

Stowe, VT - Property Database - Detail Result

Last Updated: July 23, 2025 | Official copies of data must be obtained at the Stowe Office.

Owner Information

Parcel 28002
Owner NOCTURNAL STOWE LLC
2127 BRICKELL AVE #1904
MIAMI, FL 33129
Location 140 COTTAGE CLUB RD
Tax Map # 06-069.000
Descr 1 AC & RESTAURANT/PUB

Parcel Information

NBHD 20 SPAN 621-195-11236
Acres 1 Status A - Active

Sales Information

Book 1199 Sale Date 2023-05-23
Page 197 Sale Price 1,350,000

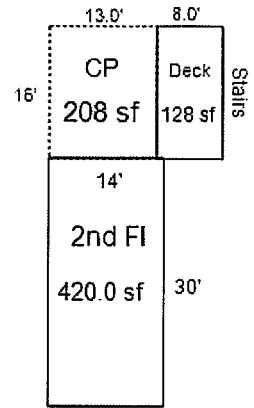
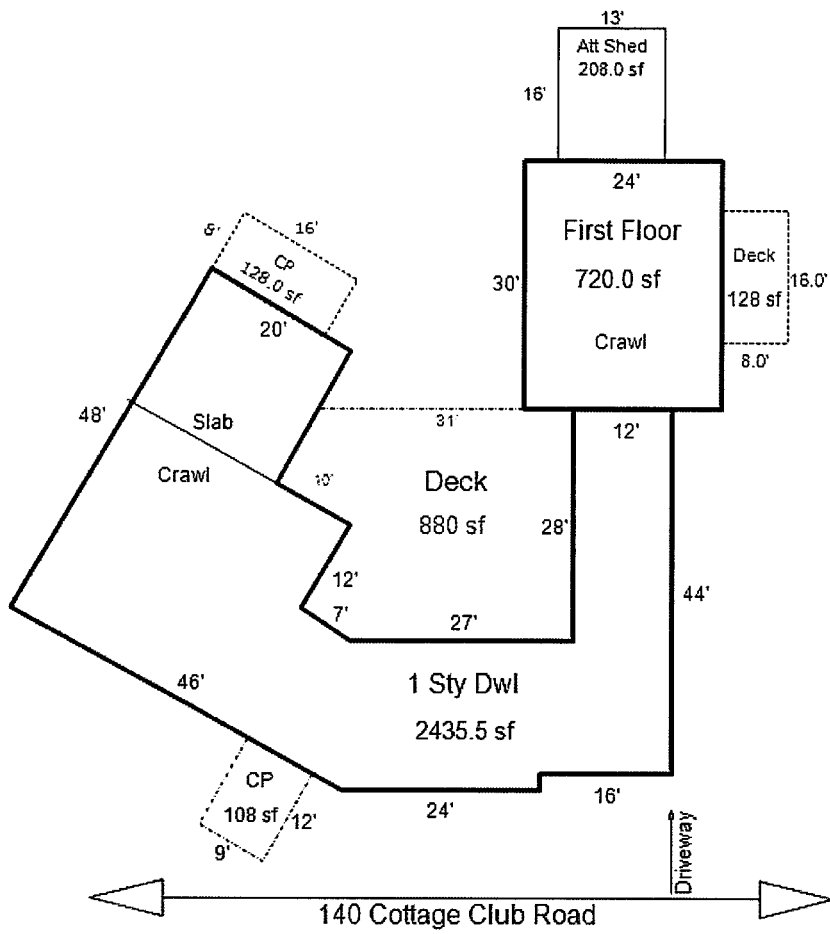
Parcel Value Information

Land Value 600,000 Homestead
Dwelling Value 655,300 Housesite
Site Imprvmnt 80,000
Outbuildings
Total 1,335,300



BUILDING	Total Rooms	7	Year Built	1977	Building SF	3156.00	Energy Adj	Good		
	Bedrooms		Effect Age		Quality	4.00	Bsmt Wall	No Data	Condition	
	Full Baths	1	Condition	Good	Style	1 Story	Bsmt SF		Fireplaces	
	3/4 Baths		Phys Depr	10	Design	ResComm	Bsmt Fin		Porch	1580
	Half Baths	3	Funct Depr	5	Bldg Type	Single	Bsmt Fin SF		Gar/Shed	216
	Kitchens	1	Econ Depr							
	Notes	Restaurant/pub with unusual design - 5% func. Bldg is very basic and shows deferred maintenance on exterior (interior looks good - very clean) - some floor joist problems in back 720sf section which was an old shed. Commercial use but located off Mountain Rd. 2024: Interior inspection: Bldg has had major renovation done to it in 2023.								
LAND	Land	1	Area	1.00	Grade	1.20	Frontage		Depth	

Sketch





State of Vermont

AGENCY OF NATURAL RESOURCES WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED:

10 V.S.A., Chapter 64, Potable Water Supply and Wastewater System Permit and Environmental Protection Rules;

Chapter 1, Wastewater System and Potable Water Supply Rules:

Subchapter 4, Water Supply and Wastewater Permits

Subchapter 5, Technical Standards for Wastewater Systems
and Potable Water Supplies

Appendix 1-A, Design Guidelines

Chapter 21, Water Supply

CASE No: WW-5-0038-1

PIN No. BR04-0056

APPLICANT: Richard and Nancy Haab

ADDRESS: 140 Cottage Club Road
Stowe, VT 05672

This project, consisting of the connection of an existing building containing a 67-seat restaurant and a 1-bedroom apartment to municipal sewer, located at 140 Cottage Club Road, Stowe, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents prepared by William Chesbrough, P.E. and listed as follows:

Sheet 1 of 1, Site Plan, dated 2/6/04, last revised 3/12/04,
and which have been stamped "APPROVED" by the Wastewater Management Division. No alteration of these plans and/or documents shall be allowed except where written application has been made to the Agency of Natural Resources and approval obtained.

1.2. A copy of the approved plans and the Wastewater System and Potable Water Supply Permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or Local personnel.

1.3. Each prospective purchaser of any portion of the project shall be shown a copy of the approved plot plan, the engineer's site report and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.

1.4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit and the "Notice of Permit Recording" in the Stowe Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.5. This authorization does not relieve you, as applicant, from obtaining all approvals and permits as may be required from the Vermont Department of Health (phone 863-7220) and local officials PRIOR to construction.

1.6. All general conditions set forth in Water Supply and Wastewater Disposal Permit number WW-5-0038 (Revised), dated 9/18/90, shall remain in effect except as amended or modified herein.

1.7. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

1.8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. The building is approved with the existing connection to the municipal facilities owned by the Town of Stowe.

(CONTINUED)

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT
WW-5-0038-1, Richard and Nancy Haab
PAGE 2

- 2.2. The building has been approved with an existing building water line. A comprehensive review has not been conducted concerning this water line. The Wastewater Management Division assumes no liability for the adequacy of this water line. Should the water line ever malfunction, the permittee shall report the failure to the Wastewater Management Division within 48 hours to determine if a Vermont registered Professional Engineer or other qualified consultant needs to submit information to this office for repair or replacement of the water line.
- 2.3. All water conditions set forth in Water Supply and Wastewater Disposal Permit number WW-5-0038 (Revised), dated 9/18/90, shall remain in effect except as amended or modified herein.

3. SEWAGE DISPOSAL CONDITIONS

- 3.1. The building is approved for connection to the Stowe wastewater treatment facility for a maximum of 1720 gallons of sewage per day.
- 3.2. All sewage conditions set forth in Water Supply and Wastewater Disposal Permit number WW-5-0038 (Revised), dated 9/18/90, shall remain in effect except as amended or modified herein.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By John Klimenok, Jr., March 22, 2004
John Klimenok, Jr., Assistant Regional Engineer

CC William Chesbrough
Stowe Planning Commission
Central Office of Wastewater Management Division
Vermont Department of Health

PAYABLE TO:

MAIL TO:

TAX BILL**Town of Stowe**

Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

PARCEL ID	BILL DATE	TAX YEAR
28002.	07/14/2025	25-26

Description: 1 AC & RESTAURANT/PUB

Location: 140 COTTAGE CLUB RD

OWNER NOCTURNAL STOWE LLC
2127 BRICKELL AVE #1904
MIAMI FL 33129

SPAN # 621-195-11236

SCL CODE:195

TOTAL PARCEL ACRES

1.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE**NONHOMESTEAD**

REAL 1,335,300

1,335,300

TOTAL TAXABLE VALUE 1,335,300

1,335,300

GRAND LIST VALUES 13,353.00

13,353.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2275	x13,353.00=	3,037.80
Voter Approved Exemp	0.0022	x13,353.00=	29.38

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1651	x13,353.00=	15,557.58
1.7030 (state rate) / 146.17% (CLA ÷ SA) = 1.1651			
TOTAL EDUCATION TAX			15,557.58

Revised Bill

TOTAL MUNICIPAL TAX 3,067.18
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

Payments		
1 08/15/2025	EDUCATION STATE PAYMENT	
2 11/17/2025	EDUCATION NET TAX DUE	
3 02/17/2026	TAX SUMMARY	
4 05/15/2026	Municipal + Education	
	TOTAL TAX	18,624.76
	TOTAL STATE PAYMENT	
	TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 25-26

Town of Stowe
TAX YEAR 25-26

Town of Stowe
TAX YEAR 25-26

Town of Stowe
TAX YEAR 25-26

1ST PAYMENT DUE

08/15/2025

OWNER NAME

NOCTURNAL STOWE LLC

PARCEL ID

28002-

AMOUNT
DUEAMOUNT
PAIDRevised Bill**2ND PAYMENT DUE**

11/17/2025

OWNER NAME

NOCTURNAL STOWE LLC

PARCEL ID

28002-

AMOUNT
DUEAMOUNT
PAIDRevised Bill**3RD PAYMENT DUE**

02/17/2026

OWNER NAME

NOCTURNAL STOWE LLC

PARCEL ID

28002-

AMOUNT
DUEAMOUNT
PAIDRevised Bill**4TH PAYMENT DUE**

05/15/2026

OWNER NAME

NOCTURNAL STOWE LLC

PARCEL ID

28002-

AMOUNT
DUEAMOUNT
PAIDRevised Bill

001052

Barcode ID: 454864 Type: LAN
 File# 2023-00001652
 BK 1199 PG 197

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, RICHARD HAAB and NANCY HAAB, of Elmore in the County of Lamoille and the State of Vermont, GRANTORS, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to our full satisfaction by NOCTURNAL STOWE LLC a limited liability company organized and existing pursuant to the laws of the State of Vermont with its principal place of business in Stowe, County of Lamoille and State of Vermont, GRANTEE, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, NOCTURNAL STOWE LLC, and its successors and assigns, certain real estate located at 140 Cottage Club Road in the Town of Stowe in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Richard Haab and Nancy Haab by the Warranty Deed of Henry G. Haab and Alice A. Haab dated July 11, 1991 and of record in Book 223, Page 53 of the Town of Stowe Land Records.

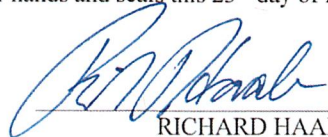
This conveyance is made subject to and with the benefit of utility easements, spring rights, easements for ingress and egress, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

This conveyance shall act as a deed of Quit Claim only as to any portion of the herein conveyed real estate which may lie within any road or highway right of way.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, NOCTURNAL STOWE LLC, and its successors and assigns, to their own use and behoof forever.

And we, the said GRANTORS, RICHARD HAAB and NANCY HAAB, for ourselves and our heirs, executors and administrators, do covenant with the said GRANTEE, NOCTURNAL STOWE LLC, and its successors and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance except as aforesaid; and we hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

WHEREFORE, we hereunto set our hands and seals this 23rd day of May, 2023.


 RICHARD HAAB L.S.

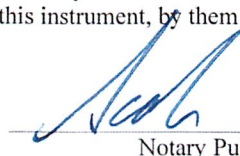
Received for Record at Stowe, VT
 On 05/26/2023 at 02:01:00 PM
 Attest: Lindsay Turiello, Acting as Town Clerk


 NANCY HAAB L.S.

STATE OF VERMONT
 COUNTY OF LAMOILLE, SS.

At Stowe, in said County and State, this 23rd day of May, 2023, RICHARD HAAB and NANCY HAAB personally appeared and acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me


 Notary Public

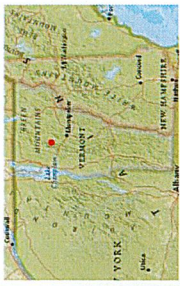
Transfer Received 5.26.2023
 Town Clerk, Stowe, VT

Scott L. Keyes
 Notary Public State of Vermont
 Commission
 ★No. 157.0007784★
 My Commission Expires 1/31/2025



Natural Resources Atlas
Vermont Agency of Natural Resources

vermont.gov



LEGEND

Parcels (standardized)

Roads

Interstate

US Highway, 1

State Highway

Town Highway (Class 1)

Town Highway (Class 2,3)

Town Highway (Class 4)

State Forest Trail

National Forest Trail

Legal Trail

Private Road/Driveway

Proposed Roads

Stream/River

Stream

Intermittent Stream

Town Boundary

1: 2,772

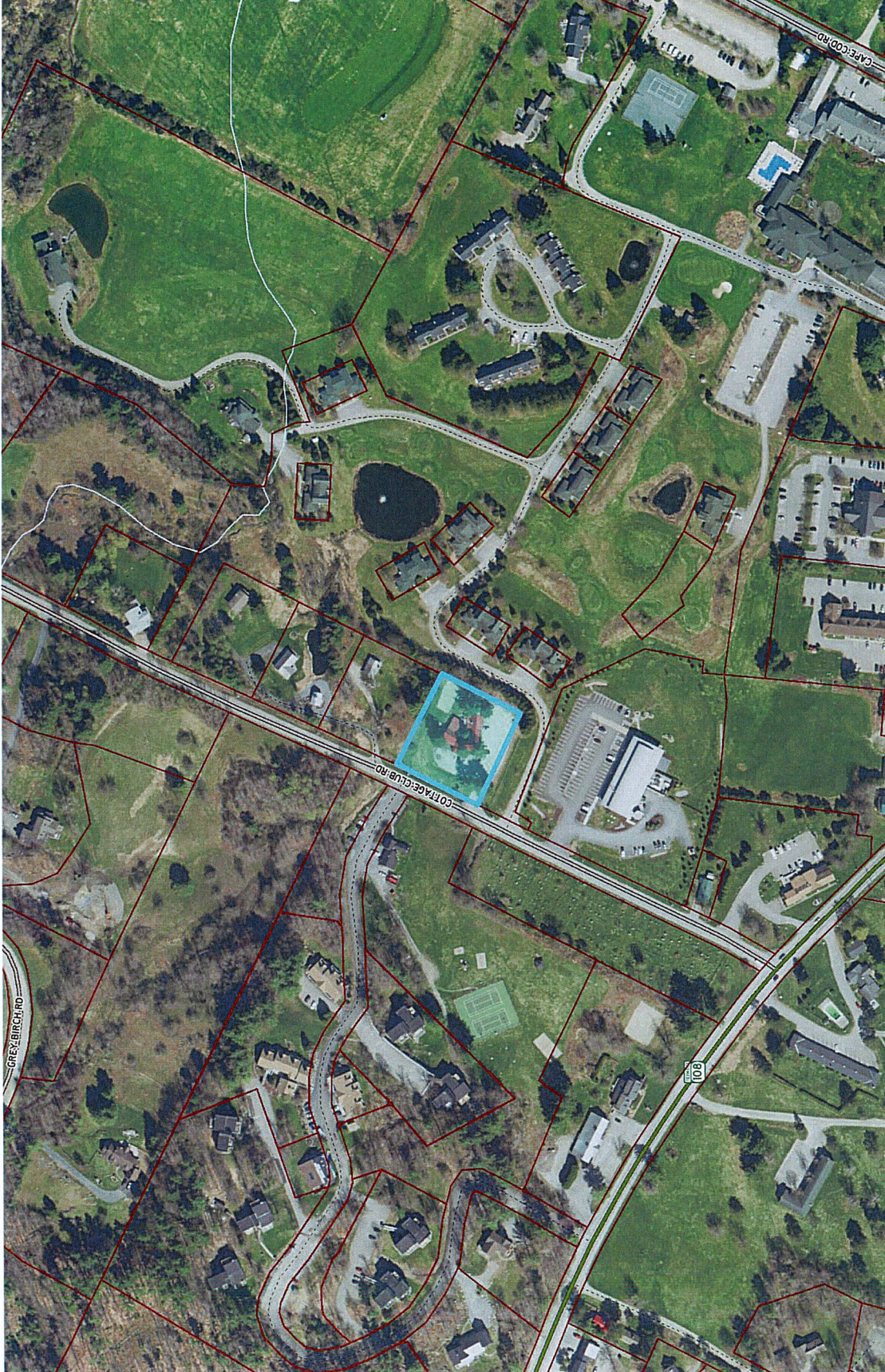
1in = 231 ft

1cm = 28 meters



NOTES

Map created using ANR's Natural Resources Atlas



141.0 0 70.00 141.0 Meters

WGCS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources July 27, 2022

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 do not warrant the accuracy, completeness, or fitness for use of this map. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Vermont Mandatory Flood Disclosure



Date Prepared: 02/10/2025

Seller's Name(s): Nocturnal Stowe LLC by Authorized Member

Property Address: 140 Cottage Club Road, Stowe, VT 05672

Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

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

Seller: Desiree Dubon dotloop verified
02/19/25 9:50 AM EST
ZOY0-MH66-FJO1-EVCU
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

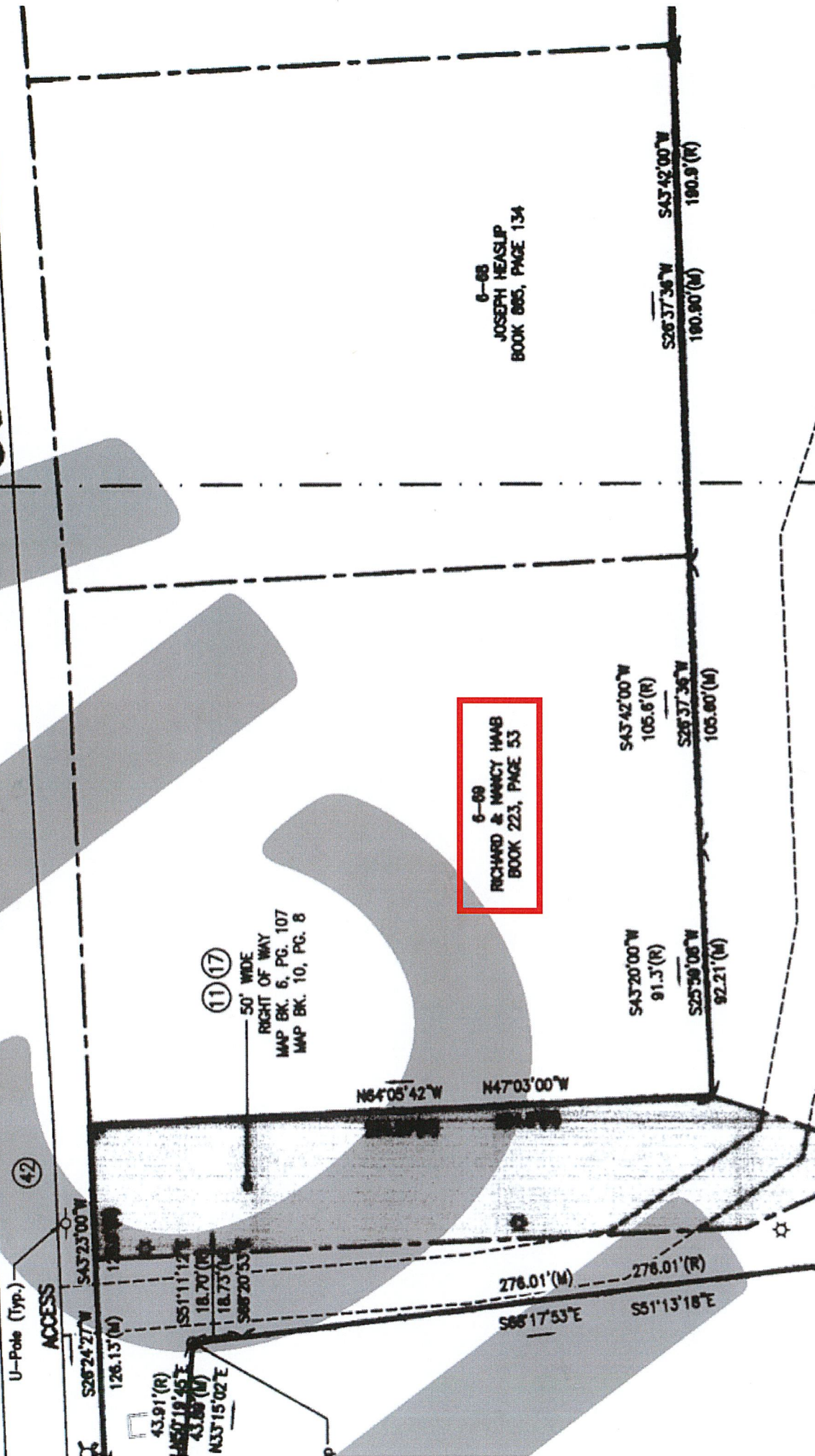
Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

COTTAGE CLUB RO



ALTA/NSPS LAND TITLE SURVEY		Date:		01/19/22	
STOWEFLAKE MTN RESORT		Scale:		1" = 60'	
STOWE, VERMONT		Dr. By:		CD Ck By: DJ	
		Job No.		2120721	
		Sheet No.		3 of 11	
Revisions	Dr. Chk.	Page			
Description	By	24			
		20			