Grandview Ridge

362 South Pinnacle Ridge Road | Waterbury, VT







For more information, please contact:

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1940 Mountain Road, Stowe, VT 05672

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

LandVest

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Addendum
Grandview Ridge
362 South Pinnacle Ridge Road
Waterbury, Vermont

**measurements are approximate*

PROPERTY
45 Acres
360 Mountain views
Pond
Gardens
Two houses - main residence and guest house
Stone walkways
Extensive hardscaping and landscaping

MAIN RESIDENCE
4 bedrooms / 4 bathrooms
5792 sqft (approx)
Attached 2-car garage
Wrap around deck
Screened in porch - sqft 840
Hot tub

Main Floor
Radiant heat throughout
Timber frame detail throughout

Main Entry
Double doors
Slate tiled floor
Coat closet

Great Room (22'4" x 38'7")
Mountain views
French doors to wrap around deck
Stone wood burning stove in 2-story fireplace
Ash wood flooring
Large picture windows
Two story room
Cathedral ceiling
Large built-in cabinet - hard curly figured maple with custom inlays
Supplemental heat
Built in speaker system
Access to powder room

Powder Room (7'7" x 8'11")
Linen closet
Sconce lighting
Pedestal sink
Accent lighting in ceiling
Radiant heat

Kitchen/Dining (41'6" x 19'3")
Mountain views
Cathedral ceiling
Skylights with electric blinds
Leathered granite counters
Island with bar seating for five
The Galley sink with two faucets
6-burner gas range on island
Stainless steel Bosch dishwasher
Stainless steel Sub-Zero refrigerator/freezer
Dual Dacor wall ovens
LG Microwave
Stone Fireplace
Built-in breakfast dining area
Hubbardton Forge pendant lighting
Hubbardton Forge chandelier
Accent lighting
White oak wide plank flooring
Custom cabinetry throughout
Sliding door to deck
Entry/exit from 2-car attached garage
Access to laundry

Laundry Room (8'1" x 9'0")
Side by side LG washer and dryer
Granite tile flooring
Blanco sink
Leathered granite counter
Utility closet
Custom cabinets
Ceiling lights
Coat hooks

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Listing #VT1457
EXCLUSIVELY LISTED WITH LANDVEST
Meg Kauffman – 802-318-6034
1940 Mountain Rd, Stowe, VT 05672 – Tel: 802-528-7606
www.landvest.com

Addendum
Grandview Ridge
362 South Pinnacle Ridge Road
Waterbury, Vermont

Side Entry
Access to/from attached 2-car garage

Attached 2-Car Garage (27'3" x 21'8")
Gas heater
Epoxy flooring
Double thick insulated overhead doors

Screened-in Porch (39'3" x 21'5")
Mountain views of Camels Hump
Ipe flooring
Ceiling fan
Gas fireplace
Cathedral ceiling
Timber frame detail
Sconce lighting and pendant lighting
Door to/from kitchen
Screen doors (x2) to driveway and wrap around deck

Hallway

Primary Bedroom (16'11" x 22'11")
Mountain views
Cathedral ceiling
Ceiling fan
Supplemental heat pump
French doors walkout to wrap round deck
Hot tub on deck
Trex decking

Primary Walk-in Closet 1 (11'7" x 6'1")
Cedar wall detail
Built in shelves and hanging racks

Primary Walk-in Closet 2 (12'1" x 14'11")
Mountain views
Custom cabinetry and built-ins
Island with builtin storage

Primary Bathroom (11'7" x 12'10")
Mountain views
Steam shower with rain shower head and two additional shower heads
Double end pedestal bathtub
Tile flooring - radiant heat with supplemental electric heated floor
Double vanity

Upstairs Loft Office (22'4" x 18'11")
Mountain views
Cathedral ceiling
Timber frame detail

MAIN RESIDENCE - LOWER LEVEL
Radiant heat in lower level slab - with possible exception of gym
Supplemental baseboard heat in bedrooms and gym

Lower Level Bedroom (10'4" x 18'8")
Mountain views
Closet
Supplemental heat pump
Carpet
Door to/from hallway

Lower Level Bedroom 2 (11'5" x 11'0")
Mountain views
Closet
Supplemental heat pump
Carpet
Door to/from bathroom
Door to/from hallway

Full Bathroom (9'9" x 5'9")
Double vanity
Granite counter
Tile floor w/radiant heat
Recessed lighting
Pocket door to toilet, bathtub/shower
Mountain views
Custom cabinetry
Door to.from bedroom
Door to/from hallway

Hallway
Carpet
Open to living room
Built-in custom book shelves and cabinets

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Access to utility room#1
Storage closet
Access to utility room#2
Access to three bedrooms
Access to two bathrooms
Access to fitness room

Utility Storage Room #1 (5'2" x 12'2")
Boiler
Radiant Heat
Electrical
Security
HVAC - Air exchange

Lower Level Living Room (46'7" x 38'5")
Beam detail
Recessed lighting
Walkout to back patio
Carpet
Access to stairs to upper level

Utility Storage Room #2 (14'6" x 8'11")
Electrical
Crestron system
Central vac
Viessmann hot water heater
Water softener
Well pump
Water filtration system

Bedroom #3 (11'11" x 12'10")
Mountain views
Closet
Supplemental heat pump
Carpet
Door to/from hallway
Linen Closet

3/4 bathroom (14'1" x 7'0")
Steam shower
Single vanity
Granite counter
Tile flooring with radiant heat
Access to/from hallway
Access to/from gym

Exercise Room/Gym (28'2" x 15'5")
Mountain views
Commercial gym rubber flooring
Sauna
Linen closet
Baseboard heating

GUEST HOUSE
4000 sqft (approx)
1 bedroom ensuite with 3/4 bath
1/2 bath
Loft
Game room
Kitchen / living room / dining
Two story stone wood burning fireplace
Bar
Workshop
Timber frame detail throughout

Side Entry
Office/Bar/Workshop (27'4" x 39'4")
Mountain views
Custom live edge wooden bar
Barn wood walls and ceiling
Sconce lighting on walls
Accent lighting on floor
Sealed concrete floor
Garage door - double thick insulated
Door access to driveway
Stairs to workshop and garage area
Stairs to upper level game room
Door access to hallway/guest living area

Hallway (16'x1" x 4'2")
Wide plank, white oak flooring
Storage closet
1/2 bath
Linen closet
Bedroom ensuite
Laundry room

1/2 Bathroom (8'2" x 5'10")
Single pedestal sink
Recessed lighting

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Bedroom Ensuite (16'1" x 20'10")
Mountain views
Wide plank, white oak flooring
Walkout to deck
Mini-split
Radiant heat
Supplemental heat pump
Closet
Built in speaker
Cathedral ceiling

3/4 Bathroom Ensuite (9'3" x 7'6")
Tile flooring
Single vanity
Granite counter
Sconce lighting
Recessed lighting
Pocket door access to/from bedroom

Laundry Room (7'6" x 5'10")
Kenmore elite stacked washer and dryer
Sink
Tile floor
Recessed lighting

Living Room (26'11" x 38'11")
Mountain views
Open floor plan with loft above
Stone wood burning fireplace
Wide plank, white oak flooring
Cathedral ceiling
Built in speaker system
Spiral staircase to loft
Front door entry to driveway
Radiant heat throughout
Supplemental heat pump

Kitchen (15'10"" x 11'6")
Mountain views
Wide plank, white oak flooring
Custom cabinetry
Bar seating for four
Granite countertop
4 burner gas range w/ downdraft
Jenn-Air oven
Stainless steel sink
Kenmore Elite dishwasher
Kenmore Elite refrigerator / freezer
Kenmore Elite microwave
Recessed lighting
Accent lighting

Guest House - Loft (15'9" x 11'1")
Cathedral ceilings
Timber frame
Iron railings
Spiral staircase to/from main level
Wide plank, white oak flooring
Open to lounge

Lounge - (15'11" x 14'10")
Open to loft
Door to game room

Game Room (27'7" x 26'8")
Mountain views
Iron railing
Wide plank, white oak flooring
Two chandeliers
Stairs to/from lower level

Garage (48'1" x 25'10")
3 garage bays
Radiant heat
Utility half bath
Utility Room
Epoxy flooring
Double thick insulated overhead doors

Utility Half Bath (6'8" x 5'1")

Utility Room (10'4" x 5'1")
Furnace
Well pump
Radiant heat system
Water filtration
Hot water heater
Security
Crestron system
Electric

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Large Gear Storage Area (30'6" x 8'5")
Fan tech system
Shelving and hooks

4th Garage Bay / Workshop (27'10" x 38'7")
Utility closet
Propane hot air furnace
Work shop cabinetry
Built-in work bench with steel counter
Stairs to main level
Epoxy flooring
Double thick insulated overhead door

UTILITIES
Propane - 4000/gal annually (seasonal fuel consumption) - Suburban
Electric - $5000/annually - Green Mountain Power
Fiber optic internet - Comcast

TAXES
2024 Non-Homestead
$41,928.08

HOA
Pinnacle Ridge HOA
$2,200/annually

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PROPANE TANKS and Supply
Main house: 1500 Gallons, installed by owner in 2018
Guest House: 500 Gallons, uncertain installation. Believe owned but no documentation.
Annual pre-buy contract with Suburban Propane.

HVAC

MAIN HOUSE:
- Boiler converted to propane from oil when we purchased 2016. Age of boiler unknown, likely 2000.
- 3 Heat pump compressors with 5 head units installed various times during our ownership by County Plumbing, Morrisville VT.
- AC compressor and handler for kitchen and loft installed 2018.
- AC compressor for Master Suite likely original, out of service and unused. Heat pump is more effective/efficient.
- All systems cleaned/serviced by County annually.

GUEST HOUSE:
- 2 PROPANE FURNACES, one installed with the construction of original barn likely 2000. Heats only shop. 1 furnace installed with the 2012 addition heating the rest of the house including garage radiant heat.
- 2 heat pump compressors and 3 head units installed circa 2021 by County.
- All systems cleaned/serviced by County annually.

WATER SYSTEMS:
- 2 wells, one for each house.
- New water heater installed in Guest house during our ownership
- Water softener system installed during our ownership.
- Main house water softener came with 2016 purchase, age unknown.
- All systems maintained/serviced by Clearwater of Waitsfield

HOMES AUTOMATION/SECURITY
- Both houses have whole house audio, video, lighting and climate controlled by Crestron systems
- Main house alarm system updated in 2018, then converted to Honeywell in 2023.
- Guest house alarm system is Omni likely circa 2012.
- Systems installed and maintained by Vermont Electronics. Security monitoring by Stowe Security.

SEPTIC

- 2 tanks, 1 leach field. Main line from Main House replaced in 2023 due to bowing.

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Residential **Single Family** **362 S Pinnacle Ridge Road** **Listed: 7/26/2024** **$5,500,000**
5006982 **Waterbury** **VT 05676** **Closed:**
Active **Unit/Lot #** **DOM: 9**



Unbranded Tour URL 1
Unbranded Tour URL 2 Property Panorama VTour

County	VT-Washington	**Rooms - Total**	12
VillDstLoc		**Bedrooms - Total**	5
Year Built	2000	**Baths - Total**	7
Architectural Style	Contemporary	**Baths - Full**	2
Color		**Baths - 3/4**	2
Total Stories	1.5	**Baths - 1/2**	3
Taxes TBD	No	**Baths - 1/4**	0
TaxGrosAmt	$41,928.08	**SqFt-Apx Total Finished**	9,792
Tax Year	2024	**SqFt-Apx Total**	10,304
Tax Year Notes		**Lot Size Acres**	45.02
		Lot - Sqft Footprint	1,961,071

Delayed Showing No
Date - Showings Begin

Directions From I-89 take Exit 10 - Waterbury. Head northeast on Waterbury/Stowe Road. Take a left up Blush Hill Road. Turn left onto Lonesome Trail. Turn left onto S. Pinnacle Ridge Road. Slight right then slight left.

Remarks - Public A gorgeous, rolling, 45-acre hilltop estate that captures exceptional 360-degree views including Camel's Hump, the Worcester Range, and Mount Mansfield. Grandview Ridge is a masterful blend of understated luxury, comfort, practicality, and natural beauty. The light-filled main house is classic timber frame architecture, rustic charm meets modern sophistication. The spacious first floor living area features a stunning two-story stone fireplace and cathedral ceiling. Large windows throughout allow for mountain views from nearly every vantage. French doors open to the expansive, wrap-around deck. The well-appointed kitchen is ideal for entertaining with an oversized island, built-in breakfast area and sits adjacent to the show-stopping screened-in-porch, which will surely be your preferred spot to enjoy the beauty of the seasons. The private, first-floor primary suite, has dual walk-in closets, cathedral ceilings, and views of the mountains. The lower level has a large family room, three additional bedrooms with mountain views, a fully equipped gym and sauna. The guest house with an ensuite bedroom, stone fireplace, and open floor plan, provide a versatile space for visitors. Features include a bar for relaxing and sharing stories after your outdoor adventures, a loft with a recreation room, a multi-bay garage and a well-equipped workshop for maintaining your gear. This unique setting is both extraordinarily private and immensely convenient.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Materials Wood Frame
Foundation Concrete
Roof Metal
Basement Yes
Basement Access Type Interior
Basement Description Finished, Walkout, Interior Access
Garage Yes
Garage Capacity 6

Estimated Completion

SqFt-Apx Fin Above Grade	6,949
List $/SqFt Fin ABV Grade	$791.48
SqFt-Apx Fin AG Source	Estimated
SqFt-Apx Unfn Above Grade	0
SqFt-Apx Unfn AG Source	Estimated
SqFt-Apx Fin Below Grade	2,843
List $/SqFt Fin Below Grade	$1,934.58
SqFt-Apx Fin BG Source	Estimated
List $/SqFt Fin Total	$561.68
SqFt-Apx Unfn Below Grade	512
SqFt-Apx Unfn BG Source	Estimated
SqFt-Apx Tot Below Grade	
SqFt-Apx Tot BG Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 387
Deed - Page 306
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning Conservation

Map
Block
Lot
SPAN# 696-221-10327
Tax Class Non-Homestead
Tax Rate
Current Use
Land Gains
Assessment Year
Assessment Amount
Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres

Roads Gravel
Road Frontage Yes
Road Frontage Length 633

ROW - Length TBD
ROW - Width TBD
ROW - Parcel Access Yes
ROW to other Parcel
Surveyed Yes

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

Lot Features Country Setting, Hilly, Landscaped, Mountain View, Pond, PRD/PUD, Secluded, Subdivision, View, Wooded

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Baseboard, Heat Pump, Radiant
Heat Fuel Gas - LP/Bottle
Cooling Central AC, Mini Split
Water Source Drilled Well
Sewer Septic
Electric Circuit Breaker(s)

Utilities Telephone At Site
Internet Internet - Fiber Optic

Fuel Company Suburban
Electric Company Green Mountain Power
Cable Company Comcast
Phone Company

FEATURES

Driveway Paved

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
Items Excluded

Flood Zone No
Seasonal No
Easements Yes
Covenants Yes
Resort

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

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

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public Being sold furnished with some exclusions. HOA fees are $2,200/annually. All room counts and square footage are main house and guest house combined. Square footage is approximate.

Remarks - Intra-Firm

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent
Showing Service

Input of Owner Name I have written permission to submit name
Owner Name Hughes
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	LandVest, Inc.
Listing Office - Phone Number	Off: 802-528-7606
Listing Office - Phone Number 2	
List Agent - Agent Name and Phone	Meg Kauffman - Cell: 802-318-6034
List Agent - Phone Number	Cell: 802-318-6034
List Agent - E-mail	mkauffman@landvest.com
List Team - Team Name	
List Team - Phone Number 1	
List Team - Team Email 1	
Co List Agent - Agent Name and Phone	Wade Weathers - Cell: 802-238-6362
Co List Agent - Phone Number	Cell: 802-238-6362
Co List Agent - E-mail	wweathers@landvest.com
Alternate Contact - Agent Name	
Alternate Contact - Phone Number	
Alternate Contact - E-mail	
Selling Office - Office Name	
Selling Office - Phone Number	
Selling Office - E-mail	
Selling Agent - Agent Name	
Selling Agent - Phone Number	
Selling Agent - E-mail	
Sell Team - Team Name	
Sell Team - Phone Number 1	
Co Selling Office - Office Name and Phone	
Co Selling Agent - Agent Name and Phone	

Date - MLS List	7/26/2024
Date - Expiration	7/3/2025
Date - Active Under Contr	
Date - Pending	
Date - Withdrawn	
Date - Terminated	
Date - Closed	
Anticipated Closing Date	
Listed in other Prop Type	No
Primary MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	No
Short Sale	No
Price - Original	$5,500,000

Concessions
Concession - Amount
Concession - Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Financing-Buyer

Contingencies

My Info: Meg Kauffman - Cell: 802-318-6034

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Itemized Property Costs

From Table: MAIN Section 1 **Record #** 429

Property ID: 240-0370 **Span #:** 696-221-10327 **Last Inspected:** 10/26/2007 **Cost Update:** 06/12/2019

Owner(s): HUGHES, SUSAN P LIVING TRUST U/T/A RESTATED
Address: 362 S PINNACLE RIDGE RD
City/St/Zip: WATERBURY VT 05676
Location: 362 S PINNACLE RIDGE RD
Description: 45.02 AC & DWL
Tax Map #: 12-061.400

Sale Price: 2,700,000 **Book:** 387 **Validity:** No Data
Sale Date: 09/12/2016 **Page:** 306
Bldg Type: Single **Quality:** 7.00 Exceptional I
Style: 1.5 Fin **Frame:** Studded
Area: 3244 **Yr Built:** 2000 **Eff Age:** 19
 # Rms: 7 **# Bedrm:** 2 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	100.00		167.88	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		-4.39	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		15.37	
Heat/cooling #1:	HW Rad	100.00		1.72	
Energy Adjustment	Excellent			2.84	
Foundation Adjustment	SF Mod Hil			2.50	
ADJUSTED BASE COST			3,244.00	185.91	603,095
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 21)			-3.00	3,870.00	-11,610
Roughins (beyond allowance of 1)			1.00	972.00	972
Dormers	Gable roof		24.00	378.00	9,072
Fireplaces	1.5 Fin / Double		1.00	14,580.00	14,580
Features #1:	Skylighs		12.00	50.00	600
Features #2:	Extra Fireplace		1.00	3,300.00	3,300
Features #3:	Sauna		1.00	4,000.00	4,000
Porch #1:	WoodDck/NoWall/NoRoo		556.00	21.54	11,976
Porch #2:	WoodDck/NoWall/NoRoo		555.00	21.54	11,955
Porch #3:	OpenStp/NoWall/Roof/No		156.00	58.58	9,139
Porch #4:	WoodDck/NoWall/Roof/C		32.00	103.98	3,327
Porch #5:	WoodDck/Screen/Roof/N		727.00	78.49	57,064
Basement	Conc 8"		2,796.00	26.50	74,083
Finished Basement	Partition		2,718.00	56.16	152,643
Garage/Shed #1:	A/1.5S/WdSidng/No		784.00	68.44	53,659
Subtotal					997,855
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					997,855
Condition	Average	Percent			
Physical depreciation		12.00			-119,743
Functional depreciation		15.00			-149,678
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					728,400

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.30	3.00		331,500
AC Other	43.02	1.30	1.00		251,200
Total	45.02				582,700

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000

Itemized Property Costs

From Table: MAIN Section 1 **Record #** 429

Property ID: 240-0370 **Span #:** 696-221-10327 **Last Inspected:** 10/26/2007 **Cost Update:** 06/12/2019

Owner(s): HUGHES, SUSAN P LIVING TRUST U/T/A RESTATED
Address: 362 S PINNACLE RIDGE RD
City/St/Zip: WATERBURY VT 05676
Location: 362 S PINNACLE RIDGE RD
Description: 45.02 AC & DWL
Tax Map #: 12-061.400

Sale Price: 2,700,000 **Book:** 387 **Validity:** No Data
Sale Date: 09/12/2016 **Page:** 306
Bldg Type: Single **Quality:** 7.00 Exceptional I
Style: 1.5 Fin **Frame:** Studded
Area: 3244 **Yr Built:** 2000 **Eff Age:** 19
 # Rms: 7 **# Bedrm:** 2 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 3

Item		Description	Percent	Quantity	Unit Cost	Total
Sewer	y / y	Typical	Average			10,000
Landscape	y / y	Extensive	Very Good			15,000
Ponds	y / y	Typical	Average			10,000
Total						42,000
SUB-TOTAL THIS SECTION						1,353,100

NOTES

LAND WAS ACQUIRED IN 2 PARCELS (30 AC, BK 165 PG 538, 8-30-99 FOR $153,000) & (15.02 AC, BK 167 PG 9, 11-15-99 FOR $75,000), LAND HAS PRIVACY AND EXCELLENT VIEW, SURVEY SLIDE 660, DWL IS VERY WELL BUILT & DESIGNED POST & BEAM, FINISHED BSMT HAS 5 ROOMS (2 BEDROOMS, 1 3/4 BATH, SAUNA, FITNESS ROOM , OFFICE & REC ROOM) - WALKOUT - TLA = 5962sf - 15% FUNC FOR SIZE. 2015: ADDED POND THAT HAD BEEN MISSED.

2016 Transfered to Hughes

2019: Added screen porch and covered access and adjusted area of deck

Itemized Property Costs

From Table: MAIN Section 2 **Record #** 429

Property ID: 240-0370 **Span #:** 696-221-10327 **Last Inspected:** 10/26/2007 **Cost Update:** 06/12/2019

Owner(s): HUGHES, SUSAN P LIVING TRUST U/T/A RESTATED
Address: 362 S PINNACLE RIDGE RD
City/St/Zip: WATERBURY VT 05676
Location: 362 S PINNACLE RIDGE RD
Description: 45.02 AC & DWL
Tax Map #: 12-061.400

Sale Price: 2,700,000 **Book:** 387 **Validity:** No Data
Sale Date: 09/12/2016 **Page:** 306
Bldg Type: Single **Quality:** 5.00 VERY GOOD
Style: 1.5 Fin **Frame:** Studded
Area: 1932 **Yr Built:** 2012 **Eff Age:** 7
 # Rms: 5 **# Bedrm:** 1 **# Ktchns:** 0
 # 1/2 Bath: 1 **# Baths:** 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		106.51	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		3.28	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		9.12	
Heat/cooling #1:	HW Rad	100.00		1.74	
Energy Adjustment	Good			1.73	
Foundation Adjustment	SF Mod Hil			2.15	
ADJUSTED BASE COST			1,932.00	124.53	240,591
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 14)			-5.00	2,475.00	-12,375
Roughins (beyond allowance of 1)				705.00	
Dormers	Shed roof		8.00	227.50	1,820
Fireplaces	1.5 Fin / Single		1.00	6,525.00	6,525
Features #1:	Hearth		1.00	2,000.00	2,000
Garage/Shed #1:	Builtin/WdSidng/No		1,572.00	25.86	40,652
Subtotal					279,212
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					279,212
Condition	Average	Percent			
Physical depreciation		6.00			-16,753
Functional depreciation		15.00			-41,882
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					220,600
TOTAL PROPERTY VALUE					1,573,700

NOTES

HOUSESITE VALUE : . 1,322,500
HOMESTEAD VALUE : . 1,573,700

2013:Originally a very good 1 1/2 sty detached shed of 1120sf that has been made into a guesthouse dwl - Bsmt is built-in garage but does have a 1/2 bath. 2nd floor is a loft setup with spiral staircase - 15% func. Well built dwl.

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Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Susan P. Hughes Living Trust _____ _____

_____ _____

Physical Property Address: 362 South Pinnacle Ridge (Street) Waterbury (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 thatwould 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?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ 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?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☑ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane 1500 and 500 gallon tanks	☑ YES	☐ NO	☐ 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? 2016 By whom? Approved Contractor	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Flagged	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 2016 By whom? Surveyor	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☑ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
Further explanation of any of the above: Shared driveway				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☑ Base Board ☐ Hot Air ☑ Radiant ☑ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): see attached Age of Furnace/Boiler: _____ ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☑ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: 4000 Gallons (or other measure) Date Range 2023-2024 Provider: Suburban Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☑ Owner ☐ Propane Supplier ☐ Association Property used: ☐ Full Time ☑ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.) 4 Heat Pump Inverters, 8 Head units, 2 AC Compressors(1 not used)
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: Main ☑ Don't Know Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☑ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☐ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $ 5000+/- Date Range: 2023-2024 Electric utility provider: Green Mountain Power Property used: ☐ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: _____ Amps ☑ Don't Know
(f)	Has a Vermont Home Energy Profile been created? ☐ YES ☑ NO ☐ DON'T KNOW If yes, when? _____ By whom? _____
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider: Comcast
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Verizon
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Comcast If "Yes," service is: ☐ Dial Up ☑ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic
(k)	Is television service available at the Property? ☑ YES ☐ NO If "Yes", current provider: _____ If "Yes," source is: ☐ Antenna ☑ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be ***included*** in the sale of the Property:

☐ Electric Garage Door Opener - Number of Transmitters 6 ☑ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? to code
☐ 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 ☐ Mini Split ☐ Compost Bin
☑ Wood/Gas/Pellet/Other Stove (describe): wood stove
☐ OTHER: _____

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

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: 1 AC compressor(not used)

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☐ Wood Frame ☑ Other (describe): Timber Frame

Age of Building(s): Main Bldg. 24 years Additions to Main Bldg. 6 years Additional Building(s): (a) 12 (b) _____

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? ☑ Yes ☐ No
If "Yes," please explain:
Timberframe screen porch, deck; complete renovation of kitchen in main house(2018)

If "yes," did you obtain all necessary permits and approvals for such work? ☑ Yes ☐ No ☐ Don't know

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:

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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: _____

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

ROOF: ☐ Shingle ☐ Slate ☑ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? Main: 2000 Original, 2018 partial; Guest 2012
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? partial replacement of roof with remodel in 2018
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 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 ☐ Driven Point Well ☐ On-site ☐ Off-site
☑ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
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
Age of Water System: 24 years , 12 years
If Drilled Well: Drilled by: don't know Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $NA Date Range: _____ Metered ☐ YES ☑ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 2016 By whom? TBD Results: OK
Has any other water quality or water chemistry testing been done? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 2016 By whom? TBD Results: OK
Water softener ☑ YES ☐ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
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: _____
Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity:

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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 ☐ Shared ☑ 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: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: 2000/2012 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? 2023
What was done? House main line replaced By whom? Kingsbury

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? 2023(main) ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? 2023 ☐ Don't Know By whom? Kingsbury
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☑ NO If "Yes," describe in detail:

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☑ YES ☐ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☑ YES	☐ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☑ DON'T KNOW

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? 2016 By whom? TBD Results: OK	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could 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:	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☑ YES	☐ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☐ No	☑ YES	☐ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above: Annual contract with LeBlanc Pest Control service			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? Pinnacle Ridge HOA	☑ YES	☐ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed?	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions?	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $2200 ☐ Monthly ☐ Quarterly ☑ Yearly	☑ YES	☐ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: Years or term remaining on any outstanding special assessments:	☐ YES	☑ 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.	☐ YES	☑ NO	☐ 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.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: Barbara Cipolla/President Phone number/e-mail pinnacleridgehomeownersassoc@gmail.com			

Further explaination of any of the above:

Seller's Initials SPH 07/08/24 3:13 PM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/2dmo-FreJ-33DE

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:**

Regular repair and maintenance

2024 scheduled:
1. Chimney caps replacement and mortar repair+
2. Screen porch resealing
3. Installation of Ice guards on Roof
4. Pella window panel repair and replacement

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: *Susan P. Hughes Living Trust* dotloop verified 07/08/24 3:13 PM EDT AIMI-XHF4-ZGYM-7DHO	Purchaser:		
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that JOHANNA MARIE CICOTTE, (formerly known as Joseph Cicotte), of Manchester, New Hampshire, Grantor, in consideration of TEN AND MORE DOLLARS and other good and valuable consideration, paid to her full satisfaction by SUSAN P. HUGHES and DAVID HUGHES, TRUSTEES OF THE SUSAN P. HUGHES LIVING TRUST u/t/a amended and restated on August 29, 2013, Grantees, by these presents, does freely *GIVE, GRANT, SELL, CONVEY* and *CONFIRM* unto the said Grantees, SUSAN P. HUGHES and DAVID HUGHES, TRUSTEES OF THE SUSAN P. HUGHES LIVING TRUST u/t/a amended and restated on August 29, 2013, and their successors and assigns forever, certain lands and premises in the Town of Waterbury, County of Washington and State of Vermont, described as follows, viz:

Parcel One

Being all and the same lands and premises conveyed to Joseph Cicotte (now known as Johanna Marie Cicotte) by Warranty Deed of Donald G. Martin, dated August 27, 1999, and recorded in Book 165, Pages 538-541 of the Town of Waterbury Land Records.

Being a parcel of land containing 30 acres, more or less, and depicted as Lot No. 5 on a survey plan entitled, "The Donald G. Martin Property at Pinnacle Ridge" prepared by Glen Towne, dated August 24, 1995, and recorded at Map Book 4, Page 182 (Slide 660) of the Town of Waterbury Map Files.

Also conveyed is a right of way from the present end of Town Highway 10, Lonesome Trail, over the West Road, the Pinnacle Ridge South Road, and the extension from the Pinnacle Ridge South Road in the above described lot, which is further described as follows:

Being an easement and open right of way over and upon a portion of Pinnacle Ridge entrance and Pinnacle Ridge West Road, consisting of a 50 foot wide strip of land, and a 60 foot wide strip of land extending from the terminus of Town Highway Ho. 10 through the entrance and center portion of the Pinnacle Ridge Subdivision to its intersection with Pinnacle Ridge South Road, said easement and open right of way thence continuing over and upon said Pinnacle Ridge South Road, consisting of a 60 foot wide strip of land extending from the southwesterly edge of West Road through the southerly portion of the so-called Pinnacle Ridge subdivision, and abutting the northerly boundary; continuing over and upon a 60 foot wide strip of land being the northernmost portion of an irregular shaped parcel of land located adjacent to Lots 23, 24 and 25A, to those lands and premises conveyed to Donald G. Martin by Warranty Deed of Harry Cornelius and Karla Cornelius, dated August 18, 1993, and recorded in Book 133, Pages 107-108 of the Waterbury Land Records. The herein conveyed easement and open right of way then continues over and

upon a portion of those Donald G. Martin lands and premised shown as a 50 foot roadway upon the survey plan entitled, "The Donald G. Martin Property at Pinnacle Ridge" prepared by Glenn Towne, dated August 24, 1999, and recorded at Map Book 4, Page 182 (Slide 660) of the Waterbury Land Records, to Lot 5 herein conveyed.

The 50 foot wide Pinnacle Ridge entrance strip of land and the 60 foot wide "West Road" strip of land is shown as "50.00 RIGHT OF WAY PER BK 66, P. 434-436" and as "West Road" upon a survey plan entitled, "Phase I, Subdivision of a Portion of Pinnacle Ridge, Blush Hill – Waterbury, VT", prepared by Paul C. Harrington, Registered Land Surveyor, Middlesex, Vermont, dated August, 1983, last revised May 25, 1988, and recorded at Map Book 4, Page 38 of the Waterbury Land Records. The above referenced Pinnacle Ridge "South Road" is shown upon said survey plan as well. The remainder of the 60 foot wide strip of land (being the balance of South Road) and the above referenced intersected irregular-shaped parcel of land are both down upon a survey plan entitled, "Subdivision of a Portion of Pinnacle Ridge, Blush Hill – Waterbury, VT" prepared by Paul C. Harrington, dated May, 1987, last revised November 24, 1995, and recorded at Map Book 4, Page 118 of said Land Records.

This easement and right of way shall be for use in common with Donald G. Martin, and his successors in title, for purposes of access by all common methods, means and types of transportation and locomotion from time to time; for the purpose of laying relaying, construction, maintaining, repairing and inspecting telephone, electric, cable television and similar communication lines and circuits with appurtenant works, fixtures and equipment, and for maintaining and improving those roadways accessing the herein conveyed Lot No. 5, and all other lots of the Donald G. Martin Property at Pinnacle Ridge.

This lot may not be further subdivided as to create any additional lots.

Said lands and premises are benefited by and made subject to covenants of a residential nature entitled, "The Donald G. Martin Property at Pinnacle Ridge Declaration of Covenants and Restrictions" dated August 30, 1999, and recorded in Book 165, Pages 532-536 of the Town of Waterbury Land Records, as well as any and all subsequent amendments thereto.

Parcel Two

Being all and the same lands and premises conveyed to Joseph Cicotte (now known as Johanna Marie Cicotte) by Warranty Deed of Donald G. Martin, dated November 10, 1999, and recorded in Book 167, Pages 9-12 of the Town of Waterbury Land Records.

Being a parcel of land containing 15.02 acres, more or less, and depicted as Lot No. 4 on a survey plan entitled, "The Donald G. Martin Property at Pinnacle Ridge" prepared by Glen Towne, dated August 24, 1995, and recorded at Map Book 4, Page 182 (Slide 660) of the Town of Waterbury Map Files.

Also conveyed is a right of way from the present end of Town Highway 10, Lonesome Trail, over the West Road, the Pinnacle Ridge South Road, and the extension from the Pinnacle Ridge South Road in the above described lot, which is further described as follows:

Being an easement and open right of way over and upon a portion of Pinnacle Ridge entrance and Pinnacle Ridge West Road, consisting of a 50 foot wide strip of land, and a 60 foot wide strip of land extending from the terminus of Town Highway Ho. 10 through the entrance and center portion of the Pinnacle Ridge Subdivision to its intersection with Pinnacle Ridge South Road, said easement and open right of way thence continuing over and upon said Pinnacle Ridge South Road, consisting of a 60 foot wide strip of land extending from the southwesterly edge of West Road through the southerly portion of the so-called Pinnacle Ridge subdivision, and abutting the northerly boundary; continuing over and upon a 60 foot wide strip of land being the northernmost portion of an irregular shaped parcel of land located adjacent to Lots 23, 24 and 25A, to those lands and premises conveyed to Donald G. Martin by Warranty Deed of Harry Cornelius and Karla Cornelius, dated August 18, 1993, and recorded in Book 133, Pages 107-108 of the Waterbury Land Records. The herein conveyed easement and open right of way then continues over and upon a portion of those Donald G. Martin lands and premised shown as a 50 foot roadway upon the survey plan entitled, "The Donald G. Martin Property at Pinnacle Ridge" prepared by Glenn Towne, dated August 24, 1999, and recorded at Map Book 4, Page 182 (Slide 660) of the Waterbury Land Records, to Lot 4 herein conveyed.

The 50 foot wide Pinnacle Ridge entrance strip of land and the 60 foot wide "West Road" strip of land is shown as "50.00 RIGHT OF WAY PER BK 66, P. 434-436" and as "West Road" upon a survey plan entitled, "Phase I, Subdivision of a Portion of Pinnacle Ridge, Blush Hill – Waterbury, VT", prepared by Paul C. Harrington, Registered Land Surveyor, Middlesex, Vermont, dated August 1983, last revised May 25, 1988, and recorded at Map Book 4, Page 38 of the Waterbury Land Records. The above referenced Pinnacle Ridge "South Road" is shown upon said survey plan as well. The remainder of the 60 foot wide strip of land (being the balance of South Road) and the above referenced intersected irregular-shaped parcel of land are both down upon a survey plan entitled, "Subdivision of a Portion of Pinnacle Ridge, Blush Hill – Waterbury, VT" prepared by Paul C. Harrington, dated May, 1987, last revised November 24, 1995 and recorded at Map Book 4, Page 118 of said Land Records.

This easement and right of way shall be for use in common with Donald G. Martin, and his successors in title, for purposes of access by all common methods, means and types of transportation and locomotion from time to time; for the purpose of laying relaying, construction, maintaining, repairing and inspecting telephone, electric, cable television and similar communication lines and circuits with appurtenant works, fixtures and equipment, and for maintaining and improving those roadways accessing the herein conveyed Lot No. 4, and all other lots of the Donald G. Martin Property at Pinnacle Ridge.

This lot may not be further subdivided as to create any additional lots.

Said lands and premises are benefited by and made subject to covenants of a residential nature entitled, "The Donald G. Martin Property at Pinnacle Ridge Declaration of Covenants and Restrictions" dated August 30, 1999, and recorded in Book 165, Pages 532-536 of the Town of Waterbury Land Records, as well as any and all subsequent amendments thereto.

Reference is hereby made to the above-referenced deeds, survey plans, and declaration, and the records thereof, to all references therein and the respective records thereof, all in further aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, SUSAN P. HUGHES and DAVID HUGHES, TRUSTEES OF THE SUSAN P. HUGHES LIVING TRUST u/t/a amended and restated on August 29, 2013, and their successors and assigns forever, to their own use and behoof forever; and JOHANNA MARIE CICOTTE, the said Grantor, for herself and her heirs and assigns, does covenant with the said Grantees, SUSAN P. HUGHES and DAVID HUGHES, TRUSTEES OF THE SUSAN P. HUGHES LIVING TRUST u/t/a amended and restated on August 29, 2013, and their successors and assigns forever, that until the ensealing of these presents, she is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are free from every encumbrance except as aforesaid; and she hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, the Grantor hereunto sets her hand and seal this 8th day of September, 2016.

Johanna Marie Cicotte

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED Asst
Signed Becca Jones Clerk
Date Sept. 12, 2016

STATE OF VERMONT
COUNTY OF LAMOILLE, S.S.

At Stowe, in said County, this 8th day of September, 2016, personally appeared Johanna Marie Cicotte, and she acknowledged this instrument, by her sealed and subscribed to be her free act and deed.

Before me, Elaine K. Nichols
Notary Public

My commission expires: 02-10-2019

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
September 12, A.D 2016
AT 11 O'CLOCK 00 MINUTES A M
AND RECORDED IN BOOK 387 PAGE 306-309
RECORDS OF Deeds
ATTEST Becca Jones
Asst TOWN CLERK

THE DONALD G. MARTIN PROPERTY
AT PINNACLE RIDGE
DECLARATION OF COVENANTS & RESTRICTIONS

THE DONALD G. MARTIN PROPERTY
AT PINNACLE RIDGE
DECLARATION OF COVENANTS AND RESTRICTIONS

The following conditions, restrictions, covenants and agreements are hereby made applicable to Lots 1-5, inclusive, of the Donald G. Martin 80 acre property at Pinnacle Ridge, Lonesome Trail, Blush Hill Road, Waterbury, Vermont, which may be further described as follows:

> It being all and the same land and premises conveyed to Donald G. Martin by Warranty Deed of Harry A. Cornelius and Karla Moore Cornelius dated August 18, 1993 and recorded at Book 133, Pages 107-108 of the Waterbury Land Records.
>
> Said land and premises consist of 80 acres, more or less, and are shown upon a survey plan entitled "Plan of a Portion of the Farr Property, Waterbury, Vermont, August 1988", prepared by Paul C. Harrington and recorded at Map Book 3, Page 81 of the Waterbury Land Records.
>
> Said land has been divided into 5 lots, numbered 1-5, which are shown upon a survey plan entitled "The Donald G. Martin Property at Pinnacle Ridge" prepared by Glen Towne, dated August , 1999 and recorded at Map Book Page of the Waterbury Land Records.

Whenever the term "Grantor" is used herein, it shall refer to Donald G. Martin, and his heirs, executors, administrators, successors and assigns.

Whenever the term "lot" is used herein, it shall refer to the numbered lots, as surveyed.

Wherever the term "Review Board" is used herein, it shall refer to The Blush Hill Company, agent and manager of the Donald G. Martin Property at Pinnacle Ridge.

1. The lots shall not be subdivided so as to create additional lots.

2. The lots shall be used for residential purposes only. This does not exclude professional home offices such as those appropriate to the practice of medicine, law, accounting, architecture and other such professions.

3. No house trailers or mobile homes shall be kept on the property at any time; however, a motor home or camper, so-called, may be stored in a garage. No unlicensed vehicles, excepting gas or electric golf carts, shall be allowed to stand outside on any lot; provided, however, that exterior storage or seasonal vehicle, such as boats and snow mobiles, may be allowed if approved by the Review Board. In order to maintain the aesthetic character of the community and because of the availability of underground cable

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t.v. lines to all lots, no roof top antennas or above-ground satellite dish antennas in excess of 36" shall be permitted upon any lot.

4. Any structure erected or placed on a lot shall be at least fifty (50) feet from any lot line or right-of-way line, unless location of such structure is specifically exempted by the Review Board.

5. No sign shall be erected on any lot unless specifically approved by the Review Board.

6. No owner shall dispose of or store trash and garbage above ground or outside of any buildings. There shall be no disposal of trash, rubbish or garbage by burning of same outdoors.

7. The operation of noise producing machines such as trail bikes, go-carts or snow mobiles shall not be permitted on any lot, except as necessary to depart from or return to any lot and except as necessary to provide for the storage of such machines on any lot. The operation of lawn mowers, chain saws, rototillers and similar nonrecreational machines may only take place during daylight hours.

8. No animals, livestock or poultry of any kind shall be raised or kept on any lot with the exception of horses, ducks, dogs, cats or other domestic household pets. No commercial kennels and no commercial breeding of animals are permitted.

9. The natural flow of any brook or stream through or along any lot shall not be impeded or altered in any way without prior approval of the Review Board.

10. Trees providing natural screening from neighboring lots shall not be removed, limbed or girded without prior written approval of the Review Board.

11. Fencing on the perimeter of or within lots shall not be allowed, other than so-called post and railing fencing not to exceed four feet in height; provided, however, that the Review Board may approve other types of fencing on a case-by-case basis, including but not limited to, appropriate swimming pool, tennis court, and paddle court fencing, in keeping with the character of the neighborhood.

12. In order to maintain a high quality and harmonious character of the residential community, construction shall be permitted only by builders approved by the Review Board.

13. All plans and specifications for the siting, construction, remodeling, alteration, or reconstruction of or addition to any structure upon any lot, for the location of any driveway and for landscaping to be planted upon a lot, shall require the approval in writing by the Review Board prior to the commencement of construction or planting. Plans and specifications showing in detail the structure, driveway location and landscaping proposed

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by the owner of the lot shall be submitted to the Review Board and its review shall encompass all aspects of such structures, driveways and landscaping, including but not limited to location, exterior form and appearance, material, color, architectural style, exterior lighting affixed to or separate from any structure, and finish grade elevation of any structure. If approval is granted, such approval shall be evidenced by written endorsement on such plans and specifications or separate written certification by the Review Board, executed prior to commencement of construction or planting; and no changes or deviations in such plans shall be allowed without the prior written consent of the Review Board. The Review Board shall act to approve or disapprove an owner's plans and specifications within twenty-one(21) days of receipt of such plans or specifications. Failure to so act to approve or disapprove, as the case may be, within the said 21 day period shall be deemed to be approval by the Review Board.

14. The exterior of any building constructed on any lot shall be completely finished and the grounds surrounding same shall be finally and completely graded and landscaped within twelve (12) months from the date of commencement of construction thereof, which commencement date shall be deemed to be of that when excavation for a foundation or other support for such building is commenced.

15. All service lines for utilities, including electrical, telephone, and cable television lines, leading to structures erected on any lot shall be installed and placed underground from that particular transclosure designated by Grantor. Grantor reserves an easement and right-of-way over, upon and under that portion of each lot which lies within thirty (30) feet of any roadway upon or adjacent to the lot for the purpose of laying any utility and service pipes and lines under the lots, and for the purpose of replacing, repairing, and maintaining such lines. Grantor shall not, however, be responsible or liable for the installation or maintenance of any such lines from the roadway to the structures on any lot.

16. No lot owner shall grant, convey or establish any easement or right-of-way across or upon his lot to establish access in any manner to property adjacent to or adjoining such lot, unless expressly authorized in writing by Grantor.

17. Grantor hereby grants and dedicates to the owner of each lot as an appurtenance thereto, a non-exclusive easement and right of access over the Pinnacle Ridge entrance road and Pinnacle Ridge South Road, and over that roadway now or hereafter laid out through the property. Grantor reserves the right to alone convey the property roadway to the Town of Waterbury as a town road, or to the Pinnacle Ridge Homeowners' Association. Unless and until such time as the above roadways are accepted by the Town of Waterbury as town roads, the owner of each lot shall be obligated to pay to the Pinnacle Ridge Homeowners' Association his proportionate share of Association costs, including the costs of maintaining the roadways, which said maintenance costs shall include snow plowing, gravelling, replacement of culverts, and any other ordinary and necessary maintenance. The proportionate share of each lot owner for the costs shall be determined by the Pinnacle Ridge Homeowners' Association by dividing the number of lots owned by an owner by the aggregate number of lots subject to the Pinnacle Ridge

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Declaration of Covenants and Restrictions and the herein lots subject to this Declaration as they are sold by Grantor to each new owner, and such other additional lots as may be incorporated in the future by agreement with the Association.

18. The burdens and benefits of these protective covenants and restrictions, and the obligation of each lot owner to pay his proportionate share of costs as provided herein, shall run with the land and be binding upon and inure to the benefit of the Grantor, the owners of lots within the community, and his and their respective heirs, successors, and assigns. In the event of breach or violation of any such covenants, restrictions, obligations and conditions by the owner or owners of any lot, Grantor, and his respective heirs, successors and assigns, may enforce these protective covenants, restrictions and obligations against the violator by appropriate proceedings for monetary damages, injunctive relief, or otherwise.

19. In the event that the Grantor, and his respective heirs, successors and assigns, enforces any of these covenants, restrictions, obligations, and conditions against the owner or owners of a lot who is in breach or violation thereof, all costs and expenses, including reasonable attorney's fees, incurred in the enforcement shall be the obligation of and paid by the violating owner or owners. In the event any such owner or owners refuse to pay such costs and expense, a lien shall be imposed against such owner's or owners' lot and shall continue thereon in favor of Grantor, and his respective heirs, successors or assigns, upon recordation of a notice of such lien in the Waterbury Land Records. Said lien shall be subordinate to any prior recorded mortgages on the lot by the owner in good faith and for value. Interest shall accrue on the amount of said lien at the rate of twelve percent (12%) per annum, or at such other rate as may be established from time to time by Grantor until all costs and expenses secured by such lien are paid in full. If payment in full is not received by Grantor or his respective successors or assigns, within thirty (30) days of the date of recordation of the notice of the lien, then said lien may be foreclosed in accordance with provisions of Vermont law applicable to foreclosure of mortgages or real property. In the event of foreclosure of the lien, the owner or owners in default shall be required to pay all costs and expenses of such proceeding, including reasonable attorney's fees.

20. Requests for exemptions or approvals as provided herein shall be subject to reasonable administrative guidelines, rules and regulations concerning the use of any lot or any building or structure erected thereon, which guidelines, rules and regulations may be made and amended from time to time by the Review Board. Copies of such guidelines shall be maintained for file at the Blush Hill Company offices and shall be furnished to all lot owners upon request.

21. Except as otherwise provided herein, all of the terms, provisions, restrictions and covenants contained herein shall run with the land and shall be binding upon and inure to the benefits of the owners of the above described lots, Grantor, and their heirs, successors and assigns.

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IN WITNESS WHEREOF, I hereunto set my hand this 25 day of August 1999.

IN PRESENCE OF:

Witness

Donald G. Martin

Witness

STATE OF VERMONT
COUNTY OF Lamoille, SS.

At Stowe in said County this 25 day of August, 1999, Donald G. Martin personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me
Notary Public
My commission expires: 2/10/03

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
August 30 A.D. 19 99
AT 9 O'CLOCK 32 MINUTES A M.
AND RECORDED IN BOOK 165 PAGE 532-536
RECORDS OF
ATTEST
Asst. TOWN CLERK

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Joseph Cicotte
362 South Pinnacle Ridge
Waterbury, VT 05676

Permit Number: WW-5-5963
PIN: BR11-0303

This permit affects property identified as Town Tax Parcel ID # Waterbury: 240-0370 referenced in a deed recorded in the Land Records in Waterbury, Vermont:

Deed Book	Deed Page
165	538-540
167	9-11

This project, consisting of the construction of a detached 1-bedroom apartment on 30± acre Lot 5 with an existing 4-bedroom single family residence, located on 362 South Pinnacle Ridge in Waterbury, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the following plans and/or documents prepared by John D. Grenier , with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1 of 2	Septic System Design Plan	12/13/2011	
2 of 2	Overall Site Plan & Septic System Details	12/13/2011	12/28/2011

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Department of Public Safety; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Waterbury Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Waterbury Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

> *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",*

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

1.6 Lot 5 is approved with the existing 4-bedroom single-family residence, and for the construction of a 1-bedroom detached apartment. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.

1.8 By acceptance of this permit, the landowner 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 the Vermont environmental and health statutes and regulations, and permit conditions.

1.9 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2.WATER SUPPLY

2.1 The 1-bedroom apartment on Lot 5 is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of 140 gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

2.2 The existing 4-bedroom house on Lot 5 is authorized to utilize the existing on-site water supply system having a maximum design flow of 490 gallons per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Wastewater Management Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Wastewater Management Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

2.3 The components of the potable water supply herein approved (the well for the 1-bedroom apartment) shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

2.4 The water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

2.5 Prior to the use of the water system, the landowner shall test the water for total coliform bacteria, arsenic, chloride, iron, manganese, nitrate, nitrite, odor, pH, sodium and uranium content and the water quality analyses shall be found to comply with the standards in the Water Supply Rules. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website) to conduct the specific tests. Results of the water tests shall be submitted to the Wastewater Management Division for review and approval prior to use.

3.WASTEWATER DISPOSAL

3.1 The 4-bedroom single-family residence and the 1-bedroom apartment on Lot 5 are approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of 630 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.

3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

3.3 The corners of the proposed primary or replacement wastewater disposal area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.

3.4 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.

3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

3.6 A future replacement wastewater disposal area has been identified on the stamped plan(s). There shall be no construction or other activities that would impact the suitability of this replacement area for wastewater disposal. Should the existing system fail, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to repair or replacement of the system.

David K. Mears, Commissioner
Department of Environmental Conservation

By Ellen E Parr Doering
Ellen E. Parr Doering, Assistant Regional Engineer
Dated January 4, 2012

cc Waterbury Planning Commission
John D. Grenier
Department of Public Safety, Division of Fire Safety



SEPTIC SYSTEM DESIGN PLAN
JOSEPH & JAIME CICCOTE
38C SOUTH PINNACLE RIDGE ROAD WATERBURY

No.	Date	Revision	By
1	12/6/11	ADD PROPERTY DIMENSIONS	TJM

GRENIER ENGINEERING, PC
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244 - 8412
FAX (802) 244 - 1572
grenierengineering.com

Date: 12 - 13 - 11
Drn By: T.J.M.
Scale: 1" = 30'
Sheet No: 1 of 2
Dwg Name: SITE PLAN
File No: ciccott 1213-03

$ COST OF CONSTRUCTION _____

SUBMITTED 9/9/99 | FEE PAID (according to Permit Fee Schedule) 125.00

TOWN OF WATERBURY, VERMONT

APPLICATION FOR ZONING PERMIT

APPLICATION NUMBER 082-99T

The undersigned hereby request a zoning permit for the use or improvements described below, to be issued on the basis of the representations contained herein, and to be completed in accordance with Zoning Regulations of the Town of Waterbury. Permit is void in the event of misrepresentation or failure to complete construction within two years of the date of approval.

PROPERTY ADDRESS 362 S. Pinnacle Ridge Rd
Lot #5 of Donald & Martin Property at Pinnacle Ridge
(STREET NAME, SUBDIVISION AND LOT NUMBER)

TAX MAP NUMBER 12-061.400 ZONING DISTRICT LDR

PROPERTY OWNER NAME & ADDRESS Joseph Cicotte
1 Cityside Dr. #16
Montpelier VT 05602

PHONE NUMBER
WORK 476-4916
HOME 229-5978

APPLICANT NAME & ADDRESS same as above

PHONE NUMBER
WORK _____
HOME _____

BUILDER, NAME & PHONE NUMBER _____

EST. START OF CONSTRUCTION _____ WATER PERMIT ☐ Public or ☒ Private

SEWAGE DISPOSAL
PUBLIC ☐ SEWER PERMIT # _____ DATE _____
OR
PRIVATE ☒ HEALTH PERMIT # 020-99-T DATE 9/14/99

CURB CUT APPROVED BY MANAGER _____ DATE _____

Lot Size 30 acres Width: 850 ft.; Depth 1700 ft.

Size new construction: Length _____; Width _____; Height _____

Construction setback from CENTER OF STREET 800 ft.

Frontage of street 0 ft. If access by ROW: Length _____; Width _____.

Construction setback from nearest property line 350 ft.

PLOT PLAN
Submit a sketch of your lot. Indicate the location of existing buildings. For new construction, additions, or changes indicate in feet the distance to the center of the highway, and the distance from each side and rear to your lot lines. Indicate the landowners on each side and rear.

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF LANDOWNER _____ DATE _____

FOR USE BY ADMINISTRATIVE OFFICER
Upon the representations contained herein, this application is hereby

APPROVED X DENIED _____ REFERRED TO BOARD OF ADJUSTMENT _____
A decision of the Administrative Officer may be appealed within 15 days of the date of decision. This permit does not take effect until the time for appeal has passed.

DATE OF DECISION 9/29/99 EFFECTIVE DATE 10/14/99

REMARKS/REASON FOR DENIAL/CONDITIONS _____

SIGNED _____ (ADMINISTRATIVE OFFICER) DATE 9/29/99

F NATURE OF PROJECT

Check box(es) best describing the proposed use or construction.

	Total New Construction	Addition to Existing Structure	Alteration
ONE-FAMILY DWELLING	☒	☐	☐
TWO-FAMILY DWELLING	☐	☐	☐
# OF BEDROOMS 4	☒	☐	☐
GARAGE	☒	☐	☐
INDUSTRIAL (describe)	☐	☐	☐
_____			
COMMERCIAL (describe)	☐	☐	☐
_____			
DECK	☒	☐	☐
PORCH	☐	☐	☐
POOL	☐	☐	☐
SHED	☐	☐	☐
BARN	☒	☐	☐

HOME OCCUPATION (describe) _____

_____

_____

MOBILE HOME ☐ ☐ ☐

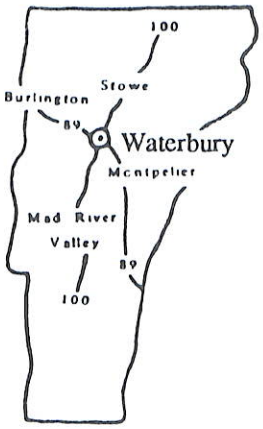
MISCELLANEOUS (describe) _____

_____

CHANGE OF USE ☐

FROM _____

TO _____



WATERBURY MUNICIPAL OFFICE

PLANNING DEPARTMENT
51 South Main Street
WATERBURY, VERMONT 05676
Planning (802) 244-1012 Zoning (802) 244-1018
FAX (802) 244-1014

April 26, 2012
Permit Application # 21-12-T
Tax Map # 12-061.400

APPLICANT: Steve Sisler
PO Box 605
Stowe, VT 05672

LANDOWNERS: Jo & Jamie Cicotte
362 South Pinnacle Ridge Road
Waterbury, VT 05676

ZONING PERMIT

Your application for a zoning permit for GARAGE ADDITION & ACCESSORY APARTMENT at 362 South Pinnacle Ridge Road, Waterbury, VT has been reviewed by the Zoning Administrator.

The proposal, as contained in the application 21-12-T (copy attached), conforms to the requirements of the Zoning Ordinance of the Town/Village of Waterbury and is hereby approved. Any change from that indicated on the application must have the approval of the Zoning Administrator.

All requests made on this permit must be completed within 2 years of the issuance date of this permit.

24 V.S.A. Section 4465(a) requires a fifteen (15) day appeal period for this permit and 24 V.S.A. Section 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings requires a thirty (30) day appeal period for the Development Review Boards decision.

This permit is effective on May 12, 2012 provided no appeal is made by May 11, 2012. Any action or construction started prior to the effective date is in violation of the Zoning Ordinance and a penalty may be imposed.

This permit is valuable. It is a part of the property records and must be retained.

ZONING PERMIT ISSUED BY:

Clare Rock

Clare Rock, Zoning Administrator

Enclosures:

- ☐ **Permit Notice Poster** –must be posted on property within view of public right-of-way to avoid future appeals. Date to Post: April 26, 2012 Date to Remove: May 11, 2012

cc: Landowner, Town Clerk, Listers & File

APPLICATION FOR ZONING PERMIT
TOWN/VILLAGE OF WATERBURY
51 SOUTH MAIN STREET
WATERBURY VERMONT 05676

Application Number: 21-12T
Zoning District: CNS
Date Application Received: 4/24/2012
Tax Map Number: 12-061.400
Parcel ID Number: 240-0370
Fees Paid: $150.00 Recording: $ 8.00 10.00 pd

Nature of Project and Review Required (check where app

- ☐ Single-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Multi-Family Housing
- ☑ Garage
- ☐ Porch
- ☐ Deck
- ☐ Shed
- ☐ Industrial / DMUD
- ☐ Commercial / Retail
- ☐ Sign
- ☐ Mobile Home
- ☐ Change of Use
- ☐ Home Occupation
- ☑ Addition / Apartment Accessory
- ☐ Subdivision, # Lots _____
- ☐ Other (explain) _____

- ☐ DEVELOPMENT REVIEW BOARD
  - o SITE PLAN REVIEW
  - o CONDITIONAL USE REVIEW
  - o VARIANCE
  - o DESIGN REVIEW
  - o FLOOD HAZARD REVIEW
  - o RHS

Sisler Builders Inc.

Applicant(s):
Name(s): Steve Sisler
Mailing Address: PO Box 605, Stowe, VT 05672
Telephone(s) Home: 244-5672 Work: 253-5672 Cell: 793-3744
E-Mail: steve@sislerbuilders.com

Landowner(s) (if different from applicant(s)):
Name(s): Jo & Jaime Cicotte
Mailing Address: 362 South Pinnacle Ridge Road, Waterbury, VT 05676
Telephone(s) Home: 244-4932 Work: _____ Cell: 1-603-306-2018 (Jo)
1-802-598-5979 (Jaime)
E-Mail: jlanfranconi@aol.com
jcicotte1@aol.com

Physical Location of Property (911 address):
362 South Pinnacle Ridge Road, Waterbury, VT 05676

Builder's Name and Phone Number(s): Sisler Builders Inc. (802-253-5672)
Estimated Start Date of Construction: November 1, 2011

INSTRUCTIONS:
Please provide ALL OF THE INFORMATION REQUESTED IN THIS Application AND A SKETCH PLAN. Read the Zoning Bylaws and familiarize yourself with the requirements for building and development in the Town or Village of Waterbury. Failure to provide all required information will delay the processing of this application. Submit one copy of the completed application and a check payable to the Town or Village of Waterbury according to the fee schedule attached herein.

The undersigned hereby applies for a Zoning Permit for the use described in pages 1 through 3 of this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

ALL APPLICANTS AND LANDOWNERS MUST SIGN THIS APPLICATION

Signature(s) of Applicants: FOR SISLOE BUILDERS INC.

Applicant(s) 04/23/2012 Date

Signature(s) of Landowners:

Landowner(s) 04/23/2012 Date

Complete the Following (where applicable):

Legal Interest in Property: Town Tax Parcel ID # Waterbury 240-0370

Date Property Acquired: _____ Property Elevation above Sea Level 1022 Ft.

Size of Property in Acres or Lot Size: Approx 40 acres

Frontage on Road(s) or Access by Rights-of-Way: South Pinnacle Ridge Road (approx. 800')
(If property fronts on more than one public road, please include each frontage measurement individual)

Existing Use of Property: Homestead

Date Use Started: _____

Description of Project Applied For: Three Bay Garage Addition w/ Mother in Law apartment

Proposed Use of Property: Homestead

Dimensions of Proposed and Existing Buildings: Existing Home = 6056 sf

PROPOSED: Garage Addition
Length 48' No. of Stories 3
Width 32' Total Footprint Sq Ft 1536
Height 35' Living Space Sq Ft = 1816

EXISTING: Garage = 3425
Length 40'-5" No. of Stories 3
Width 28'-3" Total Sq Footage 3425
Height 35'

Setbacks from edge of Right of Ways or Public Road(s): > 550'

Property Lines (Setbacks): Front > 300' Rear > 200' Side(s) > 150'

Type of Water System: ☐ Public ☑ Private Type Well Permit # WW-5-5963

Type of Septic/Waste Water System Leachfield Permit Numbrers WW-5-5963

Complete the site plan on the following page of this application (you may attach a separate sheet providing all required information).

Please attach any other information you feel is relevant for this application.

For Use by Administrative Officer

☑ Approved
☐ Denied
☐ REFERRED TO DRB ON: ____
REFERRAL EFFECTIVE ON: ____

PERMIT ISSUE DATE: 4/26/2012
EFFECTIVE DATE: 5/12/2012

Remarks and or Conditions: _____

Authorized Signature: _____ Date 4/26/2012
Administrative Officer

DEVELOPMENT REVIEW BOARD DECISION ISSUED ON: _____

WATERBURY MUNICIPAL OFFICE
802.244.7033 OR 802.244.5858
FAX: 802.244.1014
28 NORTH MAIN STREET, SUITE #1
WATERBURY, VT 05676
WATERBURYVT.COM

251

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
October 17, A.D 2017
AT 2 O'CLOCK 00 MINUTES P M
AND RECORDED IN BOOK 409 PAGE 251
RECORDS OF Deeds
ATTEST Beth Jones
Asst TOWN CLERK

Permit Application #	095-17
Tax Map #	12-061.400
Permit Issuance Date	October 17, 2017
Permit Effective Date	November 2, 2017

ZONING PERMIT

Applicant: (mail address)	Michael Perpall P.O. Box 655 Stowe, VT 05672	Landowner:	Susan P. Hughes living trust c/o David and Susan Hughes 3 Ogden Drive Bow, NH 03304
Project:	To rebuild deck, construct new screen porch and two roof dormers, and extend roof overhang.	Project Location:	362 S. Pinnacle Ridge Road Waterbury, VT 05676

Your application for a zoning permit has been reviewed by the Zoning Administrator. The proposal, as represented in the attached application, conforms to the requirements of the Zoning Ordinance of the Town/Village of Waterbury and is hereby approved, subject to the representations made in your application. Any change from that indicated on the application must have the approval of the Zoning Administrator.

Title 24 V.S.A. §4465(a) requires a 15-day appeal period for this permit. Provided no appeal has been made within 15 days of the Permit Issuance Date above, this permit is effective on the sixteenth day. The enclosed *Permit Notice Poster* must be posted on your property for the 15-day appeal period within view of a public right-of-way to avoid future appeals.

Any action or construction started prior to the effective date is in violation of the Zoning Ordinance and a penalty may be imposed. All requests made on this permit must be completed within 2 years of the issuance date of this permit. *Please note:* State permits may be required. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367, and the appropriate state agencies to determine what permits must be obtained.

This permit is valuable. It is a part of the property records and must be retained.

ZONING PERMIT ISSUED BY:
Dina Bookmyer-Baker
Dina Bookmyer-Baker, Zoning Administrator

Enclosures: *Permit Notice Poster* –must be posted on property within view of public right-of-way to avoid future appeals. Date to Post: Upon receipt. Date to Remove: Permit Effective Date.

cc: Town Clerk, Listers, & File

PERMIT NOTICE

Address: 362 S. PINNACLE RIDGE RD.

Applicant: Michael Perpall / Hughes L.T.

Project: Rebuild deck, construct new screen porch, 2 roof dormers, & extend roof ov-hang.

Permit/Approval #95-17

Type: ZA: Residential

Date Issued: Oct. 17-2017

Appeal by: Nov. 1, 2017

For more information contact:

Waterbury Municipal Offices
28 North Main Street
Waterbury, VT 05676
802-244-1018 or 802-244-1012

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of permit issuance and remain until after the permit effective date.

Date: 09.22.17 Application #: 095-17
Fees Paid: 140 + $10 recording fee = 150.-
Parcel ID #: 240-0370
Tax Map #: 12-061.400

TOWN & VILLAGE OF WATERBURY
ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.
Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the Town of Waterbury according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: MICHAEL PERPALL
Mailing Address: P.O. BOX 655
STOWE, VT 05672
Home Phone :
Work/Cell Phone: 802 253 2169
Email: mp@CUSHMANDESIGN.com

PROPERTY OWNER (if different from Applicant)

Susan P. Hughes Living Trust
Name: DAVID & SUSAN HUGHES
Mailing Address: 3 OGDEN DRIVE
BOW, NH 03304
Home Phone :
Work/Cell Phone:
Email:

PROJECT DESCRIPTION

Physical Location of project (E911 Address): 362 S. PINNACLE RIDGE RD.

Lot size: 45.02 ACRES Zoning District: CONSERVATION
Current Use: RESIDENTIAL Proposed Use: SAME
Brief description of project: NEW SCREEN PORCH, REBUILT EXTERIOR DECK, KITCHEN RENOVATION, (2) NEW ROOF DORMERS, EXTEND ROOF OVERHANG

Water system: WELL Waste water system: SEPTIC

EXISITING

Square footage: _____ Height: _____
Number of bedrooms/baths: _____
# of parking spaces: _____
Setbacks: *front*: _____
sides: _____ *rear*: _____

PROPOSED

Square footage: 1315 Height: 33'
Number of bedrooms/bath: SAME
# of parking spaces: SAME
Setbacks: *front*: 478'
sides: 483' *rear*: 1191'

Cost of Improvement ($): $ 350,000 APPROX.
Estimated construction start date: 10/16/17

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- ☐ Curb Cut / Access permit
- ☐ E911 Address Request
- ☐ Water & Sewer Allocation
- ☑ none of the above

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION
- ☐ Single-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Multi-Family Dwelling
- ☐ Commercial / Industrial Building
- ☑ Residential Building Addition
- ☐ Comm./ Industrial Building Addition
- ☐ Accessory Structure (garage, shed)
- ☐ Accessory Apartment
- ☑ Porch / Deck / Fence / Pool / Ramp
- ☐ Development in SFHA (including repairs and renovation)
- ☐ Other _____

USE
- ☐ Establish new use
- ☐ Change existing use
- ☑ Expand existing use
- ☐ Establish home occupation

OTHER
- ☐ Subdivision (# of Lots:___)
- ☐ Boundary Line Adjustment (BLA)
- ☐ Planned Unit Development (PUD)
- ☐ Parking Lot
- ☐ Soil/sand/gravel/mineral extraction
- ☐ Other _____

SKETCH PLAN #95-17 HUGHES 9/22/17

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

(see att'd)

SIGNATURES The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Applicant Signature _____ date 9/21/17

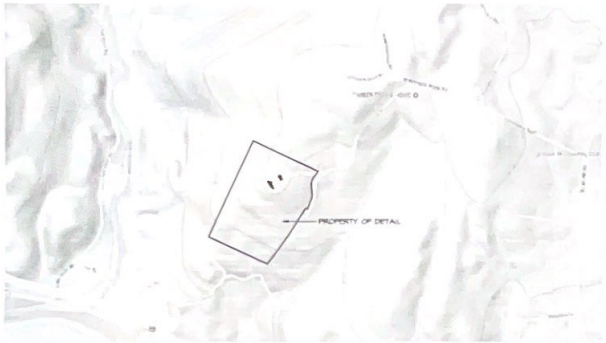
Property Owner Signature _____ date 9/21/17

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: Conservation (CNS)
Review type: ☑ Administrative ☐ DRB Public Warning Required: ☐ Yes ☑ No
DRB Referral Issued (effective 15-days later): —
DRB Mtg Date: — Decision Date: —
Date Permit issued (effective 16-days later): Oct. 17, 2017
Final Plat due (for Subdivision only): —
Remarks & Conditions: Project must comply with the Residential Building Energy Standards (RBES); info. enclosed.
Authorized signature: Dina Bookmyer Date: 10/17/2017

REVIEW/APPLICATIONS:
☐ Conditional Use ☐ Waiver
☐ Site Plan
☐ Variance
Subdivision:
☐ Subdv. ☐ BLA ☐ PUD
Overlay:
☐ DDR ☐ SFHA ☐ RHS
☐ Sign
☐ Other _____
☐ n/a



KEY PLAN
SCALE 1" = 800'-0"

N.



SITE PLAN
SCALE 1" = 100'-0"

N.

#95-17
HUGHES
9/22/17

THESE DRAWINGS HAVE BEEN DEVELOPED BY THE CUSHMAN DESIGN GROUP INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF THE CUSHMAN DESIGN GROUP INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE CUSHMAN DESIGN GROUP INC.

REVISIONS	BY

CUSHMAN DESIGN GROUP
P.O. BOX 1455 WATERBURY, VT 05676
TEL: 802.244.5165 FAX: 802.244.8141

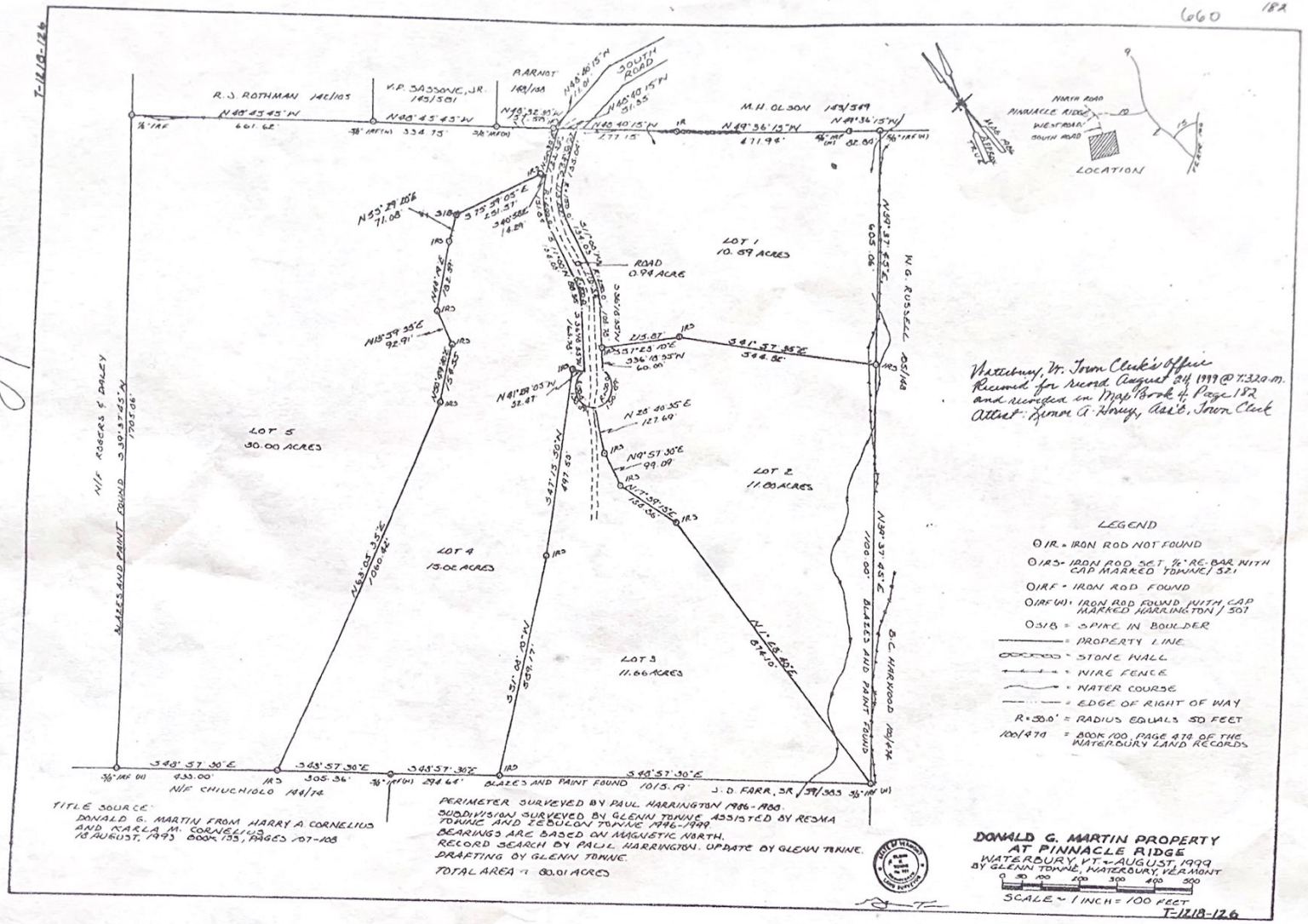
PROPOSED KITCHEN & SCREEN PORCH RENOVATIONS FOR
DAVID & SUSAN HUGHES
362 SOUTH PINNACLE RIDGE ROAD
WATERBURY • VERMONT

SITE PLAN

Date 9.21.2017
Scale VARIES
Drawn MP
Job 1171
Sheet A1.1
Of Sheets

660 182

T-1218-12.6



Waterbury, Vt. Town Clerk's Office
Received for record August 24 1999 @ 7:32 a.m.
and recorded in Map Book 4 Page 182
Attest: Lemon A. Hovey, Asst. Town Clerk

LEGEND

- ○ IR. = IRON ROD NOT FOUND
- ○ IRS = IRON ROD 36" LONG, ⅝" RE-BAR WITH CAP MARKED TOWNE/321
- ○ IRF = IRON ROD FOUND
- ○ IRF(W) = IRON ROD FOUND WITH CAP MARKED HARRINGTON/307
- ○ S/B = SPIKE IN BOULDER
- ——— = PROPERTY LINE
- ——— = STONE WALL
- ——— = WIRE FENCE
- ——— = WATER COURSE
- ——— = EDGE OF RIGHT OF WAY
- R=50.0' = RADIUS EQUALS 50 FEET
- 100/479 = BOOK 100, PAGE 479 OF THE WATERBURY LAND RECORDS

TITLE SOURCE:
DONALD G. MARTIN FROM HARRY A. CORNELIUS AND KARLA M. CORNELIUS
18 AUGUST, 1993 BOOK 133, PAGES 107-108

PERIMETER SURVEYED BY PAUL HARRINGTON 1986-1988.
SUBDIVISION SURVEYED BY GLENN TOWNE ASSISTED BY RESMA TOWNE AND TEBOLON TOWNE 1996-1999
BEARINGS ARE BASED ON MAGNETIC NORTH.
RECORD SEARCH BY PAUL HARRINGTON. UPDATE BY GLENN TOWNE.
DRAFTING BY GLENN TOWNE.
TOTAL AREA = 60.01 ACRES

DONALD G. MARTIN PROPERTY
AT PINNACLE RIDGE
WATERBURY, VT. ~ AUGUST, 1999
BY GLENN TOWNE, WATERBURY, VERMONT

0 50 100 200 300 400 500
SCALE ~ 1 INCH = 100 FEET

T-1218-12.6

Reproduction of this plat by any means whatsoever is prohibited. Any alteration of this map, except by the surveyor who prepared it, renders it void. Any reproduction of this map was reproduced by me from a photographic process.

This Plat meets the requirements of 27 VSA 1403

(signature)



362 South Pinnacle Ridge Road

Waterbury, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 45.02 ±Ac
- Adjacent Properties
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2021 imagery from ESRI 'World Imagery' map service.

Date: 07/10/24

Project Number: VT1457P

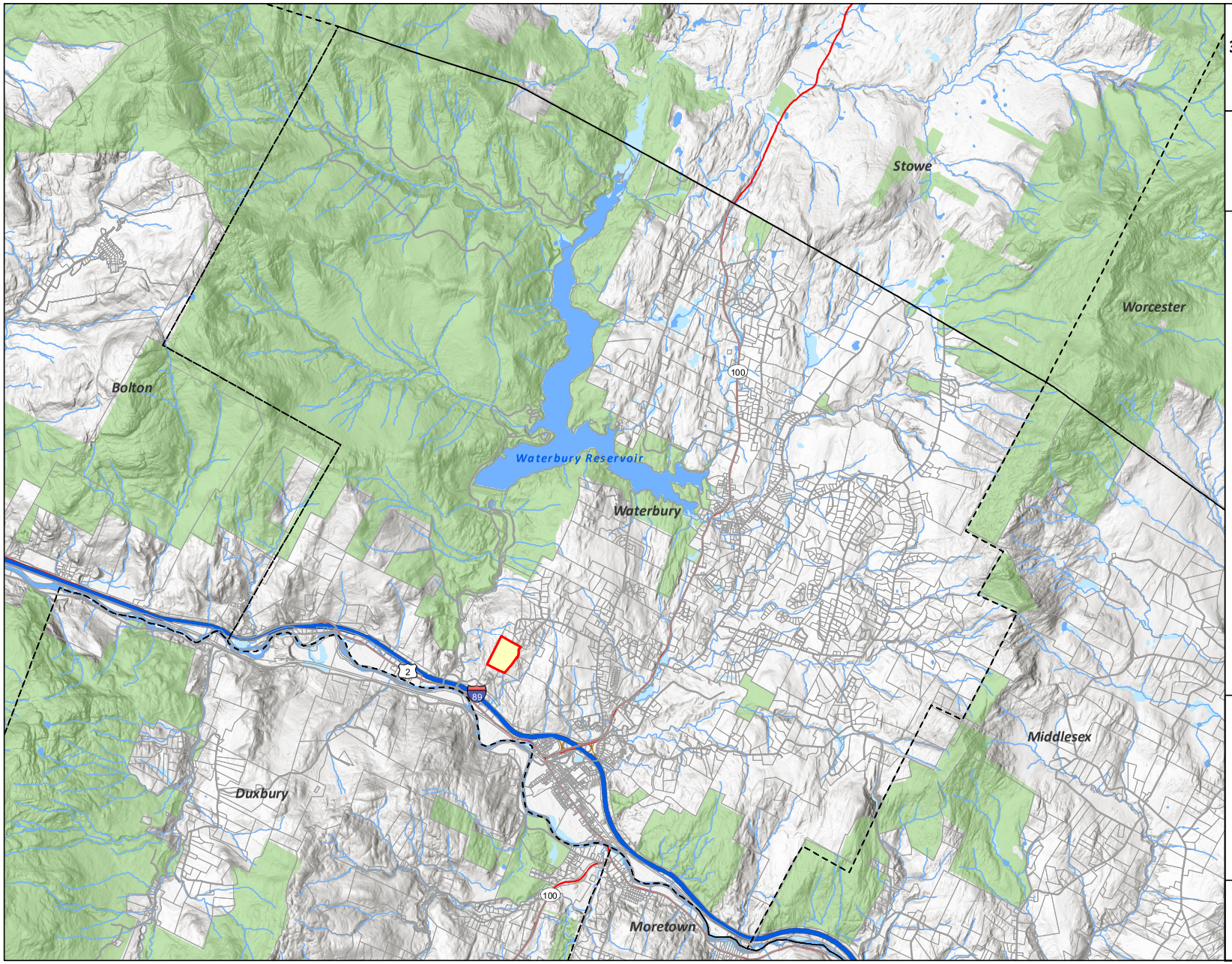
0 150 300 600 Feet

Scale: 1 " = 300 '

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

LandVest

Document Name: VT1457P ortho



362 South Pinnacle Ridge Road

Waterbury, VT

Town Locus

LEGEND

- Subject Property - 45.02 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 07/10/24

Project Number: VT1457P

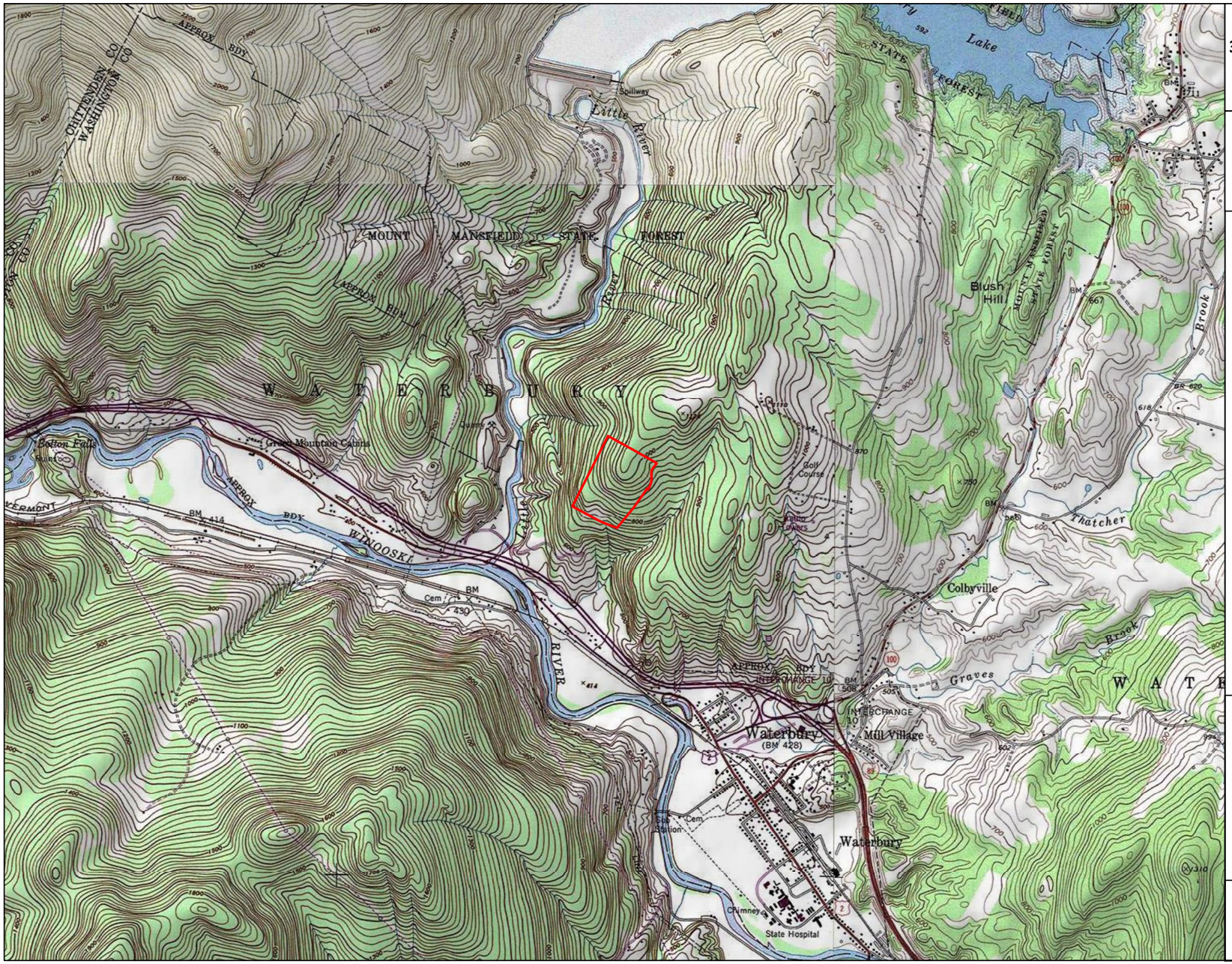
0 2,500 5,000 10,000 Feet

Scale: 1 " = 5,000 '

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

LandVest

Document Name: VT1457P town locus



362 South Pinnacle Ridge Road

Waterbury, VT

USGS Topographic Map

LEGEND

Subject Property - 45.02 ±Ac



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

Date: 07/10/24

Project Number: VT1457P

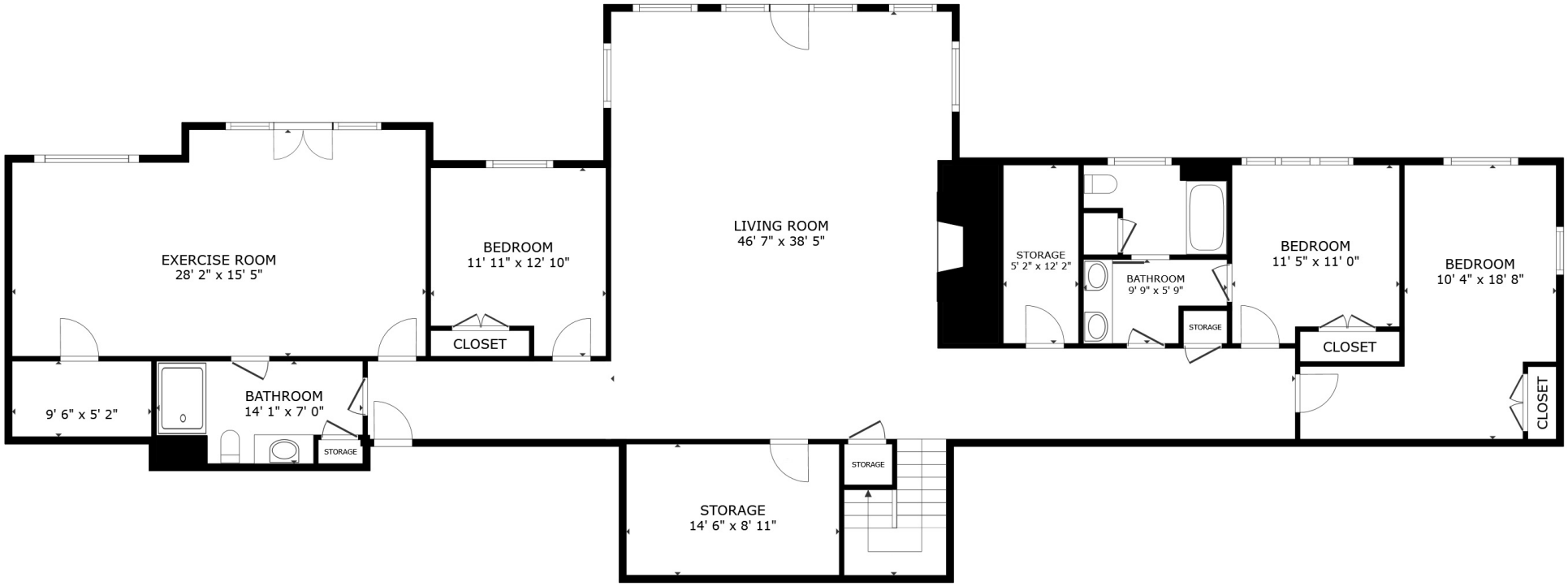
0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

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

LandVest

Document Name: VT1457P usgs topo plan

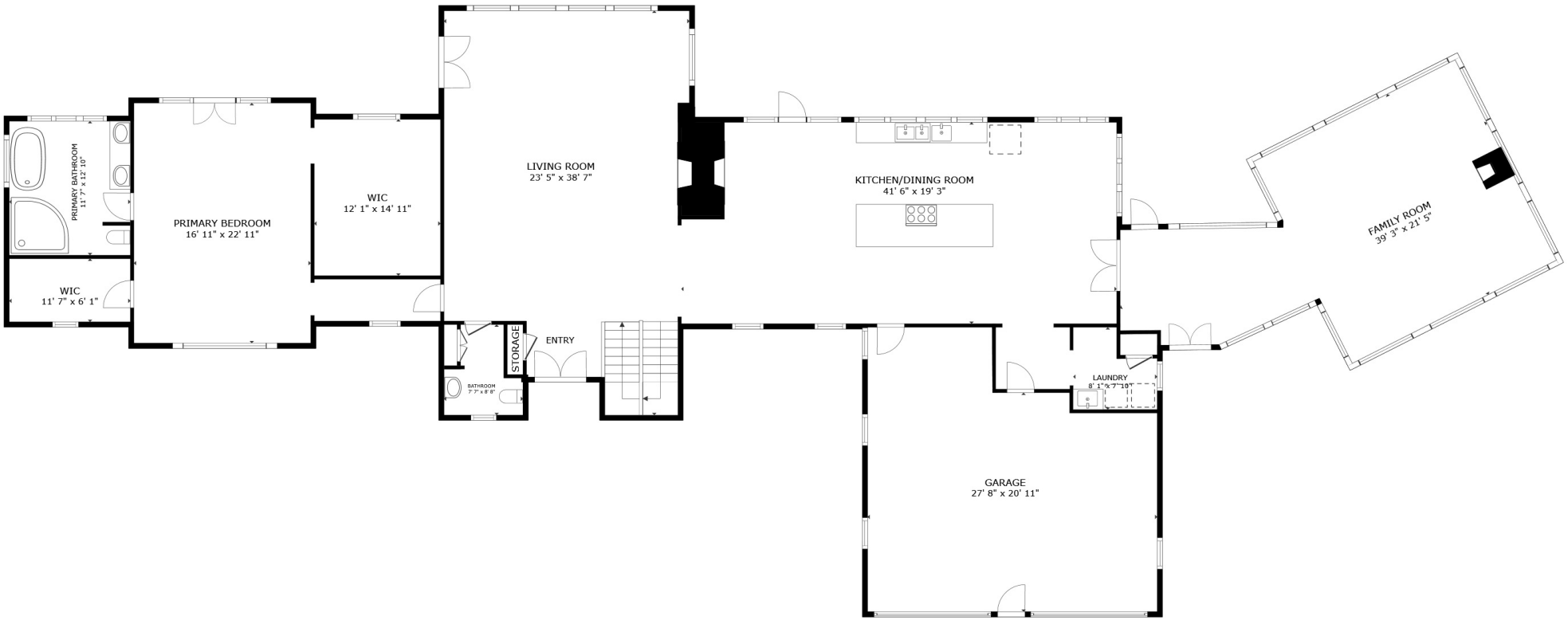


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 2,469 sq.ft. FLOOR 2 3,273 sq.ft. FLOOR 3 347 sq.ft.
EXCLUDED AREAS : GARAGE 621 sq.ft. REDUCED HEADROOM 75 sq.ft.
TOTAL : 6,088 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

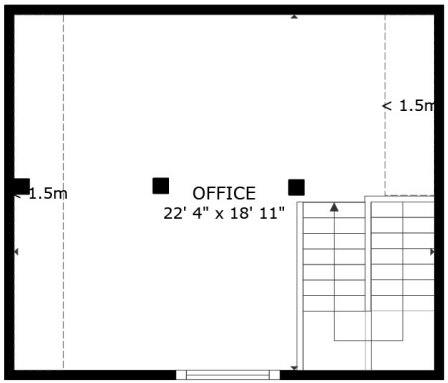


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 2,491 sq.ft. FLOOR 2 3,272 sq.ft. FLOOR 3 347 sq.ft.
EXCLUDED AREAS : GARAGE 636 sq.ft. REDUCED HEADROOM 75 sq.ft.
TOTAL : 6,109 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

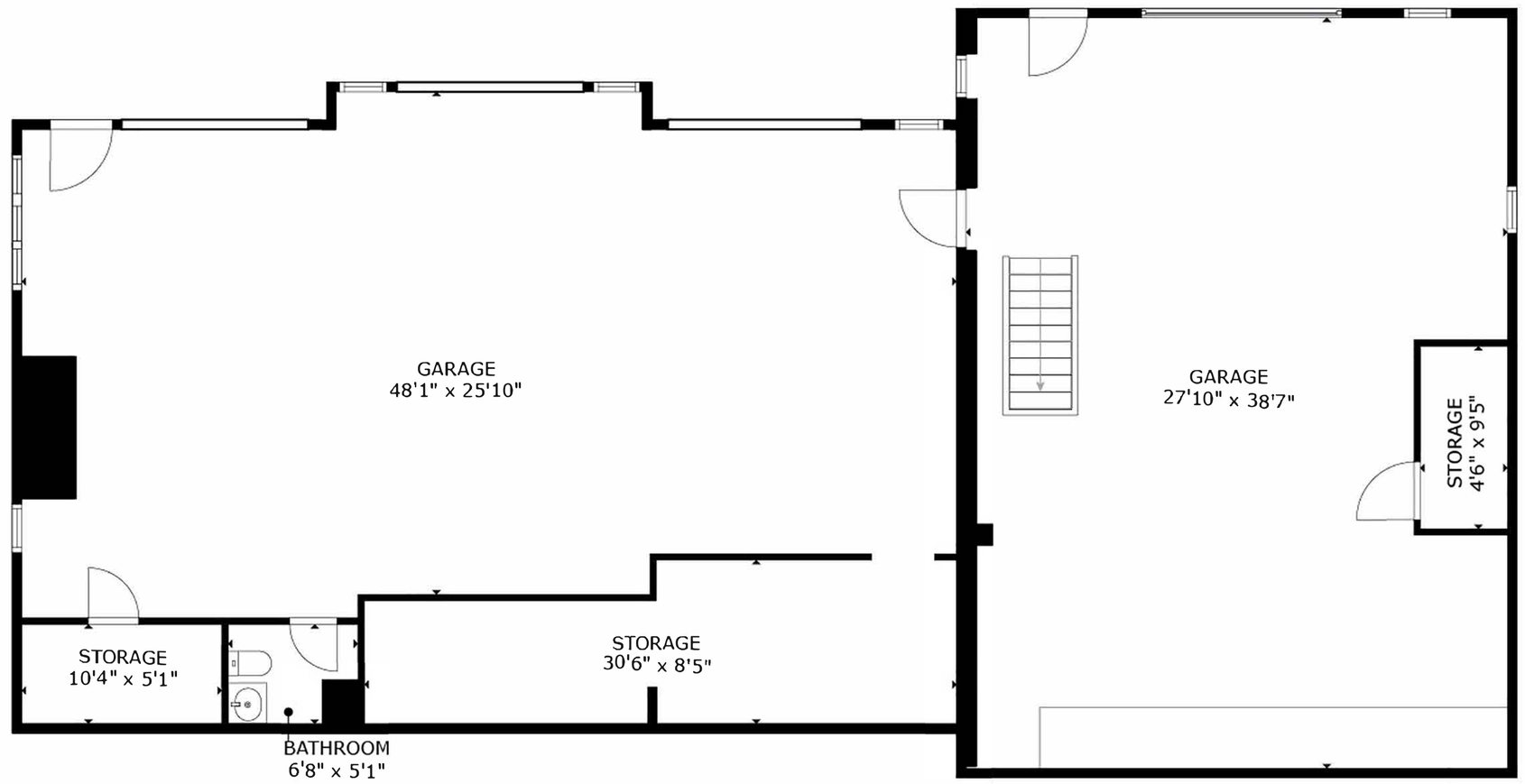


FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 2,469 sq.ft. FLOOR 2 3,273 sq.ft. FLOOR 3 347 sq.ft.
EXCLUDED AREAS : GARAGE 621 sq.ft. REDUCED HEADROOM 75 sq.ft.
TOTAL : 6,088 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

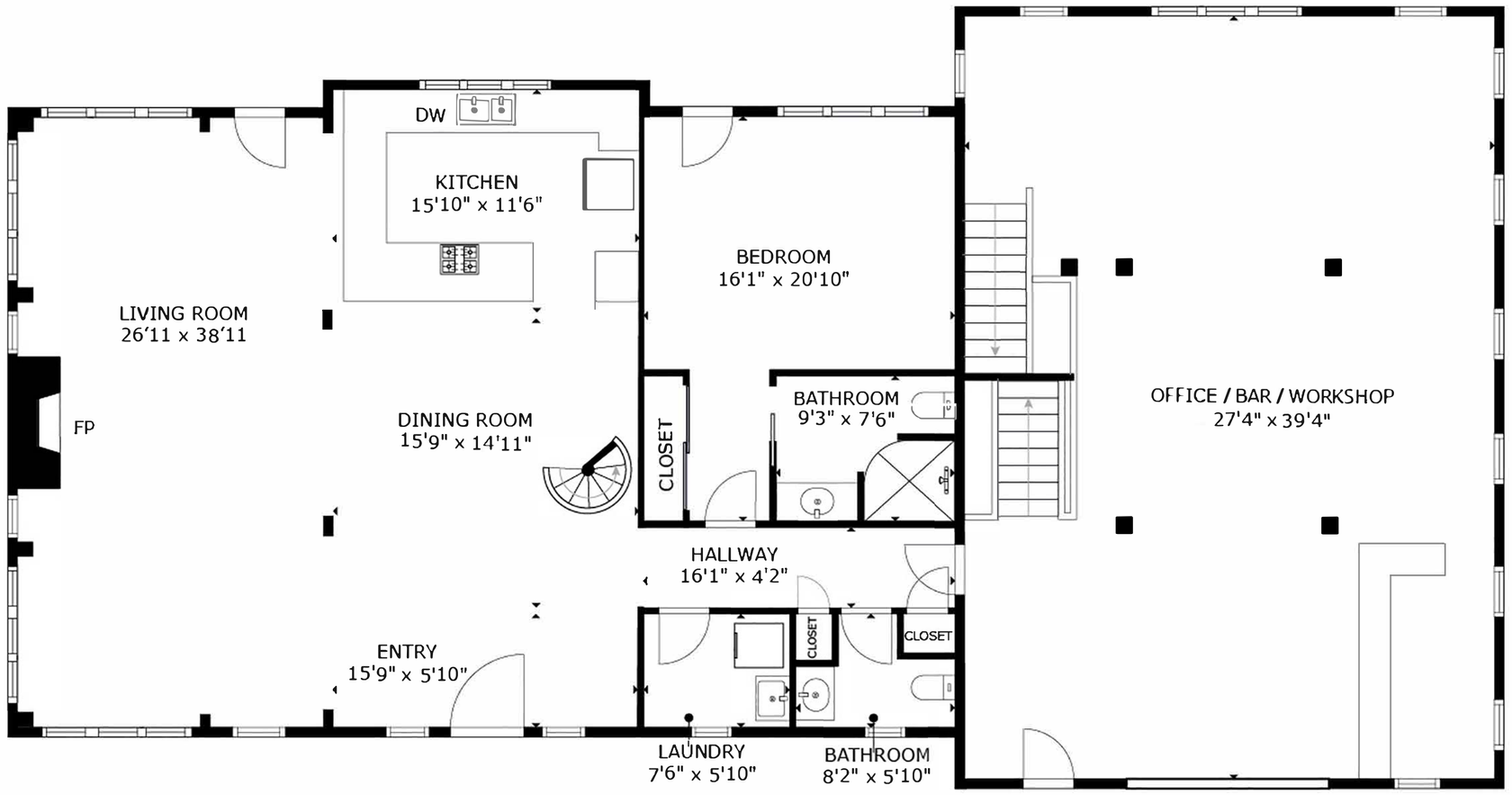
Matterport



GROSS INTERNAL AREA
FLOOR 1: 395 sq. ft, FLOOR 2: 2,636 sq. ft
FLOOR 3: 2,333 sq. ft, TOTAL: 5,364 sq. ft
EXCLUDED AREA: GARAGE: 2,198 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

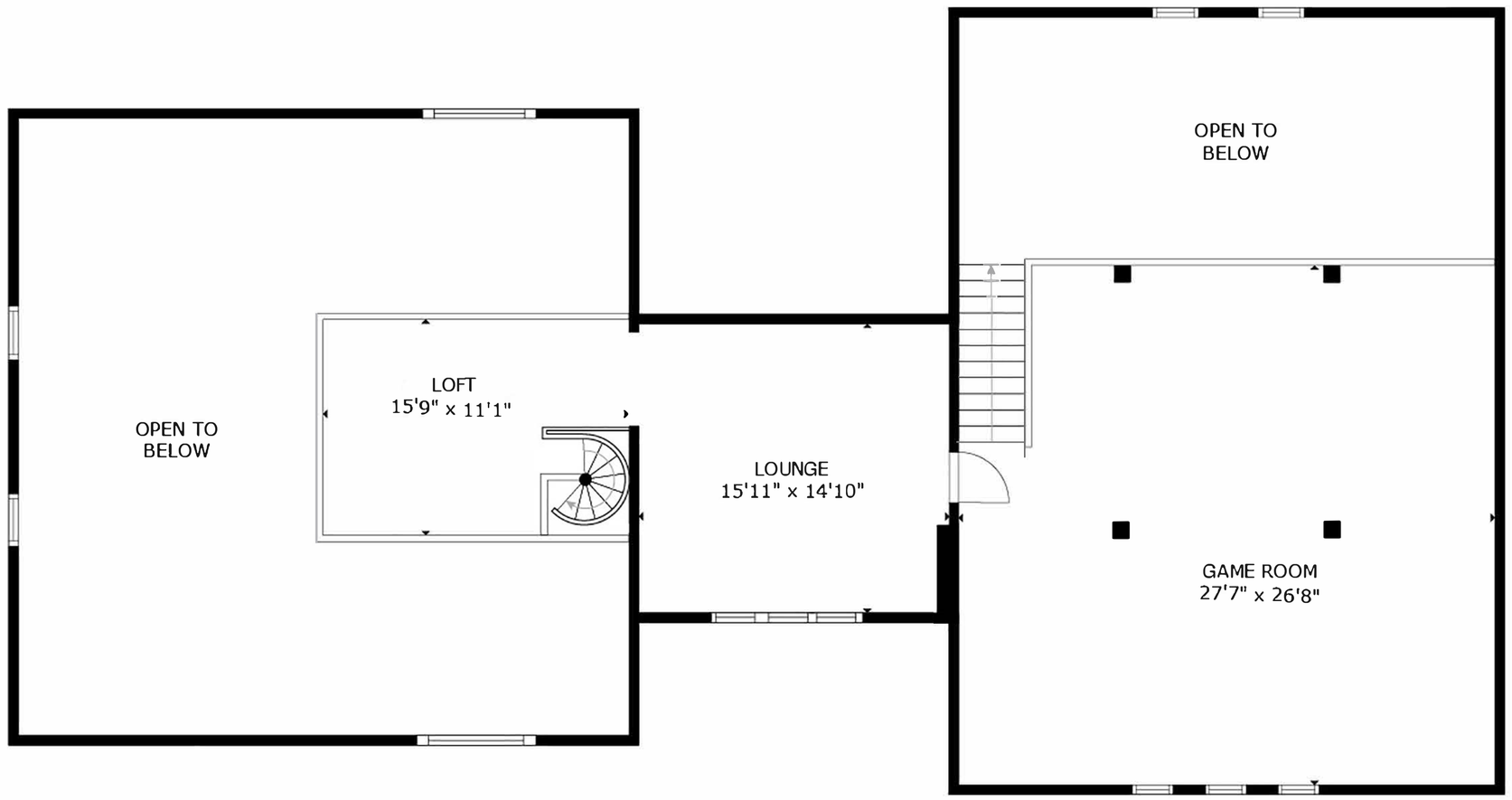
Matterport



GROSS INTERNAL AREA
FLOOR 1: 395 sq. ft, FLOOR 2: 2,636 sq. ft
FLOOR 3: 2,333 sq. ft, TOTAL: 5,364 sq. ft
EXCLUDED AREA: GARAGE: 2,198 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

Matterport



GROSS INTERNAL AREA
FLOOR 1: 395 sq. ft, FLOOR 2: 2,636 sq. ft
FLOOR 3: 2,333 sq. ft, TOTAL: 5,364 sq. ft
EXCLUDED AREA: GARAGE: 2,198 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 3

Matterport

TAX BILL

Pay to:
TOWN OF WATERBURY
Mail to:
28 North Main Street, Suite 1
Waterbury, VT 05676

TOWN OF WATERBURY

28 North Main Street, Suite 1
Waterbury, Vermont 05676
802.244.5858
www.waterburyvt.com

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE SEND IT TO NEW OWNER IF PROPERTY IS SOLD.

TAXES ARE PAYABLE AND DUE IN HAND ON OR BEFORE EACH DUE DATE AT THE TOWN OFFICES, BETWEEN 8 A.M. AND 4:30 P.M. MONDAY THROUGH FRIDAY, LEGAL HOLIDAYS EXCEPTED. MAXIMUM INTEREST ALLOWABLE BY LAW WILL BE CHARGED AFTER EACH DUE DATE. 8% PENALTY WILL BE LEVIED AFTER THE FINAL DUE DATE ON ANY UNPAID TAXES.
POSTMARKS ARE NOT ACCEPTED.

PARCEL ID	BILL DATE	TAX YEAR
240-0370.	07/09/2024	2024

Description: 45.02 AC & DWL
Location: 362 S PINNACLE RIDGE RD

OWNER **HUGHES, SUSAN P LIVING TRUST**
U/T/A RESTATED
362 S PINNACLE RIDGE RD
WATERBURY VT 05676

HOUSESITE TAX INFORMATION
SPAN # 696-221-10327 SCL CODE: 221
TOTAL PARCEL ACRES 45.02

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL
REAL	1,573,700		1,573,700
TOTAL TAXABLE VALUE	**1,573,700**		1,573,700
GRAND LIST VALUES ▶	**15,737.00**		15,737.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5550	x15,737.00=	8,734.02
Loc Ag Vet	0.0019	x15,737.00=	29.90
HMCC	0.0021	x15,737.00=	33.05
TOTAL MUNICIPAL TAX			8,796.97
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			8,796.97

EDUCATION TAXES -XXXXXX

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1053	x15,737.00=	33,131.11
1.3910 (state rate) / 66.07% (CLA) = 2.1053			
TOTAL EDUCATION TAX			33,131.11
EDUCATION STATE PAYMENT			0.00
EDUCATION NET TAX DUE			33,131.11

Payments		
1	08/16/2024	20,964.04
2	11/08/2024	20,964.04

TAX SUMMARY
Municipal + Education

TOTAL TAX	**41,928.08**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**41,928.08**

PAID IN FULL 1-25-24 7-15-24

EASTERN SYSTEMS 800.223.0101

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WATERBURY
TAX YEAR 2024

1ST PAYMENT DUE
08/16/2024
OWNER NAME
HUGHES, SUSAN P LIVING TRUST
PARCEL ID
240-0370.
AMOUNT 20964.04
AMOUNT PAID

PLEASE RETURN THIS STUB WITH YOUR FIRST PAYMENT

Make checks payable to and mail to:
TOWN OF WATERBURY
28 North Main Street
Suite 1
Waterbury, VT 05676

☐ FOR A RECEIPT, PLEASE CHECK THIS BOX AND ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE.

TOWN OF WATERBURY
TAX YEAR 2024

2ND PAYMENT DUE
11/08/2024
OWNER NAME
HUGHES, SUSAN P LIVING TRUST
PARCEL ID
240-0370.
AMOUNT 20964.04
AMOUNT PAID

PLEASE RETURN THIS STUB WITH YOUR SECOND PAYMENT

Make checks payable to and mail to:
TOWN OF WATERBURY
28 North Main Street
Suite 1
Waterbury, VT 05676

☐ FOR A RECEIPT, PLEASE CHECK THIS BOX AND ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE.