Initials     Purchaser's Initials    

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. 1990 Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: We have two (2) lots and pay the HOA a quarterly fee for each lot hence it is my belief that a second home could be built on one of the lots.			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials

Purchaser's Initials

(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
☐ YES ☐ NO ☒ DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller:  _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Itemized Property Costs: (All Data on this Cost Sheet Is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 2091

Parcel ID: 29009

Span #: 621-195-12026

Last Inspected: 01/06/2011

Insp. By: TM

Owner(s): MINTON A FRANK TRUST
TRUSTEE: FRANK A MINTONSale Price: 600,000 Book: 443 Validity: Yes
Sale Date: 11/01/2001 Page: 185

Location: 427 HOUSTON FARM RD

Bldg Type: Single Quality: 6.00
Style: 1.5 Fin Year Built: 1981

Stowe, Vermont

Description: 1.93 AC & DWL

Above Grade Living Area: 2676 Fin Bsmt Living A: 1592

Tax Map #: 11-178.000

Total Rooms: 13 Total Bedrooms: 6 Fin Bsmt: Partition
1/2 Baths: 0 3/4 Baths: 0 Full Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			2,676.00	121.84	326,044
STYLE ADJUSTMENT	1.5 Fin	92.00			299,960
DESIGN MULTIPLIER	10+Corners	108.00			323,957
SIDING MULTIPLIER	Wood Frame				323,957
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			3.00	6,000.00	
BATH QUALITY FACTOR		175.01		18,000.00	31,501
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	2,676.00		
Energy Adjustment	Good		2,676.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					355,458
ADDITIONAL FEATURES					
Dormers			36.00	225.00	8,100
Fireplaces	1.5 Fin / Single		2.00	8,500.00	17,000
Features #1:	Air conditioning		2,676.00	3.00	8,028
Porch #1:	Elv-Deck/R		64.00	23.00	1,472
Porch #2:	Elv-Deck/R		405.00	23.00	9,315
Porch #3:	Cov-Porch		48.00	45.00	2,160
Porch #4:	Elv-Deck/R		344.00	23.00	7,912
BASEMENT BASE COST			1,816.00	21.75	39,498
Finished Basement	Partition		1,592.00	43.20	68,774
Garage/Shed #1:	Builtin		560.00	38.00	21,280
Subtotal					538,997
Local multiplier		0.90			
REPLACEMENT COST NEW					485,097
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-97,019
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					388,100
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
31 Bldg Lot	1.93	1.20	1.30		218,400
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	> Typical	Good		30,000

Itemized Property Costs: (All Data on this Cost Sheet is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 2091

Parcel ID: 29009	Span #: 621-195-12026	Last Inspected: 01/06/2011	Insp. By: TM
Owner(s): MINTON A FRANK TRUST TRUSTEE: FRANK A MINTON		Sale Price: 600,000	Book: 443 Validity: Yes
Location: 427 HOUSTON FARM RD Stowe, Vermont		Sale Date: 11/01/2001	Page: 185
Description: 1.93 AC & DWL		Bldg Type: Single	Quality: 6.00
Tax Map #: 11-178.000		Style: 1.5 Fin	Year Built: 1981
		Above Grade Living Area: 2676	Fin Bsmt Living A: 1592
		Total Rooms: 13	Total Bedrooms: 6
		1/2 Baths: 0	3/4 Baths: 0
		Full Baths: 3	

Item	Description	Percent	Quantity	Unit Cost	Total
Pool	y / y				10,000
TOTAL PROPERTY VALUE					663,500
NOTES					
					HOUSESITE VALUE : . 663,500
					HOMESTEAD VALUE : . 663,500
Finished bsmt has rec room, den, 3 bedrooms & bath - walk out.					

PAYABLE TO:

MAIL TO:

Town of Stowe

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
29009.	05/11/2018	17-18

Description: 1.93 AC & DWL

Location: 427 HOUSTON FARM RD

SPAN # 621-195-12026

SCL CODE: 195

TOTAL PARCEL ACRES

1.93

OWNER

MINTON A FRANK TRUST
 TRUSTEE: FRANK A MINTON
 7865 SW 179 TERRACE
 MIAMI FL 33157

FOR INCOME TAX PURPOSES

ASSESSED VALUE				NON RESIDENTIAL	
REAL		663,500		663,500	
TOTAL TAXABLE VALUE		663,500		663,500	
GRAND LIST VALUES		6,635.00		6,635.00	
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners				TAX RATE NAME	
				TAX RATE x GRAND LIST = TAXES	
				Town 0.4128 x6,635.00= 2738.93	
				Farmers Contracts 0.0048 x6,635.00= 31.85	
				NON RESIDENTIAL EDUCATION 1.5841 x6,635.00= 10510.50	
Revised Bill					
1st Payment	2nd Payment	3rd Payment	4th Payment	TOTAL TAX STATE PAYMENTS	
08/10/2017	11/13/2017	02/12/2018	05/10/2018	13281.28	
3320.32	3320.32	3320.32	3320.32	NET TAX DUE 13281.28	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 17-18

1ST PAYMENT DUE	
08/10/2017	
OWNER NAME	
MINTON A FRANK TRUST	
PARCEL ID	
29009-	
AMOUNT DUE	3320.32
AMOUNT AID	Revised Bill

Town of Stowe
TAX YEAR 17-18

2ND PAYMENT DUE	
11/13/2017	
OWNER NAME	
MINTON A FRANK TRUST	
PARCEL ID	
29009-	
AMOUNT DUE	3320.32
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 17-18

3RD PAYMENT DUE	
02/12/2018	
OWNER NAME	
MINTON A FRANK TRUST	
PARCEL ID	
29009-	
AMOUNT DUE	3320.32
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 17-18

4TH PAYMENT DUE	
05/10/2018	
OWNER NAME	
MINTON A FRANK TRUST	
PARCEL ID	
29009-	
AMOUNT DUE	3320.32
AMOUNT PAID	Revised Bill

AREA CALCULATIONS	IMPROVEMENTS SKETCH	SUBJECT

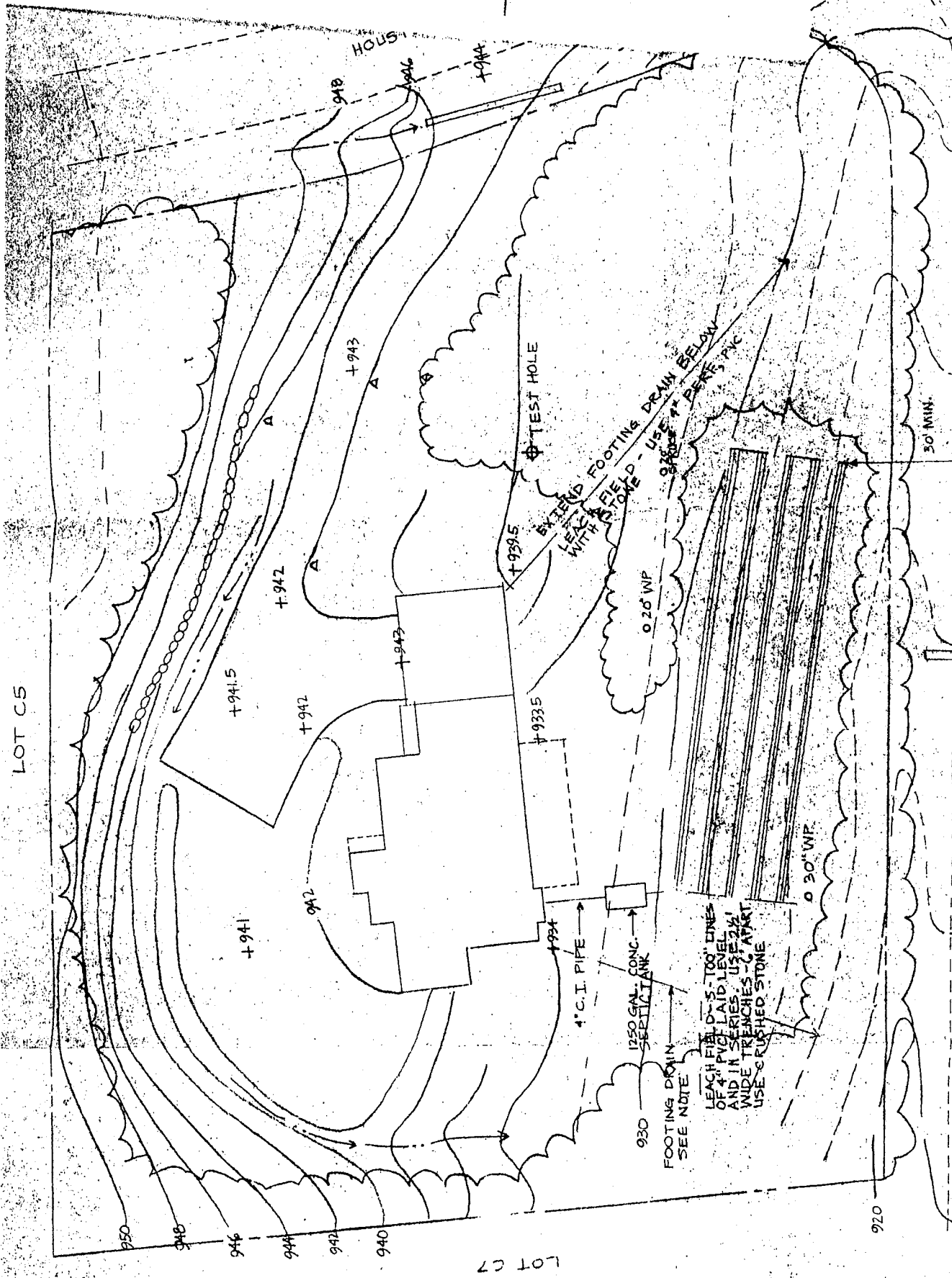
Appraiser Name Tax Assessment Use Only



Scale: 1" = 25'

2676

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Taglino, Inc., a Canadian corporation having its principal place of business at Montreal, Quebec, Canada (Grantor), in consideration of TEN AND MORE DOLLARS paid to its full satisfaction by **Frank A. Minton, Trustee of Frank A. Minton Declaration of Trust dated June 13, 1997, as amended**, of Miami, Florida (Grantee), by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Frank A. Minton, Trustee of Frank A. Minton Declaration of Trust dated June 13, 1997, as amended**, and his successor Trustees and assigns forever, certain land and premises (the "Premises") located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Taglino, Inc. by the following two Warranty Deeds:

(1) Warranty Deed of Bayit Investments, Inc., dated March 23, 1990 and recorded at Book 202, Pages 343-344 of the Stowe Land Records; and being more particularly described therein as Lot No. C-6 as shown upon a Plan of Lots entitled "Plat Plan of Lots and Areas of Sugar House Hill, Mountain Road and Edson Hill Road, Stowe, Vermont" and recorded in Map File No. 6-M of the Stowe Land Records.

(2) Warranty Deed of Ronald W. Yetman and Vicki Yetman, dated March 28, 1990 and recorded at Book 202, Pages 347-348 of the Stowe Land Records; and being more particularly described therein as Lot No. C7 of the Sugar House Hill Development.

This conveyance is made subject to and with the benefit of all utility easements, spring rights and water rights, easements for ingress and egress and rights incident to each of the same, as may appear of record; provided, however, that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

For further particulars of description of the Premises, reference is hereby made to the deed(s) and instrument(s) recited hereinbefore and the descriptions and references contained therein.

TO HAVE AND TO HOLD said granted Premises, with all the privileges and appurtenances thereof, to the said Grantee, **Frank A. Minton, Trustee of Frank A. Minton Declaration of Trust dated June 13, 1997, as amended**, and his successor Trustees and assigns, to their own use and behoof forever.

And the said Grantor, **Taglino, Inc.**, for itself and its successors and assigns, does covenant with the said Grantee, **Frank A. Minton, Trustee of Frank A. Minton Declaration of Trust dated June 13, 1997, as amended**, and his successor Trustees and

assigns, that until the ensealing of these presents it is the sole owner of the Premises, that it has good right and title to convey the same in the manner aforesaid, and that the Premises are FREE FROM EVERY ENCUMBRANCE, except as aforesaid.

And the said Grantor, Taglino, Inc., hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

Dated at Stowe, Vermont on this 31st day of October, 2001.

In Presence Of:

Taglino, Inc.

Paula H. Newman
Witness

By: George K. Stearns
George K. Stearns, its duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, in said County, on this 31st day of October, 2001, George K. Stearns, duly authorized agent of Taglino, Inc., personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Taglino, Inc.

Before me

Paula H. Newman
Notary Public

TRANSFER TAX RECEIVED NOV 01 2001
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
NOV 01 2001 at 10:22 A.M.
Allison K. Lewis, Town Clerk