4064 HARBOR ROAD

On Lake Champlain, Shelburne, VT







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ADDENDUM
4064 HARBOR ROAD
SHELBURNE, VERMONT

PHOTO GALLERY LINK

PROPERTY
4± acres
Contemporary Shingle-style
6 bedroom residence
Easterly lake and Green Mtn views
400+/- feet of shoreline on Lake Champlain
Expansive lawns
Wrap around covered porch w/ dining pavilion
Bluestone lakeside terrace
Tennis court
Dock
Professionally landscaped, irrigated
Stonewalls
Mature trees

RESIDENCE
Contemporary Shingle style residence
10,500+/- sf
Built 1999
Cedar shake exterior
6 bedrooms, 7 baths, 2 half-baths
3 bay attached garage
Radiant heat in Primary Bath
Central air
Partially finished full walkout basement
Eat-in Kitchen w/ island
Pantry
Formal Living/Dining Rooms
Sunroom
Screened porch
Cherry library
Circular lookout (Tower)
First floor Primary Suite
3 BR, 3 BA In-law Suite
Train room
Sauna
Exercise area
Standing seam copper and cedar shake roof
Copper downspouts, gutters
Paved Asphalt winding drive

Main Level
Formal Entry (10'9" x 29'2")
Bluestone walkway
Covered entry
Cherry entry door with port hole
Marble tile floor
Cathedral ceiling
Recessed and sconce lighting
2 double coat closets
Powder Room
Skylights
Open to Living Room
Stairs up

Living Room (22'9" x 26')
Cherry floor
Barrel ceiling with bead board detail, lighting
Wet bar
Built-in entertainment center
Fireplace with granite surround
Curved glass corner with window seat
Pocket panel door to Dining Room
Double glass French doors to bluestone terrace
Recessed lighting
Lake and mountain views

Dining Room (14'11" x 21'5")
Cherry floor
Tray ceiling with uplighting
Built-in corner display cabinets w/ glass shelves
Corner window
Pocket panel and French doors
Recessed lighting
Lake and mountain views

Kitchen (20'3" x 20'11")
Cherry floor
Tray ceiling w/ pendants, uplighting
Cherry cabinets
Quartz counters, backsplash
Cherry island
- Drawers, shelving, cabinets
- Stainless steel sink w/ disposal
- Breakfast bar

KitchenAid microwave
SubZero wine cooler
SubZero refrigerator/freezer
Stainless steel prep sink
Bosch dishwasher
Dining area w/ wall of windows to lake and mountain view
Cherry corner china hutch
VT Castings gas stove w/ bluestone hearth
Recessed lighting

Prep Kitchen (8'5" x 12'7")
Terracotta tile floor
Cherry cabinets
Stainless steel counters
Wolf convection wall oven
Wolf six burner gas cooktop
Stainless steel sink w/ hot water tap
Bosch dishwasher
Pantry storage
Door to Lower Level
Door to Informal entry
Door to Laundry
Built-in desk area
Recessed lighting

ADDENDUM

4064 HARBOR ROAD
SHELBURNE, VERMONT

Laundry (12'7" x 15'4")
Terracotta tile floor
Formica counters, cabinets
Maytag washer/dryer
Stainless steel sink
Recessed lighting

Sunroom (13'5" x 29'5")
Slate floor
Walls of casement windows
2 Double French door entries
Beadboard ceiling
Recessed lighting
Door to covered porch, terrace
Views of lake and mountains

Mudroom (14'1" x 44'6")
Off informal entry
Slate tile floor
Large walk-in double closet
Built-in storage bench
Powder Room
Stairs to Guest Suite
Recessed lighting

Flower Room (8'3" x 9'5")
Large sink
Tile walls and floor
Storage cabinets
Door to back courtyard

Library (16'5" x 29')
Cherry floor
Cherry built-in cabinetry
Granite gas fireplace
Cherry & burled maple mantle
Window seats
Circular opening in ceiling to lookout
Stairs up
Recessed lighting
Double doors to Primary Suite
Lake views

Primary Suite Bedroom (15'10" x 23'5")
Cherry double door entry
Tray ceiling w/ uplighting, beadboard detail
Cherry floor
Built-in maple gas fireplace
Window seat
Door to screen porch (12' x 15')
Views of lake and mountains
Recessed lighting

Private Study/Office (11'4" x 16'7")
Tray ceiling
Cherry floor
Built-in cabinets
Wet bar
Views of lake
Recessed lighting

Primary Bath and Dressing Area (15'2" x 22')
Marble tile floor w/ radiant heat
Water closet w/ Kohler toilet and bidet
Water closet w/ Kohler toilet
Linen closet
His/Her vessel sinks, vanities
Jetted tub w/ marble tile surround
Walk-in tiled shower w/ rain shower head, 2 sets
Glass surround
Recessed lighting
Paneled wainscoting
His/Her walk-in closets w/ built in cherry storage
  Skylights
  Track and recessed lighting
  Cherry floor
  Mirror
Stairs down to finished Lower Level

Second Level

Office (14'1" x 16'6")
Cherry stairs
Wall-to-wall carpet
Off circular Library Gallery
Built in bookcases
Recessed lighting

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EXCLUSIVELY LISTED WITH LANDVEST

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www.landvest.com

ADDENDUM

4064 HARBOR ROAD
SHELBURNE, VERMONT

Circular Library Gallery (15')
All cherry
Built-in bookcases
Door to balcony
Circular porthole window
View of lake and mountains
Stairs to 3rd level lookout
Recessed and sconce lighting

Bedroom 2 (14'4" x 16'8")
Cherry steps w/ carpet runner, window seat
Cherry floor
Arched window
Plantation shutters
Closet
Ensuite full bath
Recessed lighting
Lake and mountain views

Bedroom 3 (14'5" x 16'8")
Cherry floor
Arched window
Plantation shutters
Cedar closet in adjoining space (8' x 10')
Ensuite full bath
Lake and mountain views

In-Law Suite Living Room (20'1" x 22')
Wall-to-wall carpet
Interior windows w/ transoms
Eyebrow window
Wet bar, refrigerator
Stacked laundry GE washer/dryer
Beadboard wainscoting
Door to balcony
Door to bedrooms both ends
Linen closet
Gas stove

Bedroom 4 (10'11" x 15'1")
Wall-to-wall carpet
Plantation shutters
Closet
Ensuite Full Bath

Bedroom 5 (18' x 18'8)
Wall-to-wall carpet
Cathedral ceiling
Double French door to deck
Closet
Plantation shutters
Ceiling lighting
Ensuite Full Bath

Bedroom 6 (17'1" x 17'11")
Wall-to-wall carpet
Open to Living area above
Built-in bed, wall unit
Closet
Linen closet
Ensuite ¾ bath
Ceiling lighting

Lower Level (Walk Out)
Wall-to-wall carpet
Media/Game Room (16' x 18'6")
Exercise Area (14'11" x 18'3")
Playroom (11'8" x 19')
French door to bluestone terrace, lawn
Walk-in closet
Sauna
Recessed lighting
Steam shower
Sink w/ glass block wall
Water closet w/ pocket door
Linen closet
Tumbled limestone tile floor

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ADDENDUM

4064 HARBOR ROAD
SHELBURNE, VERMONT

Model Train Room (20'11" x 54'2")
Professionally created replicas:
City of Montpelier
Chicago Loop
Inland Steel
Texas oil fields
Wall-to-Wall carpet
Stage and recessed lighting

UTILITIES
NTI Gas boiler
Radiant heat in Primary Bath
Community water
Septic system
Hot water tank off boiler
Central air
9 zones w/ Central Air
10 zones w/ heat
Central vacuum
Cable internet

TAXES: 2023-24 $101,922
Non-Homestead

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Residential **Single Family** **4064 Harbor Road** **Listed: 7/24/2024** **$7,750,000**
5006582 **Shelburne** **VT 05482** **Closed:**
Active **Unit/Lot #** **DOM: 1**



County	VT-Chittenden	**Rooms - Total**	17
VillDstLoc		**Bedrooms - Total**	6
Year Built	1999	**Baths - Total**	9
Architectural Style	Contemporary, Walkout Lower Level	**Baths - Full**	7
		Baths - 3/4	0
Color	White	**Baths - 1/2**	2
Total Stories	2	**Baths - 1/4**	0
Taxes TBD	No	**SqFt-Apx Total Finished**	10,500
TaxGrosAmt	$101,912.00	**SqFt-Apx Total**	13,336
Tax Year	2024	**Lot Size Acres**	4.00
Tax Year Notes		**Lot - Sqft**	174,240
		Footprint	

Date Initial Showings Begin

Directions Route 7 south, right on Bay Road, right onto Harbor Road, property on right almost to end.

Unbranded Tour URL 1 Property Panorama VTour
Unbranded Tour URL 2

Remarks - Public Perhaps one of the most coveted addresses on Lake Champlain, 4064 Harbor Road in Shelburne overlooks Shelburne Bay to the Green Mountains. This impeccably maintained 4-acre property is accessed by a winding tree-lined drive that leads past the tennis court to the grand Shingle-style, 6 bedroom, 9 bath lakefront residence. Invisible from Harbor Road, one is immediately taken with the extraordinary architectural features and stunning setting of this 10,500+/- sq' shingle style residence perfectly designed for entertaining and creating family memories. Excellent quality interior finishes and materials include a cherry paneled library with a circular balcony and granite fireplace, a primary bedroom suite with private office and screened porch, separate guest apartment, guest rooms with private ensuite baths, formal dining and living rooms, exercise, family and game rooms, and year-round sunroom. Stunning lake and mountain views can be enjoyed from almost every room. Landscaped sweeping lawns lead to the 400+/- waterfront and the protected private dock while stone walls and mature trees surround the entire property providing excellent privacy. Shelburne Village is nearby with excellent schools, services and shops and is home to the treasured Shelburne Museum. The international airport is within a half hour, Montreal is 90 minutes and Boston 3.5 hours.

STRUCTURE

Construction Status	Existing	**Estimated Completion**	
Rehab Needed	No		
Construction Materials	Wood Frame, Cedar Exterior, Shake Siding, Wood Exterior, Wood Siding		
Foundation	Poured Concrete		
Roof	Shingle - Wood, Standing Seam		
Basement	Yes		
Basement Access Type	Walkout		
Basement Description	Climate Controlled, Daylight, Full, Partially Finished, Stairs - Interior, Storage Space, Walkout		
Garage	Yes		
Garage Capacity	6		

SqFt-Apx Fin Above Grade	10,500
List $/SqFt Fin ABV Grade	$738.10
SqFt-Apx Fin AG Source	Measured
SqFt-Apx Unfn Above Grade	0
SqFt-Apx Unfn AG Source	Measured
SqFt-Apx Fin Below Grade	0
List $/SqFt Fin Below Grade	
SqFt-Apx Fin BG Source	Measured
List $/SqFt Fin Total	$738.10
SqFt-Apx Unfn Below Grade	2,836
SqFt-Apx Unfn BG Source	Measured
SqFt-Apx Tot Below Grade	
SqFt-Apx Tot BG Source	

ROOMS	DIMS. /	LVL	ROOMS	DIMS. /	LVL

PUBLIC RECORDS

Deed - Recorded Type	Warranty	**Map**	
Deeds - Total		**Block**	
Deed - Book	325	**Lot**	
Deed - Page	628	**SPAN#**	582-183-12256
Deed 2 - Book		**Tax Class**	Non-Homestead
Deed 2 - Page		**Tax Rate**	
Plan Survey Number		**Current Use**	
Property ID		**Land Gains**	
Zoning	Residential	**Assessment Year**	
		Assessment Amount	

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres

Roads Dead End, Paved, Public
Road Frontage Yes
Road Frontage Length 189
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

School - District Shelburne School District
School - Elementary Shelburne Community School
School - Middle/Jr Shelburne Community School
School - High Champlain Valley UHSD #15

Lot Features Lake Frontage, Lake View, Landscaped, Mountain View, Slight, Sloping, View, Water View, Waterfront
Area Description Near Paths, Near Shopping

Waterfront Property Yes
Water View Yes
Water Body Access Yes

Water Body Name Lake Champlain

Water Body Type Lake
Water Frontage Length 381
Water Access Details Directly Adjoining, Dock Access
Waterfront Property Rights Exclusively Owned
Water Body Restrictions No

UTILITIES

Heating Baseboard, Forced Air, Hot Air, Hot Water, Multi Zone, Radiant Floor, Stove - 2
Heat Fuel Gas - LP/Bottle
Cooling Central AC, Multi Zone
Water Source Community
Sewer Mound, Private, Septic
Electric Circuit Breaker(s), Generator, Other, Underground

Utilities Cable, Gas - LP/Bottle, Telephone Available, Underground Utilities
Internet Internet - Cable

Fuel Company Amerigas
Electric Company GMP
Cable Company Xfinity
Phone Company Consolidated Comm

FEATURES

Features - Exterior Boat Slip/Dock, Balcony, Basketball Court, Building, Natural Shade, Patio, Porch, Porch - Covered, Porch - Screened, Sauna, Storage, Tennis Court
Driveway Brick/Pavers, Paved
Parking Auto Open, Direct Entry, Driveway, Parking Spaces 6+, Paved
Flooring Carpet, Ceramic Tile, Hardwood, Marble, Slate/Stone, Tile
Features - Interior Central Vacuum, Blinds, Cathedral Ceiling, Cedar Closet, Ceiling Fan, Dining Area, Draperies, Fireplace - Gas, Fireplaces - 3+, Hearth, In-Law Suite, Kitchen Island, Lighting - LED, Lighting Contrls -Respnsv, Primary BR w/ BA, Natural Light, Natural Woodwork, Sauna,

Appliances Dishwasher, Disposal, Dryer, Range Hood, Microwave, Mini Fridge, Oven - Double, Oven - Wall, Range - Gas, Refrigerator, Washer, Water Heater-Gas-LP/Bttle, Water Heater - Off Boiler, Water Heater - Owned, Wine Cooler
Equipment CO Detector, Dehumidifier, Irrigation System, Security System, Smoke Detectr-Hard Wired, Stove-Gas, Generator - Standby

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone No
Seasonal No
Easements
Covenants No
Resort No

Items Excluded
Documents Available Deed, Property Disclosure, Town Permit

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

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From Table: MAIN Section 1 **Record #** 748

Property ID: 0014064 **Span #:** 582-183-12256 **Last Inspected:** 10/05/2006 **Cost Update:** 06/12/2008

Owner(s): HENRY PATRICK & HEATHER

Address: 630 CREST RD
City/St/Zip: PALM BEACH FL 33480
Location: 4064 HARBOR RD
Description: 4A; DWL
Tax Map #: 13-20-52.000

Sale Price: 3,750,000 **Book:** 325 **Validity:** Yes
Sale Date: 06/17/2005 **Page:** 628
Bldg Type: Single **Quality:** 9.00 Exceptional III
Style: 1.5 Fin **Frame:** Studded
Area: 9276 **Yr Built:** 1999 **Eff Age:** 9
 # Rms: 17 **# Bedrm:** 6 **# Ktchns:** 1
 # 1/2 Bath: 2 **# Baths:** 7

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	100.00		152.21	
ADJUSTMENTS					
Roof #1:	Shingle	100.00		-11.07	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		16.71	
Heat/cooling #1:	WrmCool	100.00		1.96	
Energy Adjustment	Excellent			3.07	
ADJUSTED BASE COST			9,276.00	162.88	1,510,837
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 27)			6.00	3,589.75	21,539
Roughins (beyond allowance of 1)				899.60	
Fireplaces	1.5 Fin / Single		1.00	11,980.25	11,980
Features #1:	Gas Fireplace		2.00	1,000.00	2,000
Porch #1:	WoodDck/NoWall/NoRoo		36.00	55.60	2,002
Porch #2:	OpenSlb/Screen/Roof/Ce		217.00	69.72	15,129
Porch #3:	OpenSlb/NoWall/Roof/Ce		630.00	53.66	33,809
Porch #4:	OpenSlb/NoWall/Roof/Ce		152.00	56.71	8,620
Porch #5:	OpenSlb/NoWall/Roof/Ce		108.00	58.06	6,270
Porch #6:	OpenSlb/NoWall/Roof/Ce		366.00	53.66	19,641
Porch #7:	OpenSlb/NoWall/Roof/Ce		190.00	55.86	10,614
Porch #8:	OpenSlb/NoWall/NoRoof/		990.00	10.36	10,259
Finished Basement	Rec Room		1,793.00	27.25	48,863
Basement Outside Entrance				3,180.00	3,180
Garage/Shed #1:	A/1.5S/WdSidng/No		926.00	47.34	43,839
Subtotal					1,748,581
Local multiplier		1.40			
Current multiplier		1.00			
REPLACEMENT COST NEW					2,448,013
Condition	Very Good	Percent			
Physical depreciation		6.00			-146,881
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					2,301,100

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
FR Bldg Lot	380.00	1.10	1.00	229.00	1,652,900
AC Other	2.00	1.10	0.25		6,800
Total	2.00				1,659,700

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical	Average	3,000
Sewer	y / y	Typical	Average	6,000

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Property ID: 0014064 **Span #:** 582-183-12256 **Last Inspected:** 10/05/2006 **Cost Update:** 06/12/2008

Owner(s): HENRY PATRICK & HEATHER

Address: 630 CREST RD
City/St/Zip: PALM BEACH FL 33480
Location: 4064 HARBOR RD
Description: 4A; DWL
Tax Map #: 13-20-52.000

Sale Price:	3,750,000	**Book:**	325	**Validity:**	Yes
Sale Date:	06/17/2005	**Page:**	628		
Bldg Type:	Single	**Quality:**	9.00	Exceptional III	
Style:	1.5 Fin	**Frame:**	Studded		
Area:	9276	**Yr Built:**	1999	**Eff Age:**	9
# Rms:	17	**# Bedrm:**	6	**# Ktchns:**	1
# 1/2 Bath:	2	**# Baths:**	7		

Item		Description	Percent	Quantity	Unit Cost	Total
Landscape	y / y	Typical	Average			3,000
Tennis Court	y / y	--				15,000
Total						27,000

TOTAL PROPERTY VALUE	3,987,800
HOUSESITE VALUE :	3,981,000
HOMESTEAD VALUE :	3,987,800

NOTES

06-17-05 sold $3,750,000
10/10/2006; building permit complete.; orig roof;heat & kitchen; bay views

SeptiTech Field Maintenance Report

Advanced Onsite Services, Inc.
PO Box 124 Milton, VT 05468 802-891-6949 admin@aoservices.biz

Site: Henry ***Permit #*** _____

Service Date:	**Time On Site:**	**Time Off Site:**
7/11/24		

System Status At Start:
Operating ☑ Y ☐ N Alarm ☐ Y ☑ N Fault:

Panel:
- ☑ Crt. Breakers
- ☑ Fuses
- ☑ Relays
- ☑ Wire Term
- ☑ Controller
- ☑ Contactor
- ☑ Reset Values

Trend Data:
Days run: 320
Average Flow: 130 G/d
Peak Flow: 124 G/d
Use: 42904 Gallons

Rec.Duty 55 %
Dose Time 120
PB 30 %

X Codes: ☑ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ Serial # 2015
Y Codes: ☑ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐

	Recirc	***Pump Back***	***Discharge***
Amps:	4.0	2.6	7.4
Faults:	1	0	0
Run Days:	125	0	0
Hours:	6	8	11
Seconds:	743	3173	1950

Solids:

Septic Tank Scum/Sludge:	0/16	0/12	0/17
Processor:	0/0	0/0	
Discharge Chamber:	0/0		

Floats:

	High Float	***Low Float***	***UV*** ☑ N/A Operational? ☐ Y ☐ N
Activations:	4	1129	
Faults:	0	0	0

Septic Tank:
- ☑ Access Lids
- ☑ Risers
- ☑ Y ☐ N Filter Cleaned
- ☐ Y ☑ N Tank backed up
- ☑ Pump Back flow verified

Processor Tank:
- ☑ Access Lids
- ☑ Risers
- ☑ Breather Pulling Air
- ☑ Media Bags
- ☑ Floats 2021
- ☑ Splice Box
- ☑ Nozzles ☑ Cleaned
- ☑ Rack

Final Discharge Field:
- ☐ Y ☑ N Has Flushing Assemblies
- ☐ Y ☑ N Flushed Laterals
- ☐ Y ☑ N Jetting Needed
- ☐ Y ☑ N Surfacing or Soft, Wet Spots
- ☐ Y ☑ N Needs Mowing or Brush Removal
- Drip Only: ☐ Cleaned/Replaced Head Works Filter

System Status at End:
X Codes: ☑ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐
Y Codes: ☑ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐
Operating ☑ Y ☐ N Alarm ☐ Y ☑ N
- ☑ Circuit Breakers. On
- ☑ MOA Switches in Auto
- ☑ Valves Open
- ☑ Lids On
- ☑ Key Switch in Proper Position/Panel out of Test-Mode

System Notes and Recommendations:

1

System is Working good

Service Technician Paul Bombard (Name) _____ (Signature)

Generator Preventative Maintenance Service Report

Owner: Patrick Henry
Address: 4068 Harbor Rd
City, State, Zip Shelburne VT 05482
Gen Make: Generac Transfer Make: Generac
Gen Model: 0047602 Transfer Model: 0046453
Gen Serial #: 4353330 Transfer Serial #: 4370572

Date: 6/12/24
Technician: David Wedge
Hours before test: NO Meter
Hours after test: NO meter
Weather: Sunny
Outdoor Temperature : 75
State Inspection Sticker number: —
State F Sticker number: —

ALL MODELS

- ✓ Check Oil Level
- ✓ Oil and filter changed, as required minimum annually
- ✓ Check for oil leaks
- ✓ Check for fuel leaks
- ✓ Check exposed wires for deterioration
- ✓ Check spark plugs, wires, distributor gas units only Gap. 040
- ✓ Check for rodent and insect nesting or damage none
- ✓ Check electrical termination torque in Genset
- ✓ Change air cleaner OR ✓ Checked air cleaner new
- ✓ Check exhaust system
- ✓ Check for loose nuts & bolts
- ✓ Check choke operation moves freely
- ✓ Check and adjust valve clearances (100 hours) Set to .003
- ✓ Pictures of Transfer switch and generator put on Fusion OF CURRENT APPOINTMENT

Quarts Oil Added 2 Qts
100 Type Oil Installed 5W-30 F.S.
or Yearly Recommended hours until next change
Spark Plug Number BKR5E
Oil Filter Number 0701855ES
Air Filter Number OC8127
Fuel Filter —
Exercise Date: Unchanged
Exercise Time: Unchanged

BATTERY FUNCTION

- ✓ Check electrolite level
- — Added distilled water — V on Engine Alternator
- ✓ Inspect/clean terminals
- ✓ Battery voltage charger on 13.8 V charger off DC volts 13.3 V After Load test Volts 12.0 V
- ✓ Battery load test or read voltage during cranking 11.0 Battery Passed Load test

TESTS WHILE OPERATING

Check Safety shutdowns

- ✓ Oil pressure
- ✓ Overcrank
- ✓ Overspeed
- ✓ RPM Sense Loss
- ✓ High Temp Sensor
- — Cold Weather Kit (If Applicable)

Pictures Taken and on Dirve ✓

Test no load			Test under load @ ____ amps		
240 Volts L1-L2	120	L1-N	240 Volts L1-L2	120	L1-N Amps
— Volts L2-L3	120	L2-N	— Volts L2-L3	120	L2-N Amps
— Volts L1-L3	—	L3-N	— Volts L1-L3	—	L3-N Amps
	60	Frequency		60	Frequency

TRANSFER SWITCH checks (simulate under load if possible)

- ✓ Test generator start and operation by simulated power failure - actual transfer
- ✓ Tested generator operation without actual transfer

LIQUID COOLED MODELS

- — Check belts for proper tension and condition
- — Check coolant level
- — Check radiator cap
- — Check hoses and check for leaks
- — Check operation of block heater
- — Freeze protection tested to — degrees farenheit
- — Test safety shut down - high coolant temp
- — Check brushes and clean slip rings

AFTER TESTS

- ✓ generator main breaker "on"
- ✓ switch on "auto"
- — maintenance reminder reset if applicable
- — Set perameters on controller
- ✓ Update Firmware Firmware Version —

Technicians remarks: Yearly Service Completed transfer Switch operation tested

Town of Shelburne

Building Permit: #B05-177 **Issue Date: October 5, 2005**

Approved * _____ **Denied** _____

***Approval of this permit is based upon:**

1. The information submitted for the permit (i.e. application, site plan, etc.) being true and correct; and,
2. Compliance with:
   a. The Zoning Bylaws,
   b. The Sewer Capacity Allocation Ordinance;
   c. The Ordinance to Regulate On-Site Sewage Disposal Systems; and,
   d. The Building Permit Conditions listed below.

Incorrect information submitted for the permit application or failure to comply with: the Bylaws and Ordinances listed above or Building Permit Conditions may result in the revocation of the permit.

Owner(s): Patrick and Heather Henry

Applicant: Architectural Associates

Street Address: 4064 Harbor Road Map #: 13-20-52.000

Certificate of Occupancy Permit: Required *____ Not Required _X___

Development Board Approvals			
Zoning Board of Adjustment:	Not Required	Historic Preservation:	Not Required
		Planning Commission:	Not Required

Building Permit Comment & Conditions: This building permit is based upon compliance with the above approvals (if any) and the following conditions:

Conditions:

Site Construction. Site improvements are limited to those requested on the building permit application:

1. The removal of existing skylights.
2. The removal of existing second story recessed deck.
3. Replacement of doors to prior deck with windows.
4. Replace roof over existing deck.

Comments: **Certificate of Occupancy.** A Certificate of Occupancy ***IS NOT*** required for this permit.

Town of Shelburne

Building Permit: #B05-089 Issue Date: May 13, 2005

Approved * _____ **Denied** _____

***Approval of this permit is based upon:**

1. The information submitted for the permit (i.e. application, site plan, etc.) being true and correct; and,
2. Compliance with:
   a. The Zoning Bylaws,
   b. The Sewer Capacity Allocation Ordinance;
   c. The Ordinance to Regulate On-Site Sewage Disposal Systems; and,
   d. The Building Permit Conditions listed below.

Incorrect information submitted for the permit application or failure to comply with: the Bylaws and Ordinances listed above or Building Permit Conditions may result in the revocation of the permit.

Owner(s): David and Barbara Scheuer

Street Address: 4064 Harbor Road Map #: 13-20-52.000

Certificate of Occupancy Permit: **Required *** ____ **Not Required** X

Development Board Approvals

Zoning Board of Adjustment:	**Not Required**	**Historic Preservation:**	**Not Required**
		Planning Commission:	**Not Required**

Building Permit Comment & Conditions: This building permit is based upon compliance with the above approvals (if any) and the following conditions:

Conditions:

Site Construction. Site improvements are limited to those improvements requested on the building permit application:

The addition of two bedrooms and two bathrooms above the existing garage. The existing roof will be raised by approximately four feet to accommodate these changes.

Comments: **Certificate of Occupancy.** A Certificate of Occupancy ***IS NOT*** required for this permit.

ACKNOWLEDGEMENT
Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid. 2005-063
Signed Pat A. Thomas Asst Clerk
Date 6/17/05

RECEIVED FOR RECORD
SHELBURNE TOWN CLERK'S OFFICE
6/17/05 @ 9:30 AM
RECORDED IN VOL. 325 PAGE(S) 628-630
OF SHELBURNE _____ RECORDS.
ATTEST: Colleen T. Hang CLERK

WARRANTY DEED
4064 Harbor Road, Shelburne

KNOW ALL PERSONS BY THESE PRESENTS that we, **David Scheuer** of Shelburne in the County of Chittenden and State of Vermont, and **Barbara Cate Scheuer** of Boulder, in the County of Boulder and State of Colorado, "Grantors", in consideration of TEN AND MORE Dollars paid to our full satisfaction by **Patrick Henry** and **Heather C. Henry** of Palm Beach, in the County of Palm Beach and State of Florida, "Grantees", by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **Patrick Henry** and **Heather C. Henry**, husband and wife, as tenants by the entirety, and their heirs, administrators and assigns forever, a certain parcel of land situated in Shelburne, in the County of Chittenden and State of Vermont, described as follows, viz:

> Being a parcel of land on Shelburne Point, with dwelling house and all other improvements thereon, said Property bounded on the north by the land now or formerly of Richard A. and Barbara Snelling, on the south by land now or formerly of Robert B. and Gwyneth S. Aiken, on the west by Harbor Road, so-called, and east by the low watermark of Shelburne Bay, and being further described as follows:
>
> Beginning at a point marked by a marble monument set in the ground in the east line of Harbor Road, which point constitutes the southwest corner of land owned by said Snelling and running easterly along the southerly line of said Snelling a distance of seven hundred forty-seven and eight hundredths feet (747.08'), more or less to a marble monument set on a bank and thence continuing in the same line extended to the low watermark of Shelburne Bay a distance of eight-four (84) feet, more or less; said line above described being the northerly line of the property herein conveyed. The westerly line of the above described property commences at the southwest corner of the land of Snelling, above described, and proceeds southerly in and along the easterly line of said Harbor Road a distance of one hundred ninety and two tenths feet (190.2), more or less, to the northwesterly corner of the land of said Aikens; thence turning an interior angle of ninety-nine degrees and ninety six minutes (99°96') and proceeding easterly along the northerly line of said Aikens a distance of five hundred fourteen and sixteen hundredths feet (514.16'), more or less, to a marble monument set on a bank and thence continuing in the same line extended to the low watermark of Shelburne Bay. The easterly line follows the low watermark of said Shelburne Bay an indeterminate distance between the northerly and southerly lines of said parcel.

Reference is made to a "Plot Plan, Alan F. Beck, Shelburne, Vermont" recorded in Volume A, Page 93 of the Shelburne Town Land Records.

Said Property shall be used solely for residential purposes and no business house, commercial store, public garage, saloon, place of public entertainment, resort, dance hall, or other place of business, of any kind or make, except a legally recognized profession, shall be erected, conducted, or maintained on the property herein conveyed or any part thereof, and said Property, or any part thereof, shall not be subdivided for sale or conveyance, which restrictions and covenants shall be binding on the Grantees their heirs and assigns, and shall run with the land forever.

The Property is subject to: (a) taxes assessed on the Grand List of April 1, 2005 not delinquent on the date of this deed, which the Grantees herein assume and agrees to pay as part of the consideration for this deed; and (b) the provisions of municipal ordinances, public laws, and special acts.

Being all and the same land and premises conveyed to David Scheuer and Barbara Cate Scheuer by Warranty Deed of Jacques H. Rodet and Michelle E. Rodet dated July 24, 1997 and recorded in Volume 205 at Pages 534-535 of the Shelburne Town Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Patrick Henry** and **Heather C. Henry**, husband and wife, as tenants by the entirety, and their heirs, administrators and assigns, to their own use and behoof forever, and we, the said Grantors, for ourselves and our heirs, successors and assigns, do covenant with the said Grantees and their heirs, 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.

IN WITNESS WHEREOF, Grantors hereunto set their hands as of the 15th day of June, 2005.

In the Presence of the following witness:

Print Name: ~~DAVID SCHEUER~~ David Scheuer

State of Vermont
County of Chittenden, ss.

At the City of Burlington, in said County and State, this 15th day of June, 2005, personally appeared **David Scheuer**, and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before me,
Notary Public
Print Name: Robert J Foley
My commission expires: 2/10/2007

In the Presence of the following witness:

Print Name: James W. Murdock Barbara Cate Scheuer
Barbara Cate Scheuer

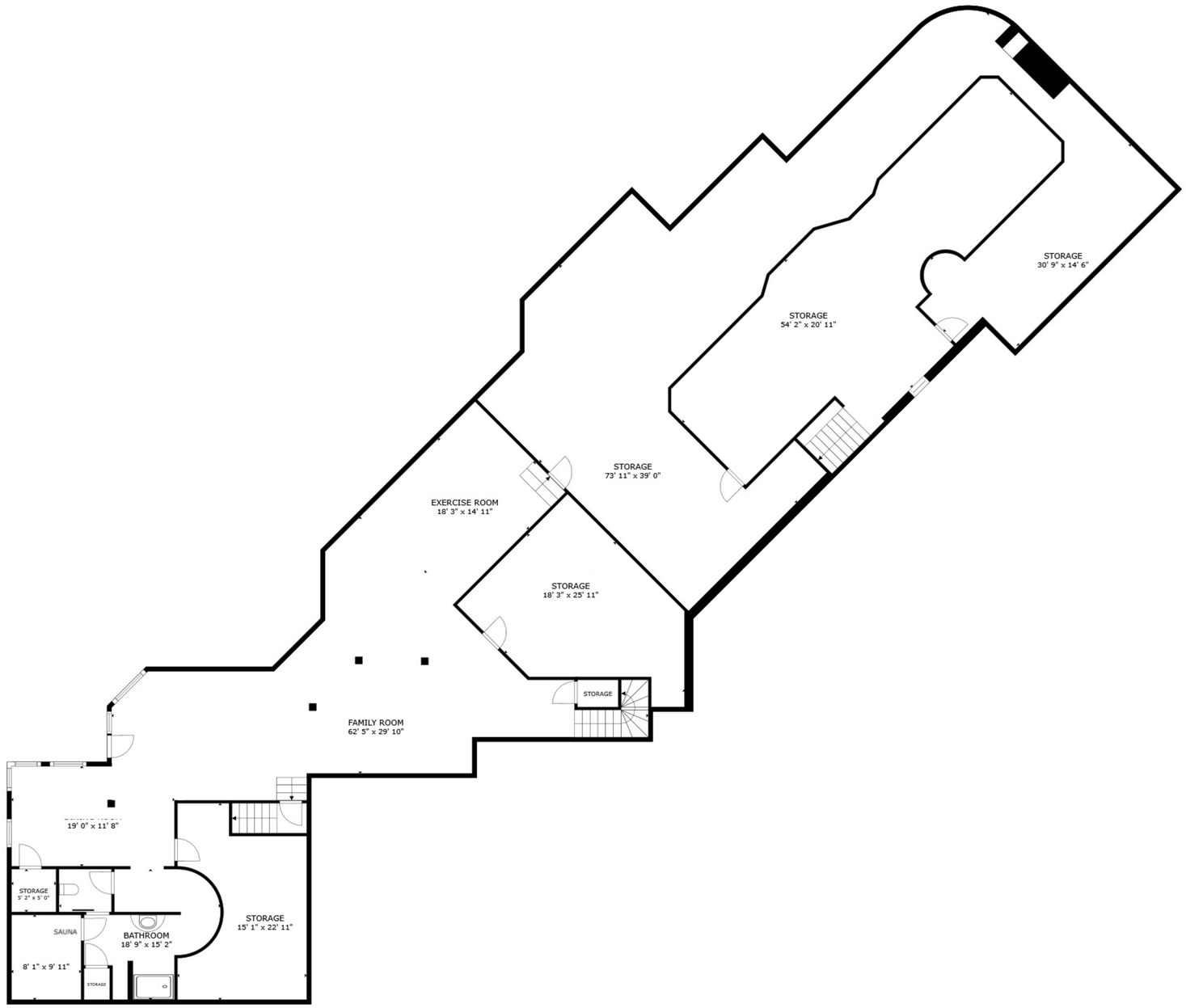
State of Vermont
County of Chittenden, ss.

At the City of Burlington, in said County and State, this 15th day of June, 2005, personally appeared **Barbara Cate Scheuer**, and she acknowledged this instrument, by her subscribed, to be her free act and deed.

Before me,
Notary Public
Print Name: James W. Murdock
My commission expires: 2/10/2007

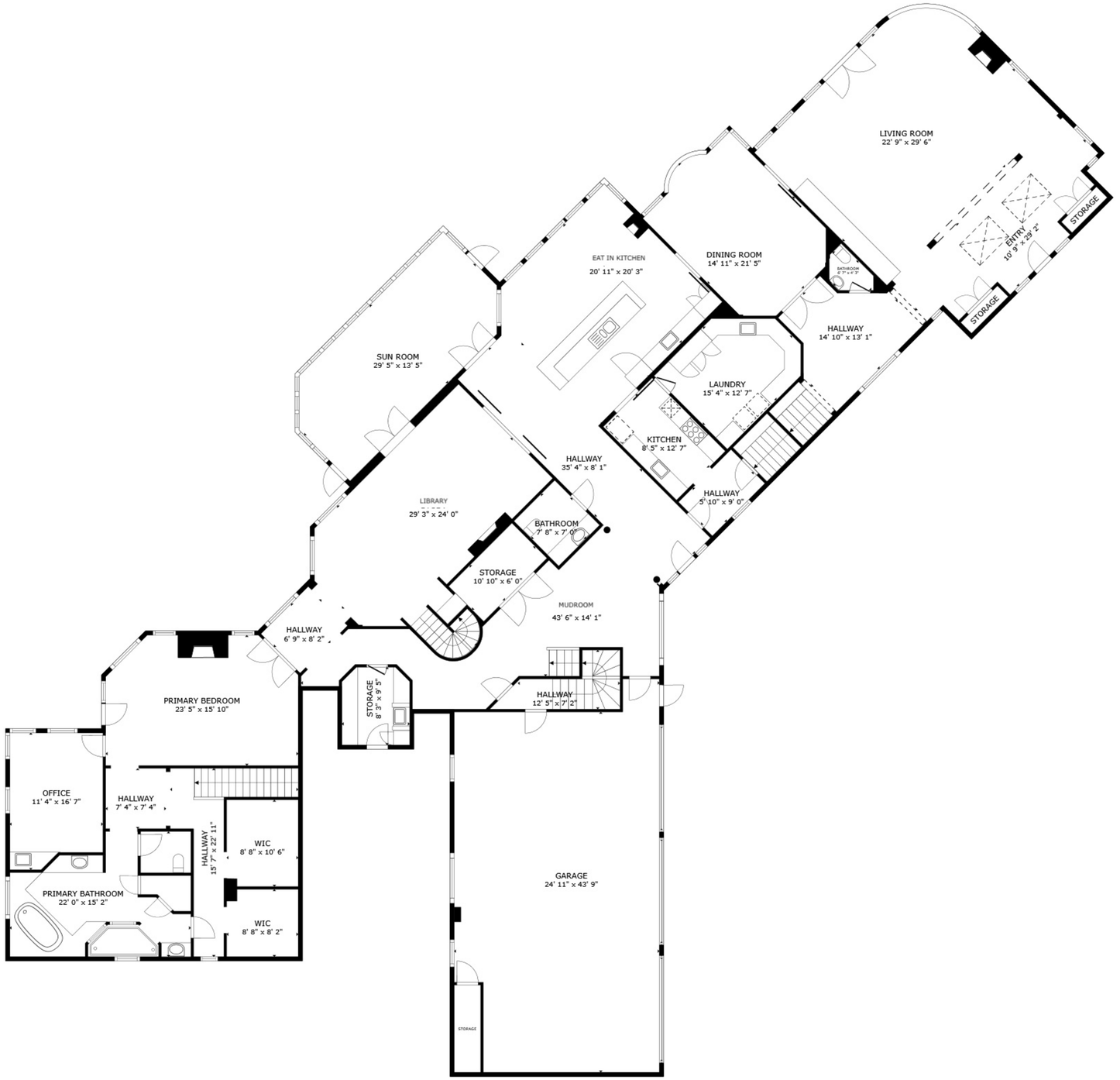
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END OF DOCUMENT



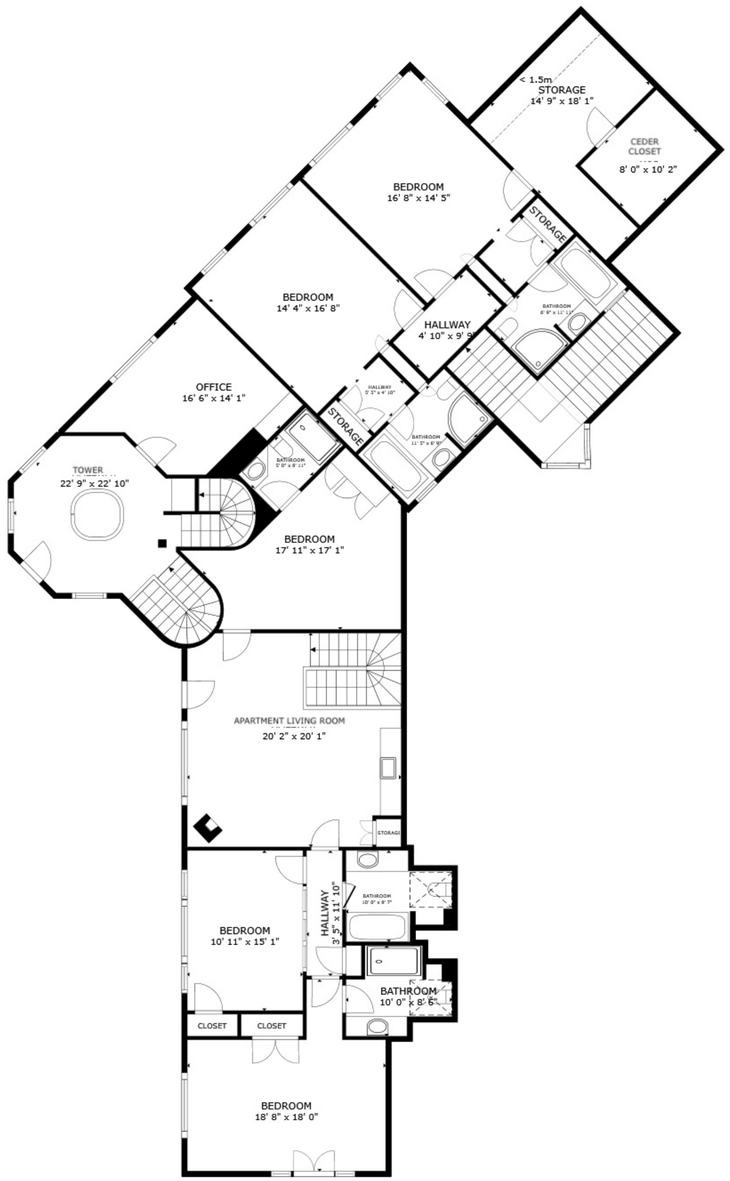
GROSS INTERNAL AREA
FLOOR 1 5,071 sq.ft. FLOOR 2 5,514 sq.ft. FLOOR 3 3,005 sq.ft. FLOOR 4 235 sq.ft.
EXCLUDED AREAS : GARAGE 1,070 sq.ft. REDUCED HEADROOM 39 sq.ft.
TOTAL : 13,826 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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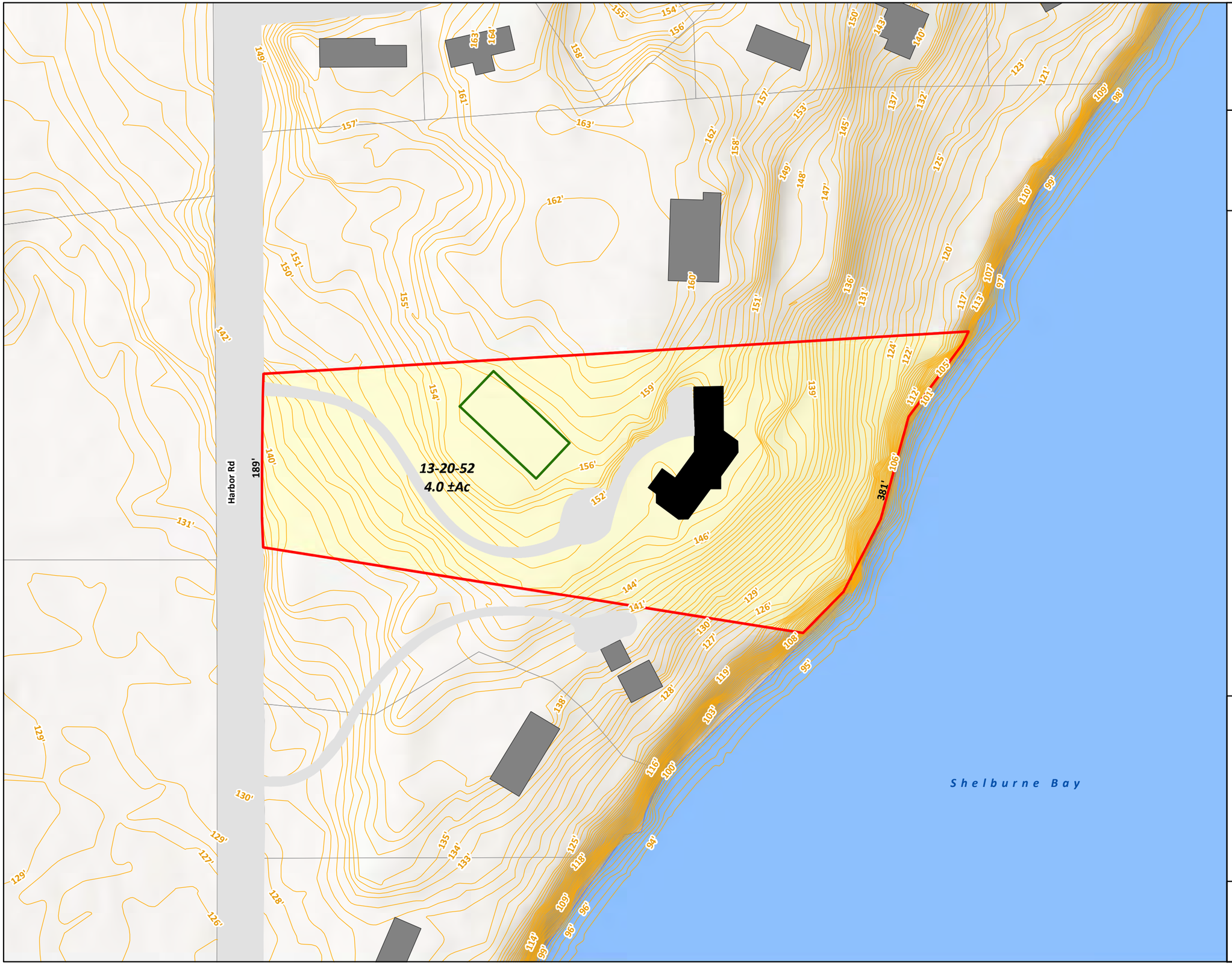
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FLOOR 1 5,071 sq.ft. FLOOR 2 5,514 sq.ft. FLOOR 3 3,005 sq.ft. FLOOR 4 235 sq.ft.
EXCLUDED AREAS : GARAGE 1,070 sq.ft. REDUCED HEADROOM 39 sq.ft.
TOTAL : 13,826 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

4064 Harbor Road

Shelburne, VT

Base Plan



LEGEND

- Subject Property - 4.00±Ac
- Main House
- Tennis Court
- Driveway
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/19/24

Project Number: VT1454

0 50 100 200 Feet

Scale: 1 " = 100 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1454 base



4064 Harbor Road 1

Shelburne, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 4.00±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2015 imagery from ESRI 'World Imagery' map service.

Date: 07/19/24

Project Number: VT1454

0 50 100 200 Feet

Scale: 1 " = 100 '

This plan is conceptual only and is not represented as an engineered plan.

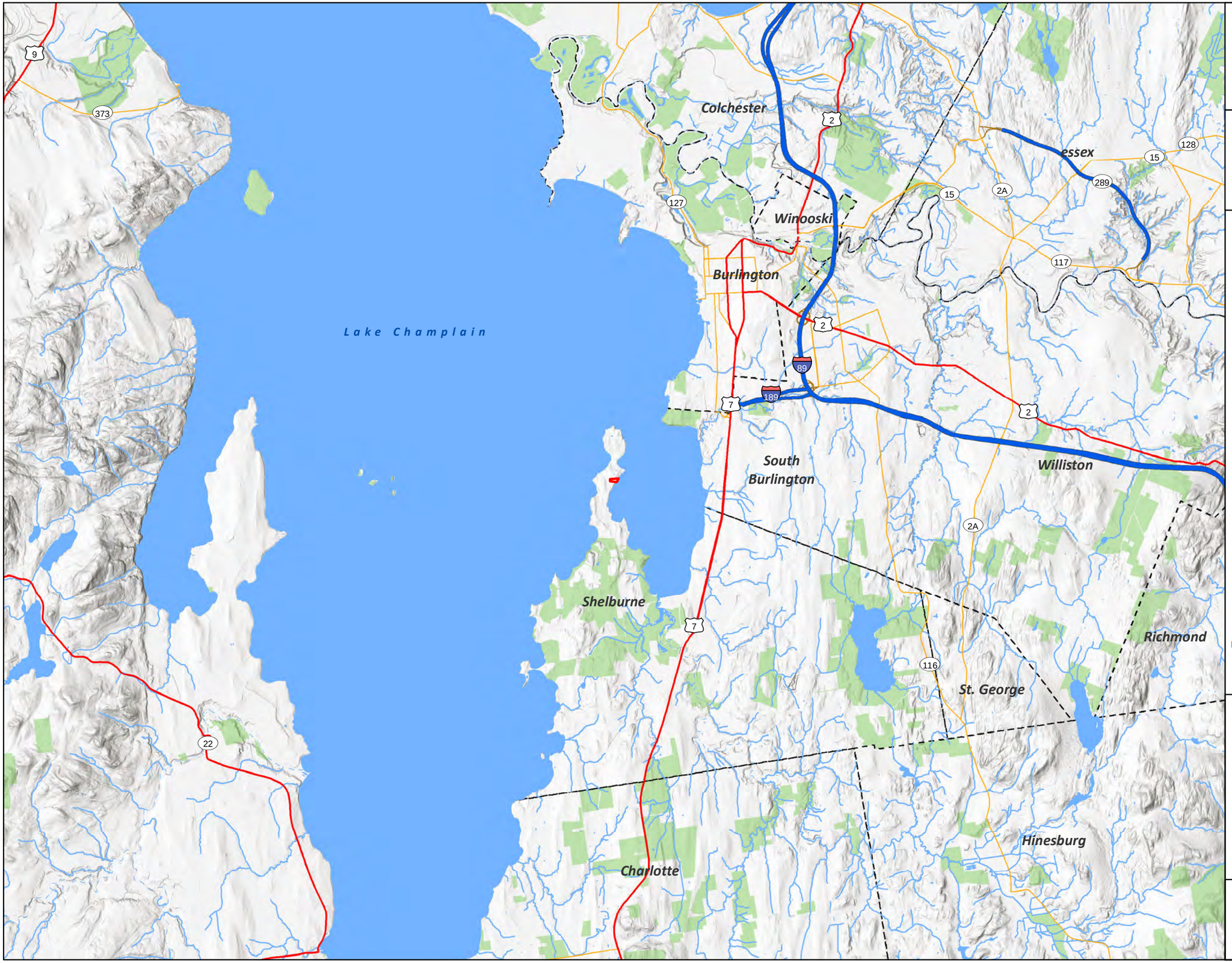
LandVest

Document Name: VT1454 ortho

4064 Harbor Road - 1

Shelburne, VT

Regional Locus



LEGEND

- Subject Property - 4.00±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/19/24

Project Number: VT1454

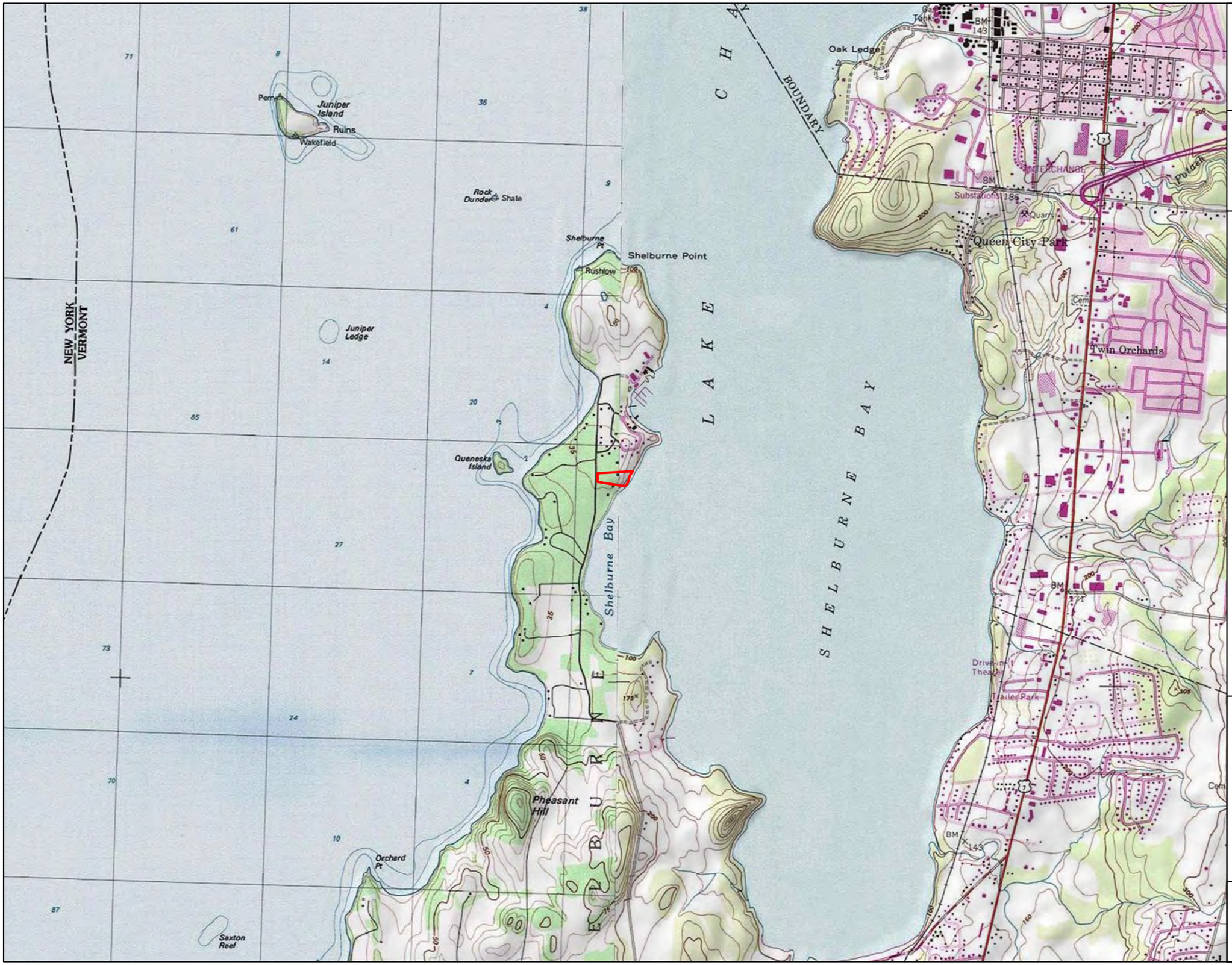
0 4,250 8,500 17,000 Feet

Scale: 1 " = 8,333 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1454 regional locus



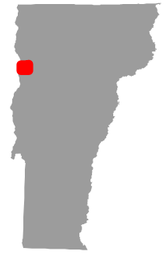
4064 Harbor Road 1

Shelburne, VT

USGS Topographic Map

LEGEND

- Subject Property - 4.00±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Date: 07/19/24

Project Number: VT1454

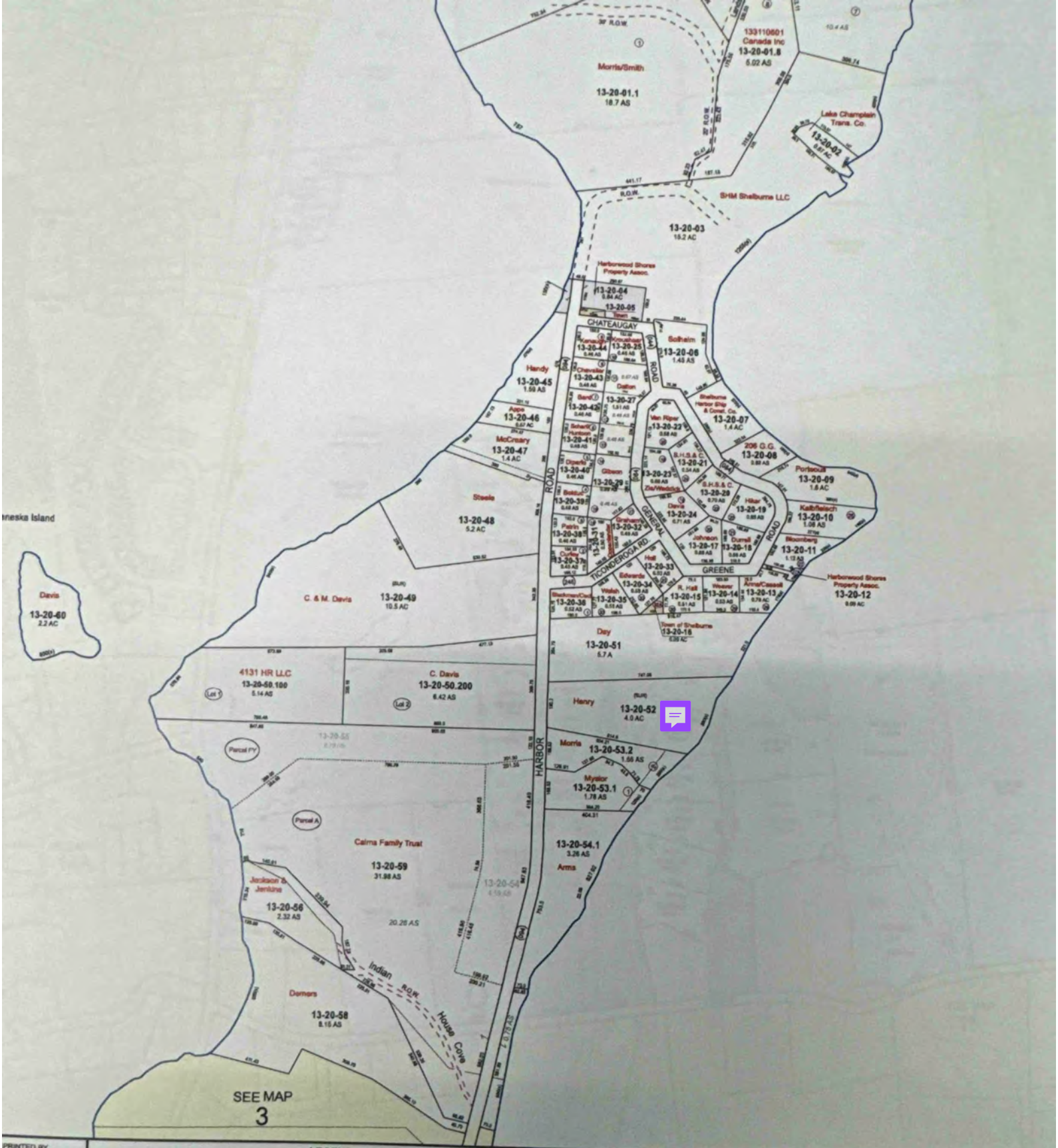
0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1454 usgs topo plan - main house


133110601
Canada Inc
13-20-01.8
5.02 AS
Morris/Smith
13-20-01.1
18.7 AS
Lake Champlain
Trans. Co.
13-20-02
SHM Shelburne LLC
13-20-03
18.2 AC
Harborwood Shores
Property Assoc.
13-20-04
13-20-05
CHATEAUGAY
ROAD
Handy
13-20-45
1.58 AS
13-20-46
McCreary
13-20-47
1.4 AC
Steele
13-20-48
5.2 AC
C. & M. Davis
13-20-49
10.5 AC
Davis
13-20-60
2.3 AC
4131 HR LLC
13-20-50.100
5.14 AS
C. Davis
13-20-50.200
6.42 AS
Parcel FY
Parcel A
Calma Family Trust
13-20-59
31.88 AS
Jeraksan &
Jenkins
13-20-56
2.32 AS
20.26 AS
Indian
R.O.W.
House Cove
Demers
13-20-58
8.15 AS
SEE MAP
3
HARBOR
Solheim
13-20-06
1.49 AS
13-20-07
1.4 AC
206 G.G.
13-20-08
Portscuit
13-20-09
1.6 AC
Kalbfleisch
13-20-10
1.08 AS
Mowberry
13-20-11
Harborwood Shores
Property Assoc.
13-20-12
TICONDEROGA RD
GREENE
GENERAL
13-20-51
5.7 A
Day
13-20-52
4.0 AC
Henry
13-20-53.2
1.66 AS
Morris
13-20-53.1
1.78 AS
Myslor
13-20-54.1
3.26 AS
Arms
Town of Shelburne
13-20-16
13-20-15
13-20-14
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13-20-38
13-20-39
13-20-40
13-20-41
13-20-42
13-20-43
13-20-44
LEGEND
Parcel Number 20-50-23.1
Deed Acres 100 A
Computed Acres 100.5 AC
Surveyed Acres 100.25 AS
Scaled Dimensions
Deed/Survey Plan
Vermont Route
Town Rd Number
Subdivision Lot No. Lot 33
Building
Match Line
Property Line
Deed Line
Railroad Bndry.
Water Easement
Town Line
River as a Property Line
River thru Parcel
Private R.O.W.
Open Space
Nat. Conserv.
Town Owned
FEET
200 100 0 200 400 600
METERS
50 25 0 50 100 150
PROPERTY MAPS
SHELBURNE

Estimated 2023 Operation and Maintenance Expenses
4064 Harbor Road

UTILITIES		
	Vendor	***Est $/Yr Avg***
Propane	***AmeriGas***	$8,280
Electric	***Green Mountain Power***	$4,500
Cable TV/Internet	***Xfinity***	$4,350
Water	***Town of Shelburne***	$305
Rubbish Removal	***Gauthiers***	$350
Snow Removal	***Bert's Place***	$1,250
Landscaping	***Fidel Flores***	$28,500
Irrigation System	***Vermont Irrigation***	$1,300
Security	***Northeastern Security***	$850
TAXES		
2024-25	***Town of Shelburne***	$101,912
TOTAL		**$151,597**

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

PAYABLE TO:
MAIL TO:

PO BOX 88
SHELBURNE VT 05482
TOWN OFFICES: 5420 SHELBURNE
802-985-5120

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
001.4064	07/10/2024	2024

INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE. PAYMENTS WILL BE ASSESSED A 5% PENALTY AND THEN 1.5% INTEREST FOR EACH MONTH OR PORTION OF MONTH AFTER TO THEM.

Description: 4A; DWL
Location: 4064 HARBOR RD

SPAN # 582-183-12256 SCL CODE: 183
TOTAL PARCEL ACRES 4.00

FOR INCOME TAX PURPOSES

OWNER HENRY PATRICK & HEATHER
630 CREST RD
PALM BEACH FL 33480-3411

ASSESSED VALUE		NONHOMESTEAD
REAL	3,987,800	3,987,800
TOTAL TAXABLE VALUE	3,987,800	3,987,800
GRAND LIST VALUES	39,878.00	39,878.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.5302	x39,878.00=	21,143.32
LOCAL AGREEMENT	0.0007	x39,878.00=	27.91

TOTAL MUNICIPAL TAX	21,171.23
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	21,171.23

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.0247	x39,878.00=	80,740.99

1.3910 (state rate) / 68.70% (CLA) = 2.0247

Payments	
1	08/15/2024 33,970.74
2	11/15/2024 33,970.74
3	03/17/2025 33,970.74

TOTAL EDUCATION TAX	80,740.99
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	80,740.99

TAX SUMMARY
Municipal + Education

TOTAL TAX	101,912.22
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	101,912.22

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF SHELBURNE
TAX YEAR 2024

1ST PAYMENT DUE	
08/15/2024	
OWNER NAME	
HENRY PATRICK & HEATHER	
PARCEL ID	
001-4064	
AMOUNT DUE	33970.74
AMOUNT PAID	0.00
Bal Due	33,970.74

124000641

TOWN OF SHELBURNE
TAX YEAR 2024

2ND PAYMENT DUE	
11/15/2024	
OWNER NAME	
HENRY PATRICK & HEATHER	
PARCEL ID	
001-4064	
AMOUNT DUE	33970.74
AMOUNT PAID	0.00
Bal Due	33,970.74

124000642

TOWN OF SHELBURNE
TAX YEAR 2024

3RD PAYMENT DUE	
03/17/2025	
OWNER NAME	
HENRY PATRICK & HEATHER	
PARCEL ID	
001-4064	
AMOUNT DUE	33970.74
AMOUNT PAID	0.00
Bal Due	33,970.74

124000643

NOTE:
INSTALLMENTS MUST BE POSTMARKED OR RECEIVED ON OR BEFORE THE DUE DATE. PAYMENTS CAN BE MADE 24 HOURS A DAY, AFTER HOURS AT THE SHELBURNE POLICE DEPARTMENT.