Wolfstar

2051 Gold Coast Road, Bridgewater, VT



For more information, please contact:

Story Jenks
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LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 2051 Gold Coast Road that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

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No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

WOLFSTAR | Bridgewater, VT



14.94± Acres

Peace. Tranquility. Location. Huge views. Every facet considered. Wolfstar was extensively reenvisioned in 2008 by prominent Vermont architect David Beilman. Beautifully maintained and offering complete privacy on just under 15 acres, the 3,562 sf shingle-style home offers a compact footprint: first-floor primary suite, three additional bedrooms, 3 1/2 baths and a glorious 2013 multipurpose studio attached to the 2 car garage.

The fine craftsmanship and attention to detail and carefully thought out design (beautiful wood detail in the high ceilings, wide plank oak floors and many unique features) combine for a serene, embracing atmosphere. The floorplan makes for easy indoor/outdoor living and encourages time together with friends and family, whether around the comfort of one of the four fireplaces on a wintry night, or from the screened-in porch lingering over summer suppers.

Light and color play over the Green Mountains, with sweeping views out the front and intimate woodland scenery from all rooms, including the primary bath. Relax on the terrace. Gather flowers for the table in the mature gardens. Head out the back door for an "off-leash" hike or snowshoe.

High speed internet. 5.2 miles from the Woodstock Farmers' Market; 6.5 miles from Woodstock village; 10.1 miles from Killington and 2.5 hours from Boston.

Residential	Single Family	**2051 Gold Coast Road**				Listed: 6/20/2023	$2,995,000
4957886	Active	**Bridgewater**	**VT**	**05034**	Unit/Lot	Closed:	



Property Panorama VTour

Unbranded Tour URL 1
Unbranded Tour URL 2

County VT-Windsor
Village/Dist/Locale
Construction Status Existing
Year Built 1979
Architectural Style Contemporary
Color
Total Stories 1.75
Zoning residential
Taxes TBD No
Tax - Gross Amount $16,298.23
Tax Year 2022
Tax Year Notes
Owned Land
Lot Size Acres 14.94
Lot - Sqft 650,786
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms - Total 15
Bedrooms - Total 4
Baths - Total 4
Baths - Full 3
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
List $/SqFt Fin ABV Grade $840.82
SqFt-Apx Fin Above Grade 3,562
SqFt-Apx Fin AG Source Other
SqFt-Apx Unfn Above Grade 171
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 399
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 3,562
Days On Market 367
Date - Initial Showings Begin 6/23/2023

Remarks - Public Peace. Tranquility. Big views. Located in the Chateauguay No Town Conservation Area near Woodstock, Wolfstar offers a haven with breathtaking views of the Green Mountains. Meticulously reenvisioned in 2008 by Vermont architect David Beilman, this 15-acre property, cherished as a second home for 35 years, provides complete privacy and understated luxury. The 3,562 sq ft shingle-style home includes a first-floor primary suite, three additional bedrooms, 3.5 baths, and a large attached two-car garage. In 2013 a fabulous studio was added - perfect for art, exercise, media, or office. High-speed internet (shortly VTel 10G+). Craftsmanship and thoughtful design create a practical and stylish home, inviting shared moments by fireplaces, on the screened porch, or in the mature gardens and apple orchard. Facing west, the house enjoys sunsets over the mountains. With protected, abutting acres conserved by Vermont Land Trust, Wolfstar encourages relaxation and country pursuits. Extensive stonework enhances the home, offering spaces for entertainment. Host a gathering on the terrace and lawn, creating enduring memories in this beautiful place. Later, enjoy dark-sky star gazing! Located 5 miles from the Woodstock Farmers' Market, 6 miles from Woodstock village, 10 miles from Killington, and 2.5 hours from Boston. This unique opportunity invites you to embrace a balanced lifestyle - refined country living with access to the best of Vermont.
Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name
Water Body Type
Waterfront Property Rights

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Current Use
Flood Zone No
Seasonal No
Land Gains
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No

Sunroom	1	15'2" x 15'6"	**Bedroom**	2	13'10" x
Kitchen	1	14'2" x 14'4"	**Bath - Full**	2	
Living/Dining	1	17'5" x 28'3"	**Utility Room**	B	
Family Room	1	19'9" x	**Studio**	2	23'9" x 15'4"
Foyer	1	6'5" x 11'10"			
Primary BR Suite	1	17'6" x 16'7"			
Bedroom with Bath	1	17'5" x 10'6"			
Mudroom	1	5'6" x 17'3"			
Laundry Room	1	6'10" x 5'11"			
Bath - 1/2	1				
Bedroom	2	9'8" x 10'8"			

Map
Block
Lot
SPAN Number 084-026-10030
Property ID
Deed - Recorded Type Trust
Deed - Book 45
Deed - Page 374
Deeds - Total

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

Lot Features Country Setting, Landscaped, Mountain View, Open, Orchards, Secluded, Ski Area, Trail/Near Trail, Wooded
Construction Materials Wood Frame, Shake Siding, Shingle Siding
Foundation Poured Concrete
Roof Shingle
Appliances Dishwasher, Dryer, Oven - Double, Range - Gas, Refrigerator, Washer, Water Heater - Domestic, Water Heater-Gas-LP/Bttle, Wine Cooler, Warming Drawer, Vented Exhaust Fan
Equipment Dehumidifier, Security System, Generator - Standby
Flooring Tile, Wood, Cork
Utilities Gas - Underground

Cooling Mini Split
Electric 200 Amp, Generator
Heating Multi Zone, Radiant Floor, Mini Split
Heat Fuel Gas - LP/Bottle
Sewer Private, Septic
Water Source Drilled Well, Private
Features - Exterior Balcony, Garden Space, Natural Shade, Patio, Porch - Enclosed, Porch - Screened, Porch - Heated
Features - Interior Blinds, Cathedral Ceiling, Fireplace - Gas, Fireplace - Wood, Furnished, Hearth, Primary BR w/ BA, Natural Light, Natural Woodwork, Security, Skylight, Soaking Tub, Storage - Indoor, Window Treatment, Laundry - 1st Floor

Basement Description Unfinished
Garage No
Garage Capacity 2
Driveway Gravel
Parking Direct Entry, Heated Garage, Attached

Roads Gravel
Road Frontage Yes
Road Frontage Length 968
Items Excluded

4957886

Development / Subdivision **Planned Urban Developmt** **Covenants** Unknown **Easements**		**Assessment Year** **Assessment Amount** **Tax Class** Non-Homestead **Tax Rate**
Condo Name **Building Number** **Floor Number** **Units Per Building** **Condo Limited Common Area** **Assessments - Special**	**Condo Fees** **Fee** **Fee Frequency** **Fee 2** **Fee 2 Frequency** **Fee 3** **Fee 3 Frequency**	**Mobile Park Name** **Mobile Co-Op** **Mobile Park Approval** **Mobile Must Move** **Mobile Make** **Mobile Model Name** **Mobile Serial Number** **Mobile Anchor**
Deed 2 - Book **Deed 2 - Page** **Deed 3 - Book** **Deed 3 - Page** **Deed 4 - Book** **Deed 4 - Page** **Deed 5 - Book** **Deed 5 - Page** **Surveyed** Yes **Surveyed By** **Plan Survey Number** **Footprint**	**Cable Company** **Electric Company** **Fuel Company** **Phone Company**	**Rented** **Rental Amount** **Residence**

Green Verification Body **Green Verification Metric** **Green Verification NewCon** **Green Verification Progrm** **Green Verification Rating** **Green Verification Status** **Green Verification URL** **Green Verification Year** **Green Verificatn Body 2** **Green Verificatn Metric 2** **Green Verificatn NewCon 2** **Green Verificatn Progrm 2** **Green Verificatn Rating 2** **Green Verificatn Status 2** **Green Verificatn URL 2** **Green Verificatn Year 2**	**Green Verificatn Body 3** **Green Verificatn Metric 3** **Green Verificatn NewCon 3** **Green Verificatn Progrm 3** **Green Verificatn Rating 3** **Green Verificatn Status 3** **Green Verificatn URL 3** **Green Verificatn Year 3**
	Auction No **Date - Auction** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency	1.00$	**SubAgency**	**NonAgency Facilitator**	**Transactional Broker**

Compensation Based On
Compensation Applicable to Licensed RE Brokers The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.
Compensation Comments Agent should call for transaction terms.

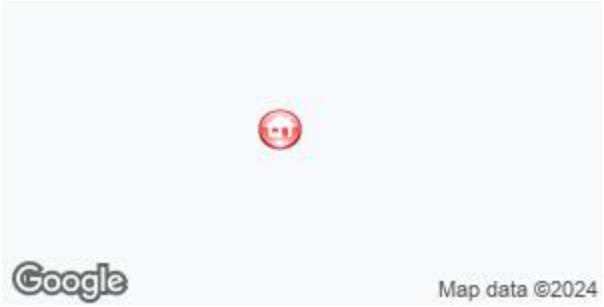


T Story Jenks

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Off: 802-457-4977









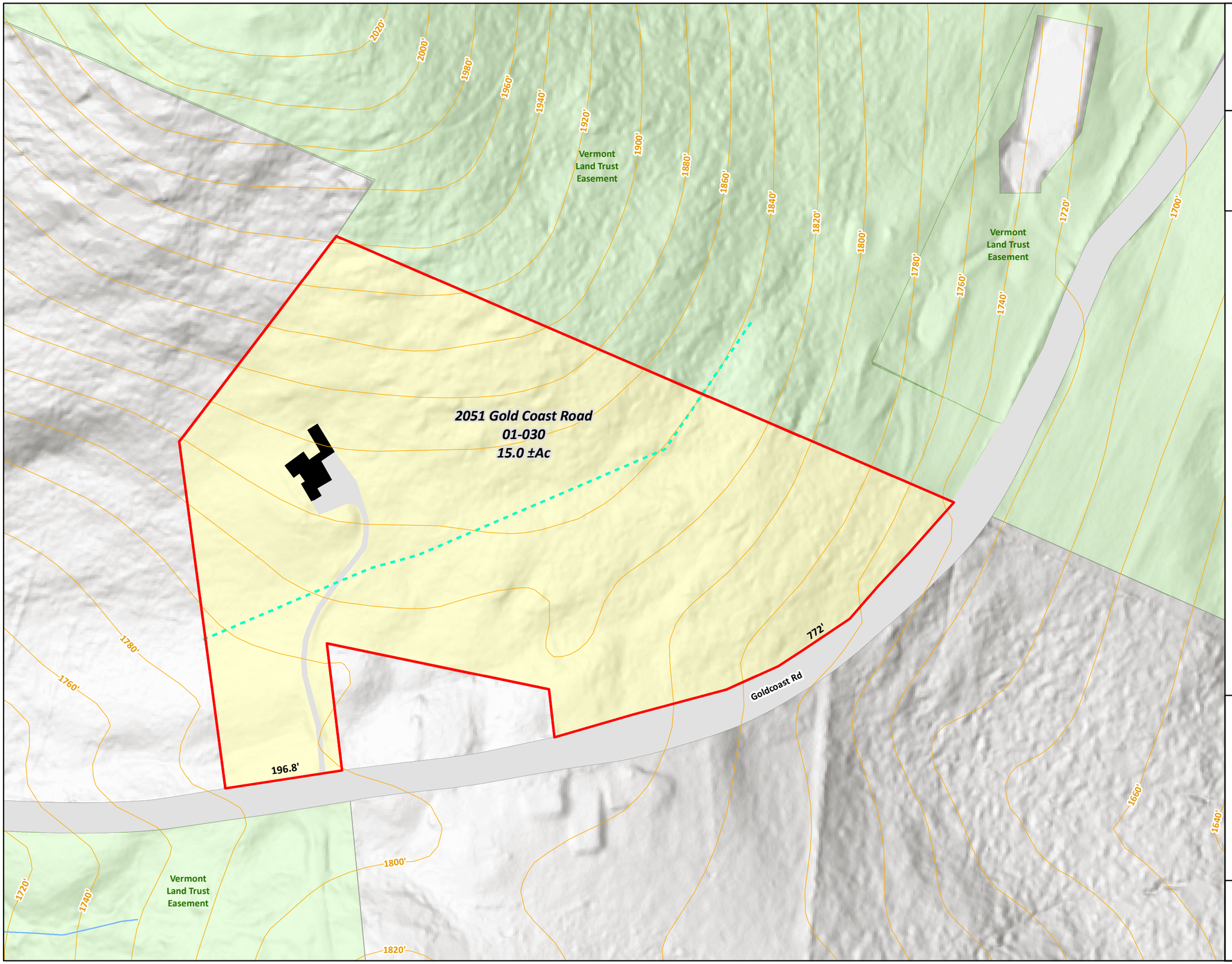
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Listed By:
T Story Jenks - LandVest, Inc/Woodstock

Wolf Star

Bridgewater, VT

Base Plan



LEGEND

- Subject Property - 15.0 ±Ac
- Utility Easement
- Adjacent Properties
- Protected Land
- Contours (ft)



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

Date: 11/16/23

Project Number: VT1281-P

0 75 150 300 Feet

Scale: 1 " = 150 '

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

LandVest

Document Name: VT1281-P base

Wolf Star

Bridgewater, VT

Base Plan Orthophotograph



LEGEND

- Subject Property - 15.0 ±Ac
- Utility Easement
- Adjacent Properties
- Protected Land
- Contours (ft)



Notes:
Credits: 2021 imagery from VCGI VT map service.

Date: 11/16/23

Project Number: VT1281-P

0 75 150 300 Feet

Scale: 1 " = 150 '

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

LandVest

Document Name: VT1281-P ortho

LEGEND

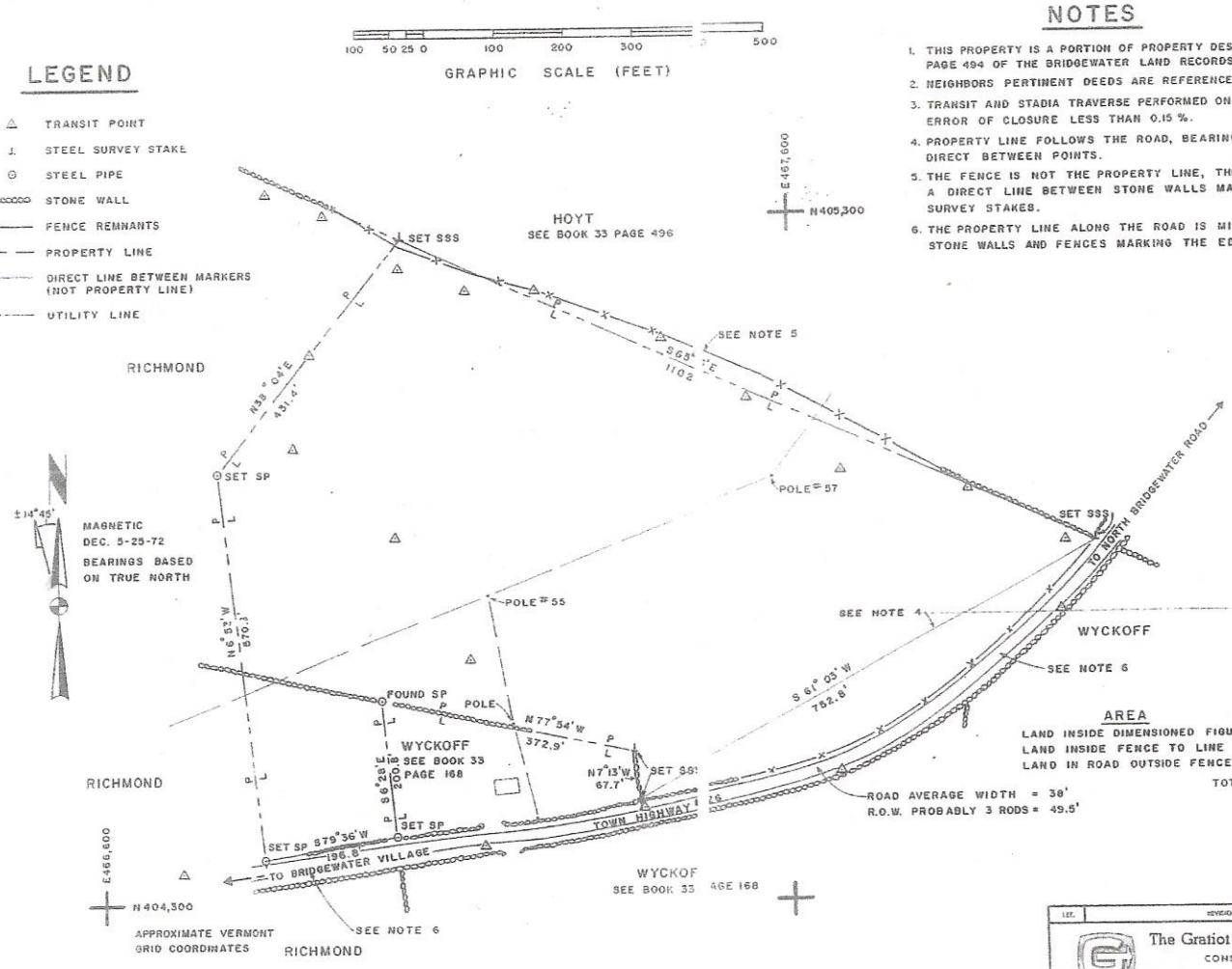
- △ TRANSIT POINT
- SSS △ STEEL SURVEY STAKE
- SP ⊙ STEEL PIPE
- STONE WALL
- —X— FENCE REMNANTS
- P/L – – – PROPERTY LINE
- DIRECT LINE BETWEEN MARKERS (NOT PROPERTY LINE)
- —·—·— UTILITY LINE

100 50 25 0 100 200 300 500

GRAPHIC SCALE (FEET)

NOTES

1. THIS PROPERTY IS A PORTION OF PROPERTY DESCRIBED IN BOOK 35 PAGE 494 OF THE BRIDGEWATER LAND RECORDS.
2. NEIGHBORS PERTINENT DEEDS ARE REFERENCED UNDER THEIR NAMES.
3. TRANSIT AND STADIA TRAVERSE PERFORMED ON 5-25-72 AND 7-26-72 ERROR OF CLOSURE LESS THAN 0.15 %.
4. PROPERTY LINE FOLLOWS THE ROAD, BEARING AND DISTANCE IS DIRECT BETWEEN POINTS.
5. THE FENCE IS NOT THE PROPERTY LINE, THE PROPERTY LINE IS A DIRECT LINE BETWEEN STONE WALLS MARKED BY STEEL SURVEY STAKES.
6. THE PROPERTY LINE ALONG THE ROAD IS MIDWAY BETWEEN THE STONE WALLS AND FENCES MARKING THE EDGE.



47-085

AREA

LAND INSIDE DIMENSIONED FIGURE	13.96
LAND INSIDE FENCE TO LINE S61° 03'W	.98
LAND IN ROAD OUTSIDE FENCES	.45
TOTAL LAND	15.39 ACRES

STATEMENT OF CERT ICATION

NATURE OF SURVEY – PROPERTY IVISION SURVEY.

LET.	REVISION	BY	DATE

The Gratiot Engineering Company
CONSULTING ENGINEERS
39 CENTRAL ST. • WOODSTOCK, VERMONT 05091

LOCATION OHIO HILL

PROPERTY DETAILS ADDENDUM
WOLFSTAR
2051 GOLD COAST ROAD
BRIDGEWATER, VERMONT
05034

PROPERTY SUMMARY

- 14.94 +/- acres on Ohio Hill, Bridgewater
- Elevation approximately 1,850 feet
- Extraordinary, expansive, and ever-changing views across the Chateauguay and No Town Conservation Area to the Green Mountains
- Complete Privacy
- Includes country house with potential for additional dwellings
- Landscaped and maintained mature perennial gardens with many dwarf and full-sized conifers for year-round interest.
- Extensive and fabulous stonework by local stonemason Jon Cameron
- Apple Orchard
- Trails
- 10.1 miles to Killington Resort
- 6.5 miles to Woodstock village

RESIDENCE

- Refined Shingle Style home
- 1979 original build, but extensively redesigned and renovated in 2008, including the addition of a screened porch
- 4 - bedroom, 3.5 - bath
- 3,562 s/f
- Studio/multi-purpose/exercise room added in 2013
- David Beilman - Architect (renovations, studio, and stonework)
- Loewen windows and exterior doors, all with fir interior sections to match interior fir doors by Simpson. Interior doors are actually “external thickness”
- 4 Bedrooms
    - 1st floor – Primary + Guest Bedrooms
    - 2nd floor – Two Bedrooms
    - AC
- On VTel’s state-of-the-art fiber-optic network with very high-speed internet (one gigabit-per-second). Eero Professional Wi-Fi throughout. Potential for remote working or independent business
- High-quality multi-room sound system including outdoor speakers in porch and on terrace
- Random width solid oak flooring by Carlisle Wide Plank Floors throughout except for the foyer, mud room, and bathrooms

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- Gallery lighting
- Large two bay attached garage with workbench, and temperature controlled and remotely monitored wine storage
- General storage above garage
- Suitable for one-level living on the first floor. No steps.

MAIN RESIDENCE DETAILS
FIRST LEVEL

- Sound system

Sunroom/Screened Porch (15'2" x 15'6)
- Meranti flooring on porch and all decks
- Vaulted antique barnboard ceiling with fan
- Electric heaters
- Fireplace (gas)built-in barnboard cushion storage cupboards with custom iron fireplace surround

Kitchen (14'2" x 14'4")
- Granite countertop
- Wolf 6 burner & grill gas range w/ electric double oven
- Vent hood
- Pot filler
- Subzero double panel refrigerator
- Bosch dishwasher
- Marvel wine refrigerator
- Stainless steel prep sink
- Warming drawer
- Track and recessed lighting

Living/Dining Room (17'5" x 28'3")
- Bay window
- Glazed French doors to porch and Family Room
- Stone fireplace – wood burning
- Raised hearth
- Built-in storage cabinets and bookshelves
- Blinds in bay window
- Recessed lighting

Family Room (19'9" x 20'10")
- Stone fireplace and chimney with gas log fire (could be converted back to wood burning)
- French double sliding doors
- Glazed Pocket doors between Family Room and Mudroom, and between Family Room and Foyer
- Antique barnboard cathedral ceiling w/ hand hewed beams
- Recessed and gallery lighting
- Ceiling fan
- TV built-in cabinet

Foyer (6'5" x 11'10")
- Radiant tile flooring
- Closet
- Stairs to basement

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BRIDGEWATER, VERMONT
05034

Primary Bedroom en suite (17'6" x 16'7")
- Cathedral ceiling
- Gallery and recessed lighting
- Two closets
- Ceiling fan
- Built-in desk – tiger maple top
- Double French doors to patio

Primary Bath (18'2" x 11'6")
- Radiant tile flooring
- Double spa tub with marble surround
- Mirrored one-way glass windows
- Double vanity
- Marble countertops
- Tile shower with glass door
- Rain showerhead, hand shower and shower jets
- Sound system
- Powerful exhaust fan
- Built-ins

Guest Bedroom en suite (17'5" x 10'6")
- Three closets
- Glass sliding doors
- Ceiling fan

Guest en suite Bath (8'1' x 9')
- Tile flooring
- Marble countertop
- Tile shower w/ air tub
- Heated towel rack
- Powerful exhaust fan

Mudroom (5'6 x 17'3")
- Radiant Tile flooring
- Douglas fir wainscotting
- Cubbies designed and built around antique French church pew
- Storage closet

Laundry Room (6'10" x 5'11")
- Bosch washer & dryer
- Utility sink w/ granite counters
- Tile flooring
- Drying rack
- Built in cabinets

Half Bathroom
- Tile flooring
- Marble countertop
- Copper sink
- Powerful exhaust fan

SECOND LEVEL

Two linen closets

North Bedroom (9'8" x 10'8")
- Mini-split AC
- Gallery lighting
- Closet
- Blinds

South Bedroom (13'10" x 15'1")
- Mini-split AC
- Double French doors to balcony with view
- Skylight with remotely operated blind
- Double door closet

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PROPERTY DETAILS ADDENDUM
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2051 GOLD COAST ROAD
BRIDGEWATER, VERMONT
05034

Full Bathroom

- Radiant tile flooring
- Air tub with tile shower
- Double vanity w/ marble countertop
- Heated towel rack
- Powerful exhaust fan

LOWER LEVEL

Partial basement housing mechanicals, w/ crawl space

UTILITIES

- Buderus – propane boiler – 4 zones
- 80 gallon domestic Hot Water Heater off boiler
- Pressure tank
- Sediment filter for well
- 200 amp electrical
- Whole house, automatic Kohler propane generator - located to east of Studio
- VTel fiber
- Security system
- Well Head outside Guest Bedroom
- Septic line outside Primary Bathroom with tank and drain field down hill
- Large underground propane tank below driveway
- Drain
- Dehumidifier

2-Bay Attached Garage (25'7" x 29'8")

- Auto garage doors
- Cement floor
- Temperature controlled and remotely monitored wine storage
- Large work bench
- Storage closet
- Entry to exercise room/studio

Studio/Multi-purpose/Exercise Room (23'9" x 15'4")

- Largely detached from the rest of the house. Access from the outside Studio patio is through sliding French doors. The Studio patio is connected to the drive area by a landscaped pathway. Access from inside is via finished steps from the garage
- Cork flooring
- Contemporary linear gas fireplace
- Hidden Mitsubishi mini-split heat/cooling
  Cathedral ceiling with very large structural skylight
  Soapstone counter w/ cabinets & refrigerator
- Above garage storage access
- Storage room with sound and video systems and additional space
- In-wall speakers
- Electric blinds
- Fabulous view

BUILDING DETAILS

- Lower Level – partial concrete 399 s/f unfinished basement & crawl space
- Wood shingle and clapboard siding
- Asphalt shingle roof

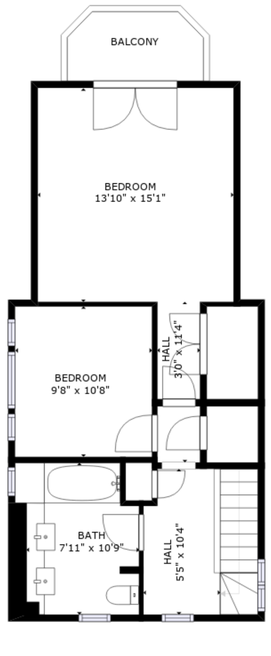
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FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 2503 sq. ft, FLOOR 2: 1059 sq. ft
EXCLUDED AREAS: , GARAGE: 642 sq. ft
BALCONY: 44 sq. ft
TOTAL: 3562 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

dotloop signature verification: dtlp.us/4mla-vEiP-DsuU

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 02/15/2023

Seller's Name(s): Lionel Herring Sheila E Herring

Physical Property Address: 2051 Goldcoast Road (Street) Bridgewater (City/Town)

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.) ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☑ Vacation Property ☐ Rental Property ☐ Other: _____

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability 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 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

Seller's Initials: LH 02/16/23 6:47 PM AST dotloop verified; SEH 02/23/23 10:16 AM AST dotloop verified; ☐ ☐

Purchaser's Initials: ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/4mla-vEiP-DsuU

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ 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? _____ By whom? _____	☐ YES ☐ YES	☑ NO ☐ NO	☐ DON'T KNOW ☐ 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?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 1972 By whom? Gratiot Engineering	☑ 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, shared driveways, party walls or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: Survey plan only

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): _____ Age of Furnace/Boiler: 14 year ☐ Don't Know
Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal
☐ Other (explain): _____
Primary Annual Fuel Usage: $3.500 Gallons (or other measure) Date Range 03/22 - 02/23 Provider: Dead River
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.)
Central for two bedrooms, split systems for two bedrooms and studio

(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: 14 years ☐ 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: $2,100 Date Range: 03/22 - 02/23 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? If yes, when? _____ by whom? _____	☐ YES	☑ NO	☐ DON'T KNOW

(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: VTel
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Unknown
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: VTel 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: DTV 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 2 ☑ Security Alarm System ☑ Owned ☐ Leased ☐ Humidifier
☑ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? 2 ☑ 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):

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

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:

3. STRUCTURAL COMPONENTS

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

Age of Building(s): Main Bldg. Rebuild 15 yrs Additions to Main Bldg. 8 yrs Additional Building(s): (a) (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:
Main building built in 1970s but remodeled and rebuilt circa 2008. Studio/multipurpose extension completed circa 2015

If "yes," did you obtain all necessary permits and approvals for such work? ☑ Yes ☐ No

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? 1 yr
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? 2010 and 2021
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: Unknown
If Drilled Well: Drilled by: Unknown Tag #: Depth:
Gallons Per Minute (at time of driller's report): Date of driller's report:
What is the annual cost for municipal water $ 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? Oct 2022 By whom? Norway Hill Results: Positive
Has any other water quality or water chemistry testing been done? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? By whom? Results:
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: Monthly Rental Fee:
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe:
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:
Coliform treated in Q1, 2023

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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/shared sewer? $ _____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: Unknown 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? Circa 2008
What was done? New piping, etc By whom? Lensing Construction

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? Nov 2022 ☐ Don't Know Reports of last inspection/pumping attached: ☐ YES ☐ NO
Date Septic Tank Last Pumped? _____ Don't Know By whom? _____
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? Vacation home	☐ 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?	☐ 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	
(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
(j)	Has the Property been tested for Radon Gas? If "Yes," when? Oct 2022 By whom? Norway Hill Results: 4 pCi/L	☑ 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

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(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:** Property has contract with JP Pest Control for regular quarterly visits			

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?	☐ 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 affecting the Property? If "Yes," amount: $ ☐ 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: Phone number/e-mail:			

Further explanation of any of the above:

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Purchaser's Initials ☐ ☐ ☐ ☐

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IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ **YES** ☐ **NO** ☑ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

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

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

Seller: *Lionel Herring* dotloop verified 02/16/23 6:47 PM AST HLY1-D7JB-SJBW-SJUP
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: *Sheila E Herring* dotloop verified 02/23/23 10:16 AM AST 1XRE-9BEU-TGOQ-XSY5
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

WOLFSTAR

Estimated 2022 Operation and Maintenance Expenses

	Vendor Name	Contact Info	Usage Amounts	Est $/Yr Avg
UTILITIES				
General property management	***Ellaway Property Services***			$3,000.00
Propane	***Dead River (with Ellaway contract discount)***		***1,745 gallons***	$3,350.00
Electric	***Green Mountain Power***		***10,500 KWH***	$2,092.00
Oil/Gas	***NA***			
Water	***NA (well water)***			
Rubbish Removal	***NA (take to Bridgewater Town "Fast Trash")***			
Internet and phone	***VTel***			$1,300.00
Snow Removal	***Gold Coast Property Svcs (Daniel Andrews)***	gldcoastmaintenance@gmail.com		$1,500.00
Landscaping (mainly lawn maintenance)	***Nick Fowler***	fowlernick83@gmail.com		$3,400.00
Landscaping (gardening)	***Jeanne McCullough***	weedsinger1@gmail.com		$8,200.00
Security	***TASCO***			$2,000.00
Heating (annual service, repairs)	***Junction Fuels***			$250.00
Generator (annual service contract, repairs)	***Vermont Generator***			$395.00
Pest control (quarterly)	***JP Pest Services***			$550.00
SERVICES PROVIDED AS NECESSARY				
Architect	***Beilman Architecture (David Beilman)***			
Electrician	***Cayer Electric (Jason Cayer)***			
Plumber	***Green Mountain Plumbing***			
Roofer	***Jim Mailhiot Roofing (Jim Mailhiot)***			
General maintenance, carpentry, etc	***Bontrager Custom Homes (Brian Bontrager)***			
Painter	***Tim Leavitt Painting (via Brian Bontrager)***			
Landscaper (trees, trails)	***Chippers (Jason Eaton)***			
AV and IT services	***Sight & Sound (Jim Langhans)***			
AC maintenance and repairs	***ARC Mechanical/Green Mountain Plumbing***			
TAXES				
Current Property Taxes				$16,298.00
TOTAL				$42,335.00

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

PAYABLE TO:
MAIL TO:

TOWN OF BRIDGEWATER
45 SOUTHGATE LOOP
BRIDGEWATER, VT 05034

(802) 672-3334 ext.2

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
01-030.	07/30/2024	2024

Payment must be received at the Treasurer's Office On or Before Nov.06, 2024. Taxes unpaid after due date become delinquent and will be subject to 8% penalty fee & interest.

Description: 15 ACRES & DWLG
Location: 2051 GOLDCOAST RD

OWNER HERRING LIONEL
HERRING SHEILA E.
PO BOX HM 1989
HAMILTON HMHX . .

SPAN # 084-026-10030 SCL CODE: 026
TOTAL PARCEL ACRES 15.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,138,900	1,138,900
TOTAL TAXABLE VALUE	1,138,900	1,138,900
GRAND LIST VALUES	11,389.00	11,389.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.4975	x11,389.00=	5,666.03
LOCAL AGREEMENT	0.0019	x11,389.00=	21.64
TOTAL MUNICIPAL TAX			5,687.67
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			5,687.67

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1641	x11,389.00=	13,257.93

1.3910 (state rate) / 119.49% (CLA) = 1.1641

Payments		
1	11/06/2024	18,945.60

TOTAL EDUCATION TAX	13,257.93
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	13,257.93

TAX SUMMARY
Municipal + Education

TOTAL TAX	18,945.60
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	18,945.60

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BRIDGEWATER

PAYMENT DUE	TAX YEAR
11/06/2024	2024
OWNER NAME	
HERRING LIONEL	
PARCEL ID	
01-030.	
AMOUNT DUE	18945.60
AMOUNT PAID	

Office Hours:
Mon. - Thurs.
8:00am - 4:00pm

POSTMARKS NOT CONSIDERED TIMELY PAYMENT.

124000141

PAYABLE TO:
MAIL TO:

TOWN OF BRIDGEWATER
45 SOUTHGATE LOOP
BRIDGEWATER, VT 05034

(802) 672-3334 ext.2

TAX BILL

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR
01-030.	07/27/2023	2023

Payment must be received at the Treasurer's Office On or Before Nov.01, 2023. Taxes unpaid after due date become delinquent and will be subject to 8% penalty fee & interest.

Description: 15 ACRES & DWLG
Location: 2051 GOLDCOAST RD

OWNER HERRING LIONEL
HERRING SHEILA E.
PO BOX HM 1989
HAMILTON HMHX BERMUDA -

SPAN # 084-026-10030 SCL CODE: 026
TOTAL PARCEL ACRES 15.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	743,600		743,600
TOTAL TAXABLE VALUE	743,600		743,600
GRAND LIST VALUES	7,436.00		7,436.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.8161	x7,436.00=	6,068.52
LOCAL AGREEMENT	0.0021	x7,436.00=	15.62

TOTAL MUNICIPAL TAX	6,084.14
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	6,084.14

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NONHOMESTEAD EDUCATION	1.7141	x7,436.00=	12,746.05

See reverse side for education tax rate calculation information.

Payments	
1	11/01/2023
	18,830.19

TOTAL EDUCATION TAX	12,746.05
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	12,746.05

TAX SUMMARY
Municipal + Education

TOTAL TAX	18,830.19
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	18,830.19

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BRIDGEWATER

PAYMENT DUE	TAX YEAR
11/01/2023	2023
OWNER NAME	
HERRING LIONEL	
PARCEL ID	
01-030.	
AMOUNT DUE	18830.19
AMOUNT PAID	

Office Hours:
Mon. - Thurs.
8:00am - 4:00pm

POSTMARKS NOT CONSIDERED TIMELY PAYMENT.

123000321

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, BOYKIN C. WRIGHT and EUGENIA B. WRIGHT, of Bridgewater in the County of Windsor and State of Vermont, Grantors, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION paid to my full satisfaction by LIONEL HERRING and SHEILA E. HERRING of Hamilton, Bermuda, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, LIONEL HERRING and SHEILA E. HERRING, and their heirs and assigns forever, a certain piece of land in Bridgewater in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises comprising 14.94 acres, more or less, with all improvements thereon and appurtenances thereto, owned by us by virtue of a Warranty Deed dated November 15, 1985, from William T. Parker and Michael Learned Parker to Boykin C. Wright and Eugenia B. Wright, recorded in Book 43 at pages 281-283 of the Bridgewater Land Records. The lands and premises are more particularly described as follows:

The premises conveyed herein are situate on the North side of Town Highway No. 26, commonly called the "Kellog Road" and are located in the Town of Bridgewater, County of Windsor and State of Vermont.

The point of beginning is located at the intersection of two stone walls, which point of intersection marks the division line between the property conveyed herein and the property now or formerly of Hoyt, which point is located on the Northwest side of Town Highway No. 26, and is marked by a steel survey stake; thence from said point of beginning and proceeding Southeasterly therefrom following the line of one of said stone walls a distance of 18 feet more or less to the center of Town Highway No. 26; thence proceeding in a Southwesterly direction along the center line of Town Highway No. 26 (the center line being located midway between a stone wall on the Southeasterly side of said Highway No. 26 and a fence located on the Northerly side of said Highway No. 26 which fence is situate on the premises being conveyed herein) a distance of 780 feet more or less, to a point; thence North 7 degrees 13' West, a distance of 18 feet more or less to the corner of two stone walls which corner is marked by a steel survey stake (said steel survey stake being located in a direct line 61 degrees 3' West 752.8 feet from the first mentioned steel survey stake); thence following one of the stone walls along the lands now or formerly of Wyckoff, North 7 degrees 13' West a distance of 67.7 feet more or less to a steel survey stake set in the end of said stone wall; thence continuing along a stone wall North 77 degrees 54' West a distance of 372.9 feet more or less to a steel pipe set in said stone wall on the Westerly side of a break in the stone wall; thence continuing along the lands now or formerly of Wyckoff South 6 degrees 28' East a distance of 200.8 feet, more or less, to a steel pipe set in the stone wall on the North side of Town Highway No. 26; thence continuing in the same direction South 6 degrees 28' East a distance of 21 feet, more or less, to the center line of Town Highway No. 26; thence proceeding Westerly along the center line of Town Highway No. 26 a distance of 196 feet more or less, to a

point(the center of Town Highway No. 26, at this portion thereof is located midway between a stone wall on the Southerly side thereof and a stone wall on the Northerly side thereof); thence proceeding from said point North 6 degrees 53' West a distance of 20 feet to a steel pipe (said steel pipe is in a direct line South 79 degrees 36' West, a distance of 196.8 feet from the last mentioned steel pipe which is located on the North side of Town Road No. 26) thence from said point and along other lands of Richmond North 6 degrees 53' West a distance of 570.8 feet, more or less, to a steel pipe; thence continuing along lands of Richmond North 38 degrees 4' East a distance of 431.4 feet, more or less, to a steel survey stake located approximately 10 feet Northerly of the remnants of a wire fence; thence proceeding in a direct line (not following along the remnants of the wire fence) along lands now or formerly of Hoyt South 65 degrees 46' East a distance of 1,102 feet more or less to the point and place of beginning. Said premises containing by estimation 14.94 acres, be the same more or less with an additional .45 acres included within the right of way of Town Highway No. 26.

Said premises are shown on a survey map prepared by the Gratiot Engineering Company under date August 15, 1972, which survey map is to be recorded in the Bridgewater Land Records.

To the extent that the premises hereby described are situate within the right of way of lands owned either by the State of Vermont or the Town of Bridgewater for the purposes of Town Highway No. 26, this deed is to act as a Quit Claim only, and the warranty covenants herein contained do not apply.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY WHICH MAY APPEAR OF RECORD AND WHICH MAY AFFECT THE PREMISES CONVEYED HEREIN.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, LIONEL HERRING and SHEILA E. HERRING, heirs and assigns, to their own use and behoof forever;

And We, the said Grantors, BOYKIN C. WRIGHT AND EUGENIA B. WRIGHT, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, LIONEL HERRING and SHEILA E. HERRING, their heirs and assigns, that until the ensealing of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforementioned;

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And We hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as hereinabove mentioned or referred to.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 20th day of June A.D. 1988.

In Presence of

Nancy N Ballou
Witness

Boykin C. Wright
Boykin C. Wright

Witness

Eugenia B. Wright
Eugenia B. Wright

STATE OF ~~VERMONT~~ New Hampshire)
COUNTY OF ~~WINDSOR~~ Grafton) ss. At Lebanon this 20th day of June, A.D., 1988,

BOYKIN C. WRIGHT and EUGENIA B. WRIGHT personally appeared and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Nancy N Ballou
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A885855
Signed Norma Brownell, Clerk
Date June 21, 1988

NANCY H. BALLOU, NOTARY PUBLIC
My Commission Expires Feb. 22, 1990

Bridgewater Town Clerk's Office Received for Record June 21 A.D. 1988 10 o'clock 00 minutes A.M. the Warranty Deed of which the foregoing is a true copy.
Attest: Norma Brownell
Clerk

CV-GTE 500 Rev. 10/91

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KNOW ALL MEN BY THESE PRESENTS:

THAT We, Lionel Herring and Sheila E. Herring of Hamilton, ~~County of~~ and ~~State of~~ Bermuda Island (hereinafter called Grantor), for and in consideration of the sum of One Dollar and other valuable consideration paid by CENTRAL VERMONT PUBLIC SERVICE CORPORATION, a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and CONTEL OF VERMONT, INC., a Vermont corporation doing business under the trade name of GTE VERMONT (hereinafter together called Grantees), the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the Grantees as tenants in common, their successors and assigns, the perpetual and exclusive right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of intelligence by electricity or light, consisting of ~~poles, wires, cables, guy wires, push braces~~, underground wires, service cables, conduits, pipes, manholes, pad mounts, vaults for transformers and other fixtures and appurtenances used or adopted for the purpose, upon, ~~over across~~ and under the surface of the lands owned by the Grantor in the town of Bridgewater, County of Windsor, State of Vermont, more fully described in deed given by Boykin C. Wright and Eugenia B. Wright to Lionel Herring and Sheila E. Herring dated June 20, 1988, and recorded in the Land Records for Bridgewater in Book 45 at Page 374-6.

Said line shall enter from lands now or formerly of Cameron-Webb and run across the Grantor's land in a easterly direction to ~~lands now or formerly of~~ terminating cabinet 53-1 and continuing in a easterly direction to an angle point; thence running southeasterly to the center line of Town Road 26 and lands now or formerly of Cecil. Said line is located northerly of said road and is C.V.P.S. line 96.

For the purpose of this agreement a "service cable" shall mean that part of the underground system which extends either from the pole line or from a transformer location, as the case may be, to the dwelling unit and shall not include any part of the underground system which is located within the limits of a proposed street.

The exact location of said line or lines is to be selected by the Grantees after their final surveys have been completed within the above-described location and to become permanently established upon the ~~erection of the poles~~, laying of cables, and/or construction of conduits in said line or lines.

Together with the right to cut down, ~~keep trimmed or eliminated~~ by such means as Grantees deem desirable, all trees and underbrush ~~as the Grantees may from time to time desire within a width of twenty five (25) feet on each side of the said line or lines above described; together with such other trees on said premises adjacent to this right of way~~ as, ~~in the judgment of the Grantees,~~ may interfere with or endanger the efficient operation and use of said lines or any of their appurtenances when constructed.

installation, L.R

Together, also, with the right to enter upon such right and easement, across other property owned by the Grantor, for the purposes of exercising any of the rights herein granted; provided, however, that said right must be exercised in a careful manner and any damages to such other property of the Grantor caused by the Grantees shall be borne by the Grantees.

The Grantor covenants and agrees not to plant any trees or other plants or construct or erect or permit the erection or maintenance of buildings or structures of any kind, or change the grade, fill or excavate within ten (10) feet on each side of said line or lines without written permission from executive officers of the Grantees.

TO HAVE AND TO HOLD the aforegranted rights and easements, with all the privileges and appurtenances, thereunto belonging, unto and to the use of said Grantees, and their successors and assigns forever, and the Grantor does hereby covenant with the Grantees and their successors and assigns, that they are lawfully seized in fee simple of the granted premises, that they are free from all encumbrances, except Lake Sunapee Savings Bank dated June 20, 1988, recorded June 21, 1988 in Book 45, pages 377-382, that they have good right to sell and convey the same aforesaid and will warrant and defend the same to the Grantees and their successors and assigns forever against the claims and demands of all persons.

~~And for the consideration aforesaid, I,~~ _____ ~~(wife) (husband) of the said~~ _____ ~~hereby release unto the Grantees all my right of and to (dower and homestead) (curtesy) and all other rights and interests, in the rights and easements hereby conveyed~~.

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 29th day of September, A. D. 1992.

WITNESSES:

Andrea Romaine

Sheila E. Herring
Sheila E. Herring

L. Herring
Lionel Herring

~~STATE OF~~ HAMILTON)
~~COUNTY OF~~ BERMUDA .) ss

BE IT REMEMBERED, that on the 29th day of SEPTEMBER, 1992, personally appeared SHEILA E HERRING AND HONEL HERRING, signers and sealers of the foregoing written instrument and acknowledged the same to be THEIR free act and deed.

Before me,

DAVID J. DOYLE
NOTARY PUBLIC
CEDAR HOUSE
41 CEDAR AVENUE
HAMILTON, BERMUDA

Notary Public

REVENUE BERMUDA $5

BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF ABOVE CONVEYANCE.

_____ Clerk's Office
for Record

_____ A. D., 19____
at _____ o'clock _____ minutes _____.M. and
recorded in Book_____, Page _____ of Land Records.
Attest: _____, Clerk
Recorder's Fee: $_____

15 W. O. _____
D. O. 38749
Tel. No. 15-92-050
Line Number 96
~~Pole No.~~ R to ~~Pole No.~~ G

Town Clerk's Office Received for Record December 10 A.D. 1992 10 o'clock oo minutes A.M. the Easement of which the foregoing is a true copy.
Attest: Norma B Cornell
Clerk

T.H. 26 X

CV/CTC HWY. 62 Rev. 7/81

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KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Lionel Herring and Sheila E. Herring of Hamilton, County of _____, State of Bermuda, (hereinafter called Grantor), for and in consideration of the sum of One Dollar and other valuable consideration paid by CENTRAL VERMONT PUBLIC SERVICE CORPORATION, a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and CONTINENTAL TELEPHONE CO. OF VERMONT, INC., a corporation duly organized under the laws of the State of Vermont (hereinafter together called Grantees), receipt of which is hereby acknowledged, do hereby grant unto the said Grantees as tenants in common, the exclusive right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines for the transmission of electricity and the transmission of intelligence by electricity, consisting of poles, wires, cables, guy wires and other fixtures and appurtenances used or adopted for the purpose, upon, over and across the surface of lands owned by the Grantor along and adjacent to the town roads/highways below indicated, and located in the town of Bridgewater, County of Windsor, State of Vermont, more fully described in deed given by Boykin C. Wright and Eugenia B. Wright to Lionel Herring and Sheila E. Herring dated June 20, 1988, and recorded in the Land Records for Bridgewater in Book 45, at Page 374-6.

Said line shall begin at pole 52 of C.V.P.S. line 96 and run across the Grantor's land in a southwesterly direction to the center line of Town Road 26 and lands now or formerly of Holson. Said line is located northerly of said road.

Together with the right to cut and/or trim all trees and underbrush as the Grantees may from time to time desire within a width of fifteen (15) feet on each side of said line above described; also the right to enter premises adjacent to this right of way and remove any tree or trees that due to deteriorated condition or as a result of any other circumstance endanger the operation of said line.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 21st day of December, A.D. 1988.

WITNESSES: (for both)

Curtis L. Bowdon

Martha M. Hoff

L Herring (SEAL)
Lionel Herring

Sheila E. Herring (SEAL)
Sheila E. Herring

STATE OF VERMONT)
COUNTY OF WINDSOR) ss

BE IT REMEMBERED, that on the 21st day of December A.D. 1988, personally appeared LIONEL HERRING AND SHEILA E. HERRING signer(s) and sealer(s) of the foregoing written instrument and ~~acknowledged~~ the same to be their free act and deed.

Before me,

Curtis L. Bowdon
Notary Public

SPACE BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF ABOVE CONVEYANCE

_____ Clerk's Office
Received for Record
_____ A.D., 19____
at ___ o'clock ___ minutes __.M. and
recorded in Book _____ Page _____ of
Land Records.
Attest: _____, Clerk

Recorder's Fee: $____

15 W.O. _____
D.O. 50376
Tel. _____
Line No. 96
Pole No. 52 to ~~Pole No.~~ Hwy

Town Clerk's Office Received for Record February 15 A.D. 1939 10 O'clock 00 minutes A.M.
The Easement of which the forgoing is a true copy. Attest: Norma Brown
Clerk

Town Rd # 26 X

2051 GOLDCOAST RD

Location	2051 GOLDCOAST RD	**Mblu**	01/ 030/ / /
Acct#		**Owner**	HERRING LIONEL
Assessment	$743,600	**Appraisal**	$743,600
PID	30	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$549,500	$194,100	$743,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$549,500	$194,100	$743,600

Owner of Record

Owner	HERRING LIONEL	**Sale Price**	$0
Co-Owner	HERRING SHEILA E.	**Certificate**	
Address	PO BOX HM 1989 HAMILTON HMHX, . .	**Book & Page**	0/0
		Sale Date	

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
HERRING LIONEL	$0		0/0	

Building Information

Building 1 : Section 1

Year Built:	1979
Living Area:	3,102
Replacement Cost:	$575,376
Building Percent Good:	94
Replacement Cost Less Depreciation:	$540,900

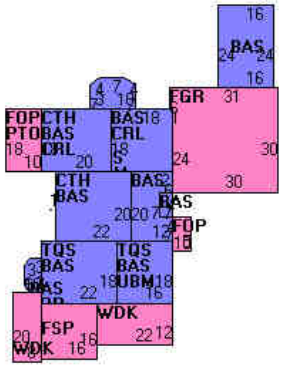
Building Attributes	
Field	**Description**
Style:	Contemporary
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gambrel
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Quarry Tile
Heat Fuel	Gas
Heat Type:	Radiant
AC Type:	Unit/AC
Total Bedrooms:	4 Bedrooms
Full Baths:	3
Half Baths:	1
Extra Fixtures:	
Total Rooms:	7
Bath Style:	Above Avg
Kitchen Style:	Above Avg
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/BridgewaterVTPhotos//\00\00\27\64.jpg)

Building Layout



(https://images.vgsi.com/photos/BridgewaterVTPhotos//Sketches/30_30.jp

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,589	2,589
TQS	Three Quarter Story	684	513
CRL	Crawl Space	684	0
CTH	Cathedral Ceiling	800	0
FGR	Garage, Frame	906	0
FOP	Porch, Open Frame	276	0
FSP	Porch, Screen Frame	256	0
PTO	Patio	180	0
UBM	Basement, Unfinished	399	0

WDK	Deck, Wood	424	0
		7,198	3,102

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$3,200	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$900	1
FPL4	GAS FIREPLACE	1.00 UNITS	$1,200	1
JAC1	JACUZZI	1.00 UNITS	$3,300	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	
Neighborhood	16
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	15
Frontage	
Depth	
Assessed Value	$194,100
Appraised Value	$194,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$549,500	$194,100	$743,600
2021	$549,500	$194,100	$743,600
2020	$549,500	$194,100	$743,600

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$549,500	$194,100	$743,600

2021	$549,500	$194,100	$743,600
2020	$549,500	$194,100	$743,600

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Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date