489 Covered Bridge Road

Stowe, Vermont | $4,495,000







For more information, please contact:

Meg Kauffman
Luxury Real Estate Broker
mkauffman@landvest.com
M: 802.318.6034 O: 802.528.7606

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.

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Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

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
489 Covered Bridge Road
Stowe, Vermont 05672

PROPERTY
6.87 Acres
Hilltop setting
360 mountain views
-Mount Mansfield and Worcester Range
Swimming pond with dock and fountain
9-hole disc golf course
Walking path with bridge
Woodshed

Barn and workshop 36 x 24 - 864 sqft
-All set up to be converted to a 2-stall horse barn
-Land is also deeded to allow horses

Potential 2-bedroom guest cottage
-permit in place
-septic tank/field, electric and water conduit already in place - just connect

EXTERIOR
Attached 3-car garage + storage bay
Patio seating area off kitchen – Pinnacle mountain views
Front porch – Mount Mansfield views
Hand crafted Bevolo gas lanterns on front porch

INTERIOR
Central air- 2 zones
Security system
3 fireplaces
Wide plank yellow pine flooring
Custom hardwood / quarter sawn cabinets
-including kitchen, baths, study

MAIN FLOOR
bedroom/bath & mudroom are serviced both by radiant hot water & hvac

Side Entry (23'4" x 9'6")
Access to front porch and garage
Slate tiled floor
Coat closet
Live edge bench built-in
Reclaimed beam accent with hooks

Foyer (17'3" x 17'7")
Front entry
Wide plank yellow pine flooring
Recessed lighting
Stairs to upper and lower level
Entry to kitchen and great room
Entry to living room

Library (21'1" x 21'8")
Mountain views
Barn door slider
Coffered ceiling
Wide plank yellow pine flooring
TV
Stone fireplace with gas insert
Reclaimed beam wood mantle
Built-in bench seating
Vermont Simon Pearce Pendant lighting
Custom built-in bookshelves and cabinetry

Kitchen (22'4" x 22'7")
Wide plank yellow pine flooring
Granite counters
Custom cabinetry
Island with seating for 5
Viking refrigerator/freezer
Subway tile backsplash
Viking 6 burner gas stove
Oven w/convection option
Viking microwave in island
Kitchen Aid ice machine in island
Farmhouse ceramic sink
Kitchen aid dishwasher in island
Vermont Simon Pearce Pendant lighting
Recessed lighting
Built-in cabinetry in island
Pantry with built-in shelves
Built in speaker system
Open to dining area

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However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions.
Listing #VT1426.
EXCLUSIVELY LISTED WITH LANDVEST

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1940 Mountain Rd, Stowe, VT 05672 – Tel: 802-528-7606
www.landvest.com

ADDENDUM
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Dining Area (17'6" x 12'6")
Pinnacle mountain views
Wide plank yellow pine flooring
Chandelier
Vaulted ceiling with exposed beam detail
Dutch door from kitchen to outside patio
Open to great room / living area

Great Room (19'11" x 29'4")
Wide plank yellow pine flooring
Stone wood burning fireplace
Reclaimed beam wood mantle
Stone hearth
Cathedral ceiling
Vermont Hubbardton Forge Chandelier
Accent lighting
Access to sunroom

Sunroom (20'1" x 16'11")
Slate tile floor with radiant heat
Stone gas fireplace
Reclaimed beam wood mantle
Cathedral ceiling with exposed beam detail
Ceiling fan

Hallway (7'6" x 3'7")
Access to/from kitchen
Access to bathroom
Access to bedroom
Slate tile floor
Hall closet

Bathroom 3/4 (10'5" x 6'3")
Sconce lighting
Tile floor with radiant heat
Tile shower
Single vanity

Bedroom (15'2" x 13'2")
Closet
Tile floor
Ceiling fan with light

Stairs to upper level
Sconce lighting
Pine flooring

UPPER LEVEL

Primary Bedroom Ensuite (19'11" x 27'4")
Unobstructed views of Mount Mansfield
Wool carpet
Walk-in closet Walk-in closet (4'9" x 9'6")
Recessed lighting
Additional closet
Ceiling fan with lights
Cathedral ceiling with exposed beam detail

Ensuite Full Bathroom (15'5" x 13'5")
Double vanity
Granite counter
Sconce lighting
Tile flooring with radiant heat
Walk-in shower
Double-end pedestal bathtub

Ensuite Bedroom 2 (11'7" x 17'0")
Mountain view
Walk-in closet (5'8" x 5'4")
Wool carpet
Ceiling fan with light
Shiplap ceiling detail

Ensuite Bathroom 2 (5'8" x 11'3")
Single vanity
Granite counter
Sconce lighting
Tile flooring with radiant heat
Shower

Ensuite Bedroom 3 (13'5" x 13'4")
Mountain view
Ceiling fan with light
Wool carpet
Walk-in closet (3'6" x 6'11")

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3/4 Bathroom (6'7" x 9'8")
Mountain view
Tile flooring with radiant heat
Single vanity
Counter
Sconce lighting

Hallway (21'11" x 15'11")
Wide plank yellow pine flooring
Access to bedrooms
Access to laundry room
Access to linen closet

Laundry Room (8'8" x 5'3")
Barn door slider
Maytag side-by-side washer dryer
Single sink vanity
Custom built-in cabinetry and hanging area

Bedroom Ensuite 4 (15'2" x 13'2")
Mountain view
Ceiling fan with light
Wool carpet
Walk-in closet (4'4" x 6'9")

Ensuite Full Bathroom (15'7" x 9'8")
Mountain view
Tile shower
Double-end pedestal bathtub
Single vanity
Sconce lighting
Tile floor with radiant heat
Stairs to lower level
Pine floors
Sconce lighting

LOWER LEVEL
Radiant hot water - no A/C
Hallway (12'9"X 40'6")
Tile flooring

Office Space 1 - (8'1" X 8'6")
Barn door sliders
Built in counter
Recessed lighting
Slate tile flooring

Office Space 2 - (8'1" X 8'7")
Barn door sliders
Built in counter
Recessed lighting
Slate tile flooring

Game Room (19'5" X 15'8")
French doors to/from hallway
Composite wood flooring
Exposed beam detail on ceiling
Pool table w/University of Vermont custom chandelier
Built in bar
Live edge counter
Refrigerator
Bar seating
Simon Pearce pendant lighting above bar
Door exit/entry to side yard

Family Room (19'11" x 19'6")
Ceiling fan
Exposed beam detail on ceiling
Recessed lights
TV

Office / Meeting Room (19'0" x 16'2")
Slate tile floor
Ceiling fan

Storage / Workshop room (19'11" x 15'6")
Work bench
Closet
Concrete floor

Utility room (10'3" X 12'6")
Water softener
Filtration
Furnace

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ADDENDUM
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Storage room (10’3” X 9’8”)
Unfinished
Concrete floor

Bathroom 3/4 (8’11” X 9’0”)
Slate tile floor with radiant heat
Single vanity
Sconce lighting
Tile shower

Bunk Room (16’7” X 11’6”)
Recessed lighting
Slate tiled floor

UTILITIES
Fiberoptic Internet
Stowe Cable
Propane

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Residential **Single Family** **489 Covered Bridge Road** **Listed: 7/18/2024** **$4,495,000**
5005754 **Stowe** **VT 05672** **Closed**
Active **Unit/Lot #** **DOM: 372**



County	VT-Lamoille	**Rooms Total**	9
VillDstLoc		**Bedrooms Total**	5
Year Built	2021	**Bathrooms Total**	6
Architectural Style	Contemporary	**Bathrooms Full**	1
Color		**Bathrooms Three Quarter**	5
Total Stories	1.5	**Bathrooms Half**	0
Taxes TBD	No	**Bathrooms One Quarter**	0
TaxAnnlAmt	$50,587.00	**Total Finished Area**	6,472
Tax Year	2024	**Total Area**	7,553
Tax Year Notes	2024-2025	**Lot Size Acres**	6.87
		Lot Size Square Feet	299,257
		Footprint	

Delayed Showing No
Date - Showings Begin

Directions From Stowe village center, head east on Main Street. Turn right onto School Street. Keep right at the fork and continue onto Stowe Hollow Road. In .8 miles keep right to continue on Covered Bridge Road. In .5 miles the property will be on your left.

Virtual Tour URL Unbranded
Virtual Tour URL Unbranded Property Panorama VTour

Public Remarks Newly built in 2021, this beautifully designed and constructed home is situated on 7 park-like acres with 360-degree views of Mount Mansfield, and the Worcester Range. Ideally located on picturesque Covered Bridge Road this hilltop site achieves the ultimate in privacy yet is only 4 minutes from Stowe village. The expansive, open, and airy layout was envisioned with large gatherings in mind. The great room features a large stone fireplace, and a spacious, modern kitchen. Numerous auxiliary living spaces are finely crafted with large windows and lovely wood details, adding to the charm and elegance of the home. The well-appointed second floor boasts 4 spacious, ensuite bedrooms, each with mountain views. The walk-out lower level is an entertainer's dream with two-family rooms, a built-in bar and game room creating the perfect venue for guests to spread out and enjoy time together. This level also includes a bunk room and office spaces, so you can have full, fiber optic connectivity when working remotely. A large, attached 3-car garage, has room for several vehicles and includes a pet grooming area. The rolling grounds boast a large swimming pond, lawns, gardens, fields, a lovely walking path, even a 9-hole disc golf course. Additionally, the property includes a detached barn which could be easily converted into 2-stall equestrian barn. The property is permitted to add a 2-bedroom guest house, providing design flexibility and optionality to achieve true estate level living.

STRUCTURE

Construction Status Existing
Estimated Completion
Rehab Needed No
Construction Materials Wood Siding
Foundation Details Poured Concrete
Roof Metal, Architectural Shingle
Basement Yes
Basement Description Finished, Full, Interior Access, Exterior Access
Basement Access Type Interior
Parking Features Driveway, Garage, Paved
Garage Yes
Garage Capacity 3

Above Grade Finished Area	4,551
List $/SqFt Fin ABV Grade	$987.70
Above Grade Finished Area Source	Estimated
Above Grade Unfinished Area	551
Above Grade Unfinished Area Source	Estimated
Below Grade Finished Area	1,921
List $/SqFt Fin Below Grade	$2,339.93
Below Grade Finished Area Source	Estimated
List $/SqFt Fin Total	$694.53
Below Grade Unfinished Area	530
Below Grade Unfinished Area Source	Estimated
Total Below Grade Area	
Total Below Grade Area Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL

PUBLIC RECORDS

DeedRecTy	Warranty	**Map**	
Total Deeds		**Block**	
Deed Book	1117	**Lot**	
Deed Page	161	**SPAN#**	621-195-11883
Deed 2 Book		**Tax Class**	Non-Homestead
Deed 2 Page		**Tax Rate**	
PlanSurv#		**Current Use**	
Property ID		**Land Gains**	
Zoning	RR-5		
		Assessment Year	
		Assessment Amount	
		Special Assessments	

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres

Road Frontage Yes
Road Frontage Type Dirt, Gravel
Road Frontage Length 330

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District Stowe School District
Elementary School Stowe Elementary School
Middle/Jr School Stowe Middle/High School
High School Stowe Middle/High School

Lot Features Country Setting, Pond, View

Surveyed Yes
Surveyed By

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

UTILITIES

Heating Propane, Forced Air, Radiant
Cooling Central AC, Multi Zone
Water Source Drilled Well
Sewer 1000 Gallon, Septic
Electric Circuit Breaker(s)

Utilities Cable at Site, Propane
Internet Fiber Optic Internet

Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Exterior Features Barn, Outbuilding, Patio, Covered Porch, Shed
Driveway Paved
Parking Features Driveway, Garage, Paved
Flooring Carpet, Ceramic Tile, Wood
Interior Features Bar, Cathedral Ceiling, Ceiling Fan, Dining Area, 3+ Fireplaces, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Security, Walk-in Closet, Walk-in Pantry, 2nd Floor Laundry

Appliances Dishwasher, Dryer, Range Hood, Freezer, Microwave, Gas Range, Washer, Water Heater
Other Equipment Air Conditioner, Security System, Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

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

Auction No
Auction Date
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
Exclusions

Flood Zone Unknown
Seasonal No
Easements
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 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 Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

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

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Square footage is approximate. Regarding potential future build of 2-bedroom guest house - Permit exists, conduit for water & electric is in, and septic was built to accommodate w/out change - just connect.

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Meaney
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	
Co List Agent - Phone Number	
Co List Agent - E-mail	
Alternate Contact - Agent Name	
Alternate Contact - Phone Number	
Alternate Contact - E-mail	
Buyer Office - Office Name	
Buyer Office - Phone Number	
Buyer Office - E-mail	
Buyer Agent - Agent Name	
Buyer Agent - Phone Number	
Buyer Agent - E-mail	
Buyer Team - Team Name	
Buyer Team - Phone Number 1	
Co Buyer Office - Office Name and Phone	
Co Buyer Agent - Agent Name and Phone	

MLS List Date	7/18/2024
Expiration Date	3/28/2026
Active Under Contract Date	
Pending Date	
Withdrawn Date	
Terminated Date	
Close Date	
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
Original List Price	$4,950,000

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

Buyer Financing

Contingencies

My Info: Diane Jewell - Phone: 802-488-4441

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Stowe, VT - Property Database - Detail Result

Last Updated: August 02, 2022 | Official copies of data must be obtained at the Stowe Office.

Powered by www.nemrc.com

Owner Information

Parcel	17045010
Owner	MEANEY CHRISTOPHER 4120 DEVON WOOD ROAD MARIETTA, GA 30066
Location	498 COVERED BRIDGE RD
Tax Map #	07-341.010
Descr	6.87 AC & UNFIN DWL

Parcel Information

NBHD	11	**SPAN**	621-195-11883
Acres	6.87	**Status**	A - Active

Sales Information

Book	1117	**Sale Date**	2021-03-26
Page	161	**Sale Price**	537,500

Parcel Value Information

Land Value	364,200	**Homestead**	1,217,100
Dwelling Value	820,900	**Housesite**	1,160,900
Site Imprvmnt	42,000		
Outbuildings			
Total	1,227,100		

Photo not available.

BUILDING	**Total Rooms**	9	**Year Built**	2021	**Building SF**	4736.00	**Energy Adj**	Excellent	
	Bedrooms	4	**Effect Age**		**Quality**	9.00	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	1	**Condition**	Excellent	**Style**	1.5 Fin	**Bsmt SF**	2560	**Fireplaces** 1
	3/4 Baths	5	**Phys Depr**	1	**Design**	Contemp	**Bsmt Fin**	4	**Porch** 719
	Half Baths		**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	623	**Gar/Shed** 882
	Kitchens	1	**Econ Depr**						
	Notes	Survey MB 16/120 (Lot 1) 2021: New Dwelling, 75% complete							
LAND	**Land**	1	**Area**	2.00	**Grade**	2.00	**Frontage**		**Depth**
LAND	**Land**	5	**Area**	4.87	**Grade**	0.70	**Frontage**		**Depth**

Sketch

Sketch not available.

dotloop signature verification: dtlp.us/LRE8-xLRP-4HP2

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 04/15/2024

Seller's Name(s): Christopher Meaney

Physical Property Address: 498 Covered Bridge Road (Street) Stowe (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

Seller's Initials CM 04/15/24 1:16 PM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/LRE8-xLRP-4HP2

(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	☑ 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? _____	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 6/15/2022 By whom? Grenier 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, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☐ Base Board ☑ Hot Air ☑ Radiant ☐ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): Bathrooms w/ out slab have electric radiant as well Age of Furnace/Boiler: 2 yr ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ 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.) HVAC 1st & 2nd floors
(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: 2 yrs ☐ 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: $ variable Date Range: _____ Electric utility provider: Stowe Electric 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:
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: ATT others
(j)	Is internet service available at the Property? ☐ YES ☐ NO If "Yes", current provider: Stowe Cable 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: Stowe Cable 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 3 ☑ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many?
☐ Whirlpool Bath ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☐ Freezer
☐ Intercom ☑ Ceiling Fans ☐ Woodstove ☐ Sump Pump ☐ Well Pump ☐ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ 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. 2 yrs Additions to Main Bldg. 1 yr Additional Building(s): (a) Barn (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:
All buildings on property are permitted with required governing bodies - State & Town

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? 2-yrs main house. 1 yr barn
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? _____
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: Continuous Pressure Well Pump ☐ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☐ Don't Know
Age of Water System: 2 yr
If Drilled Well: Drilled by: Manosh Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): 65 gpm 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? 6/22 By whom? Endyne Inc Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 6/22 By whom? Endyne Inc Results: _____
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: 6/22 Is the system entirely on your Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☑ NO If "Yes," when? _____
What was done? _____ By whom? _____

Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) 1000 gal ☐ Don't Know
Date Septic Tank Last Inspected? 6/22 ☐ Don't Know Reports of last inspection/pumping attached: ☐ YES ☐ NO
Date Septic Tank Last Pumped? n/a ☐ 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? _____	☐ 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? _____ By whom? _____ Results: _____	☐ 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: _____			

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 associated with 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 explaination of any of the above: _____

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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:**

VERY High state of art modern materials were used during entire construction.

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: *Christopher Meaney* dotloop verified 04/15/24 1:10 PM EDT AYN1-DDC0-EK5V-YNCG	Purchaser:		
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	

001067

Barcode ID: 247175 Type: LAN
File# 2021-00001067
BK1117 PG161-162

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Lance Violette and Vanessa Violette**, Grantors, in consideration of Ten and More Dollars paid to their full satisfaction by **Christopher Meaney**, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Christopher Meaney** and his heirs or assigns forever, certain land and premises in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

BEING ALL AND THE SAME LAND AND PREMISES conveyed to Lance Violette and Vanessa Violette by Warranty Deed of Brayton Marvell dated May 25, 2007 and recorded in Book 682 at Page 008 - 010 of the Stowe Land Records, and being more particularly described as follows:

> Being that portion of land conveyed to Brayton Marvell Family Trust by Quit Claim Deed dated December 4, 2003 from Brayton Marvell and recorded in Book 554, Pages 159-161 of the Stowe Land Records, and being designated as Lot #1 on a survey plat entitled "Subdivision of Property of Brayton Marvell Family Trust – Trustee: Fleet National Bank of Rhode Island – Covered Bridge Road, Stowe, Vermont, December 2006" by Charles Grenier, Consulting Engineer, P.C., Post Office Box 445, Waterbury, Vermont, sealed by Licensed Surveyor, Daniel R. Mulligan and recorded in Map Book 16, Page 119, Slide 1030C of the Stowe Land Records.
>
> The property conveyed herein is subject to a 60 foot wide by 239 foot long no clearing zone restriction on the line between point 4 and point 3 as depicted on said plat. This lot is also restricted from cutting live trees within a 50 foot wide strip adjacent to the boundary with Jaqua and adjacent to the Town Road right of way also depicted on said plat.
>
> The property herein conveyed is subject to and benefitted by the "Declaration of Protective Covenants (2nd Revision) Brayton Marvell Family Trust 3-Lot Subdivision Stowe, Vermont" dated May 25, 2007 and recorded at Book 682, Pages 011 - 015 of the Stowe Land Records, and any amendments thereto. Grantees, by acceptance and recordation of this Warranty Deed, acknowledge prior receipt and review of a copy of the Declaration of Protective Covenants, inclusive of any revisions thereto, and Grantees and their heirs, successors, and assigns covenant to be bound by the terms and conditions contained therein, and as the same may be lawfully revised from time to time.

To further aid in this description, reference is hereby made to the aforementioned plat, deeds and their records, and to all references contained therein. This conveyance is made subject to and with the benefit of any and all easements, rights-of-way, conditions and restriction as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such interest or encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7 of Title 27 of the Vermont Statutes Annotated section 601-606 and any amendments thereto.

TO HAVE AND TO HOLD said granted land and premises, together with all the privileges and appurtenances thereof, to the said Grantee, **Christopher Meaney** and his heirs or assigns forever. AND FURTHERMORE, the said **Lance Violette and Vanessa Violette** do for themselves and their successors and assigns covenant that until the ensealing of these presents, they are the sole owners of the premises and have good right and title to convey the same in manner aforesaid, and that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid and aforereferenced.

And the said Grantors, **Lance Violette and Vanessa Violette**, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantors, Lance Violette and Vanessa Violette, hereunto sets their hand and seal this 26th day of March, 2021.

Lance Violette

Vanessa Violette

STATE OF VERMONT
COUNTY OF LAMOILLE

This Warranty Deed was acknowledged before me on this 26th day of March, 2021, by Lance Violette and Vanessa Violette.

Before me: _____
Notary Public
My commission expires:

Scott L. Keyes
Notary Public State of Vermont
Commission
★No. 157.0007784★
My Commission Expires 1/31/2023

Received for Record at Stowe, VT
On 03/26/2021 at 10:30:00 AM
Attest: Lisa Walker, Town Clerk

Transfer Received 3-26-2021
Lisa A. Walker, Town Clerk, Stowe, VT

001424 VOL 682 PAGE 011

Declaration of Protective Covenants (2nd Revision)

Brayton Marvell Family Trust 3-Lot Subdivision

Stowe, Vermont

The following covenants, restrictions, and agreements are hereby proposed and made applicable to Lots 1, 2 and 3 in the Brayton Marvell Family Trust Subdivision, located in Stowe, Vermont, and shown upon plans entitled "Brayton Marvell Family Trust 3-Lot Subdivision", Covered Bridge Road, Stowe, prepared by Charles Grenier, Consulting Engineer, P.C. dated March 14, 2006, revised March 31, 2006 and December, 2006, and recorded in Map Book 16, Pages 119-120, Slide 1030C & D of the Town of Stowe Land Records.

1. Declarant. Whenever Declarant is used herein, it shall be construed to mean Brayton Marvell, for so long as Declarant or any beneficiary thereof owns a Lot within the Brayton Marvell Family Trust 3-Lot Subdivision. Upon the initial sale of all of Lots 1, 2, and 3, the Declarant's rights and obligations hereunder shall vest with an association of owners of said Lots1, 2, and 3.

2. Binding Effect; Duration. All of the land and lots shown on the above referenced Plan shall be held, sold, conveyed and reconveyed subject to the following easements, restrictions and conditions, which shall run with the land and be binding upon all parties having any right, title or interest in the land and lots or any part thereof, shown on the above referenced Plan and revisions thereof, their heirs, successors, administrators and assigns, and shall inure to the benefit of each owner thereof.

3. Subdivision. No lot shown on the above referenced Plan shall be subdivided without obtaining the written consent of the Declarant, prior to applying to the State of Vermont and Town of Stowe for approval and all necessary permits.

4. General House Site Area. No lot owner shall construct any buildings or structures outside of the area designated as the "General House Site Area" as shown on the above referenced Plan for that particular lot without obtaining the written consent of the Declarant, prior to applying to the State of Vermont and Town of Stowe for approval and all necessary permits.

5. Uses Permitted. No lot shall be used except for residential purposes. This restriction shall not, however, prevent the establishment of a home occupation within a single family residential dwelling in accordance with the provisions of the Stowe Zoning Regulations regarding home occupations. This restriction shall also not be construed as preventing rental by an owner of his/her residence for vacation, seasonal, or residential use.

6. Structures Permitted. No building or structure shall be erected on any lot except one single family dwelling, one garage-workshop of not more than four vehicle capacity, a barn of appropriate design, finish and relative size, and a caretaker's apartment or guest house.

7. Approval of Architectural, Construction and Site Plans. No buildings or structures of any kind, building additions, construction which changes the exterior of a structure in any way, site alterations, may be made by any owner or other person until the architectural, site and landscape plans and design and construction drawings and specifications of new buildings or structures or improvements have been approved in writing by the Declarant.

8. Construction and Temporary Buildings. The construction of exterior surfaces, including the roof, siding, windows, doors and all exterior trim shall be completed within 18 months from the commencement date of the foundation work. All such construction shall be performed in a careful and acceptable workmanlike manner, causing the least environmental disruption possible and follow good construction storm water management practices. All necessary actions shall be taken to restore any disturbed earth surface, grading, seeding and mulching. Temporary buildings are not permitted, except for use during construction, which temporary buildings shall be removed within one year from the date of commencement of construction or improvements.

9. House Trailers, Mobile Homes, Boats, RVs, and Unlicesed Motor Vehicles. No house trailers shall be stored or kept, temporarily or otherwise, on any lot within the above referenced Subdivision. No mobile homes, campers, RVs, boats, all terrain vehicles, snowmobiles, trailers or trucks (other than pick-up trucks), or unlicensed vehicles shall be stored or kept on any lot within the above referenced Subdivision at any time, unless it is garaged and totally out of sight of neighboring properties.

10. Surface Water. No owner of any lots shall interfere in any way with the flow or direction of existing surface drainage water which may be flowing through or located upon the property without written approval from the Declarant and affected property owners and as permitted by the State of Vermont and/or Town of Stowe as may be necessary. No owner shall cause any pollution or degradation of the quality of water in said water by effluent discharge, chemical fertilizers, or otherwise. Construction of any pond and use of water flowing through the property for any such pond shall not be commenced or allowed without first obtaining the written approval of the Declarant and permits from the State of Vermont and/or the Town of Stowe as may be necessary.

11. Removal of Trees. Trees within 25 feet of a lot boundary line, currently providing natural screening from the neighboring lots, shall not be removed, limbed, or girdled without the prior written permission of the Declarant and the abutting landowners who would be affected, except for dead or diseased trees which shall be removed using good forestry practices. Tree cutting should be done consistent with the limits shown on the Subdivision Plan. No clear cutting is allowed except as shown for house sites. Trees should be preserved to the maximum extent possible consistent with taking advantage of views.

12. Animals. No animals, livestock or fowl may be kept upon any lot, except domestic pets (such as dogs, cats and the like). Horses are permitted to be maintained on the premises. Animals such as cows, goats, pigs, chickens, roosters and the like are not permitted on any lot within the above referenced Subdivision. Any and all animals maintained on any lot shall be for the personal use and enjoyment of the owner and the owner's family members and guests only, and not for breeding, public use or other commercial purposes.

13. Septic and Water. The owner of each lot shall be responsible for installing its own septic system and drilling a well in the locations specified in the above referenced Subdivision Plan.

14. Wetlands. Class 2 Wetlands are present on all three lots of the Subdivision as shown on the Plan. These wetlands are not to be disturbed without the written approval of the Declarant and as permitted by the State of Vermont and/or the Town of Stowe as may be necessary.

15. Utility Lines. All utility service lines, both primary and secondary, shall be installed underground at the expense of the owner or owners of each respective lot.

16. Right of Way. No rights-of-way shall be granted or allowed unless approved in writing by the Declarant. Lot 2 has exclusive use of a 50 foot wide right-of-way easement for access and utility lines from Covered Bridge Road over Lot 3 as appears on the above referenced Site Plan.

17. Roadway Maintenance. Each homeowner is responsible for maintaining his individual driveway.

18. Rubbish. No rubbish, debris or refuse shall be allowed to accumulate on any lot, and shall at all times be maintained in acceptable trash bins or receptacles.

19. Nuisance Prohibited. No lot owner shall cause or allow any activity, condition, or obnoxious or offensive annoyance to occur or exist on their respective lot that

unduly generates loud noise, disturbs the peace, quiet, and enjoyment of occupants of neighboring lots, or otherwise creates a nuisance not in keeping with the residential character of the Subdivision. The operation of noise-producing devices, such as motorcycles, go-carts and the like, are not permitted on the property, except when leaving or upon returning. Snowmobiles, motorized trail bikes (dirt bikes) and all terrain vehicles may be operated on the property during day light hours only, for a maximum of three hours per day. Such vehicles must be stored in a garage or other enclosed structure. Noise-producing operation of chainsaws, tractors, lawn mowers or other noise-producing devices used in connection with the maintenance of the property shall be permitted only during daylight hours.

20. Signs. One address sign for each lot, not exceeding an area of two square feet, is permitted. Signs used for the purpose of posting land are excepted under this paragraph.

21. Enforcement. The burden and benefits of the protective covenants and restrictions comprising the general plan for improvement and development of the property and the obligations of each lot owner to adhere thereto, shall run with the land and be binding upon and inure to the benefit of the Declarant, the owners of lots within the Subdivision, and their respective heirs, successors and assigns. In the event of a breach or violation of any of these covenants, restrictions, obligations and conditions by the owner or owners of any lot, the Declarant or any lot owner, and their 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.

22. Cost of Enforcement. In the event the Declarant or any lot owner, or their 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 such enforcement, shall be the obligation of and paid for by the violating owner or owners. In the event any such owner or owners fail or refuse to pay such costs and expenses, a lien shall arise against such owner or owner's lot and shall continue thereon in favor of the Declarant or the lot owner, and their respective heirs, successors and assigns, upon recordation of a notice of such lien in the Stowe Land Records. Said Lien shall be subordinate to any prior recorded mortgages on the lot made 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 year until all costs and expenses secured by such lien are paid in full. If payment in full is not received by the Declarant or the lot owner, or their respective heirs, 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

mortgages on 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 proceedings, including reasonable attorney's fees.

23. Amendments, Modifications and Waivers. The covenants, restrictions, obligations and conditions set forth in this Declaration may be amended or modified in whole or part, and waivers may be granted, only by written consent of the Declarant, until the initial sale of all of the lots shown on the above referenced Plan, then subsequent thereto, by a majority of the record lot owners, provided, however, that any amendment altering the method of determining the proportionate share for maintenance of the common roadway, as provided heretofore, shall require the written consent of all owners using a road in common.

24. Saving Clause. In the event any court shall invalidate any one or more of these covenants, such invalidation shall in no way affect the remaining covenants and restrictions which shall remain in full force and effect.

IN WITNESS WHEREOF, I, Brayton Marvell, have caused this revised Declaration of Protective Covenants to be executed on this 25th day of May, 2007.

By _____ POA for Brayton Marvell
Brayton Marvell, by his Attorney in Fact, Jeffrey D. Quittner

In the presence of:

_____
Witness

STATE OF VERMONT
COUNTY OF LAMOILLE SS.

At Stowe, Vermont, this 25th day of May 2007, Jeffrey D. Quittner, personally appeared as Attorney in Fact for Brayton Marvell and he acknowledged the foregoing instrument, by him sealed and subscribed to be his free act and deed.

Before me _____

Notary Public
My Commission expires: 2/10/2011

Stowe, Vt. Record Received
MAY 25, 2007 at 2:39 PM
Alison A. Kaiser, Town Clerk

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

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 April 12, 2019

Permittee(s): Christopher Meaney
4120 Devonwood Drive
Marietta, GA 30066

Permit Number: WW-5-3655-2

This permit affects the following property/properties in Stowe, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	17045.010	621-195-11883	6.87	Book:1117 Page(s):161

This application, consisting of amending WW-5-3655 to redesign a mound wastewater system to accommodate a proposed 5-bedroom single-family residence and 2-bedroom accessory apartment that are to be served by the previously approved potable water supply, located on Covered Bridge Road in Stowe, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. 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.

1. GENERAL

1.1 The permittee is responsible to record this permit in the Stowe Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Stowe Land Records.

1.3 All General conditions set forth in **WW-5-3655-1**, dated 09/22/2017, shall remain in effect except as amended or modified herein.

1.4 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.

1.5 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of **Innovative/Alternative System Approval letter #2004-02-R7 for Advanced Enviro-Septic® (AES) and Enviro-Septic® (ES) Gravelless Pipe Wastewater Distribution and Treatment Systems** prior to conveyance of the lot.

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

1.7 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

2.1 Construction shall be completed as shown on the plans and/or documents prepared by John Grenier P.E., with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Lot #1 Site Plan Chris Meaney Covered Bridge Road Stowe	1 of 2	06/24/2021	07/28/2021
Lot #1 Septic System Details Chris Meaney Covered Bridge Road Stowe	2 of 2	06/24/2021	07/28/2021

2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

3.1 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) on a Secretary-approved form 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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. 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). Results of the water tests shall be submitted to the Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

3.3 Prior to constructing the potable water supply, other than drilling of the water source, the permittee shall submit to the Drinking Water and Groundwater Protection Division a report by a Class 1 or Class BW Designer that includes the estimated yield of the source, specifications for the pump, and the design flow, design rate, and peak instantaneous demand of the potable water supply. If the estimated yield of the source cannot provide water in a quantity that satisfies the design flow, design rate, and instantaneous peak demand, the permittee shall submit an application to the Drinking Water and Groundwater Protection Division that includes a design prepared by a Class 1 or Class BW Designer for the water distribution system, including sizing calculations, specifications for pumps, hydropneumatic tanks, and storage facilities.

4 DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Proposed	5-Bedroom Single-Family Residence and 2-Bedroom Accessory Apartment	840	840

5. WASTEWATER SYSTEM

5.1 Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

5.3 All Wastewater System conditions set forth in **WW-5-3655-1**, dated 09/22/2017, shall remain in effect except as amended or modified herein.

5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

6.1 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

6.3 All Potable Water Supply conditions set forth in **WW-5-3655-1**, dated 09/22/2017, shall remain in effect except as amended or modified herein.

Peter Walke, Commissioner
Department of Environmental Conservation

By: _____ Dated August 2, 2021
Robert Pelosi, Environmental Analyst VI
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Enclosure: I/A Approval Letter

cc: John Grenier P.E.

Certificate of Occupancy
Town of Stowe Zoning Department
PO Box 730
Stowe VT 05672
Voice (802) 253-6141

This application is required in order to obtain a Zoning Certificate of Occupancy. Complete the application information below and submit this form with a $55 payment. Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

1163

Application Information

Permit #	Z-4606
Physical Location	531 Covered Bridge Road
Map #	07-341.070
Project Description	New Residential Construction
Property Owner Name	Chris Meaney
Applicant Name	Chris Meaney
Mailing Street Address City, State and Zip	531 Covered Bridge Rd
Phone Number	Day: 678-524-3813 Other: same
Has all construction been completed?	☒ Yes ☐ No (Describe incomplete work):
Has a Building Energy Standards Certificate been recorded?	☒ Yes ☐ No ☐ Not applicable

The applicant certifies that this project was constructed in accordance with the above referenced zoning permit and is compliant with setbacks and dimensional requirements as indicated on the approved site plan and that any conditions of approval have been met. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf.

Indicate if: ☒ Property Owner OR ☐ Agent for Owner	Signature: _____ Date: Print Name: Chris Meaney
☒ Yes ☐ No	**The Zoning Administrator has permission to enter onto the property to complete an outside inspection without scheduling an appointment. If no, please call to make appointments for Certificate of Occupancy inspections.**

Zoning Administrator Approval

Certificate of Occupancy is hereby granted:
☑ Granted ☐ Granted With Conditions (see Remarks/Conditions below) ☐ Denied
Status: ☑ Permanent ☐ Temporary If Temporary, Expiration_____

Sarah McShane — Zoning Administrator
7/1/22 — Date

55 Cash @ clerks

The Zoning Administrator acknowledges that the use and/or building construction is in reasonable conformity with the zoning permit granted based upon evidence submitted by the applicant and a visual site inspection. No as-built survey information has been provided unless noted otherwise. The Town of Stowe does not certify or imply any conformity to a uniform standard of construction or life safety code.

This approval does not cover any required State approvals. Other approvals and/or final inspections may be required before use of the structure. The applicant is responsible for determining property lines and meeting the required setbacks for development. This review does not certify setbacks or building heights.

Remarks/Conditions of Approval Site visit 6/15/22

Zoning Permit
Town of Stowe
PO Box 730
Stowe VT 05672

APPLICATION INFORMATION

Permit	Z-6639
Application Date	7/14/2021
Physical Location	0 COVERED BRIDGE RD [E911 TO BE ASSIGNED]
Map ID	07-341.010 **Tax ID** 17045-010
Project Description	CONSTRUCT SINGLE FAMILY HOME AND ASSOCIATED IMPROVMENTS UTILIZING THE ORIGINAL DRIVEWAY LOCATION
Owner	CHRISTOPHER MEANEY
Applicant/Contact	GRENEIR ENGINEERING, PC JOHN D. GRENIER, PE
Applicant Address	PO BOX 445 WATERBURY VT 05676

FEES PAID

Source	Date	Amount
CHRIS MEANEY	7/15/2021	$1,253.80

APPROVALS/ACTIONS ON RECORD

Action Taken	Date	Effective Date	Expiration Date
ZONING	7/15/2021	7/30/2021	7/30/2024

Conditions/Comments **NONE**

Based upon a review of this project, the following other local and state approvals are anticipated to be needed:

☐ Stowe Water Connection ☐ Stowe Sewer Connection ☑ Stowe Driveway Entrance Permit

☐ VT Construction Permit ☑ VT Wastewater Permit ☐ VT Driveway/RW Permit ☑ VT Stormwater Permit

A Certificate of Occupancy is required before the use or occupancy of the building. Contact the Zoning Office for an application and to schedule a site inspection.

Sarah McShane 7/15/2021

ZONING ADMININISTRATOR **Date**
Sarah McShane
Notes

Accompanying documents and plans submitted with the zoning permit application are part of this permit and are on file in the Zoning Office.

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Regulations to proceed with the above project. This permit shall not take effect until the time for appeal has passed, or in the event that a notice of appeal is properly filed, no such permit shall take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the environmental division has passed without an appeal being taken. If an appeal is taken to the environmental division, the permit shall not take effect until the environmental division rules in accordance with 10 V.S.A. § 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. No construction or activity related to this approval may occur until the time for appeal has passed.
This approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements.
The applicant is responsible for determining property lines and meeting the required setbacks for development.All exterior lighting must meet the Zoning Regulations lighting standards.

Zoning Permit
Town of Stowe
PO Box 730
Stowe VT 05672

APPLICATION INFORMATION

Permit	Z-6722
Application Date	10/21/2021
Physical Location	0 COVERED BRIDGE RD
Map ID	07-341.010 Tax ID 17045-010
Project Description	AMEND 6639; REMOVING BRIDGE AND REPLACING WITH CULVERT
Owner	CHRISTOPHER MEANEY
Applicant/Contact	GRENIER ENGINEERING, PC JOHN D GRENIER, PE
Applicant Address	PO BOX 445 WATERBURY VT 05676

FEES PAID

APPROVALS/ACTIONS ON RECORD

Action Taken	Date	Effective Date	Expiration Date
ZONING	10/22/2021	11/6/2021	11/6/2024

Conditions/Comments NONE

Based upon a review of this project, the following other local and state approvals are anticipated to be needed:

☐ Stowe Water Connection ☐ Stowe Sewer Connection ☐ Stowe Driveway Entrance Permit

☐ VT Construction Permit ☐ VT Wastewater Permit ☐ VT Driveway/RW Permit ☐ VT Stormwater Permit

A Certificate of Occupancy is required before the use or occupancy of the building. Contact the Zoning Office for an application and to schedule a site inspection.

Sarah McShane 10/22/2021

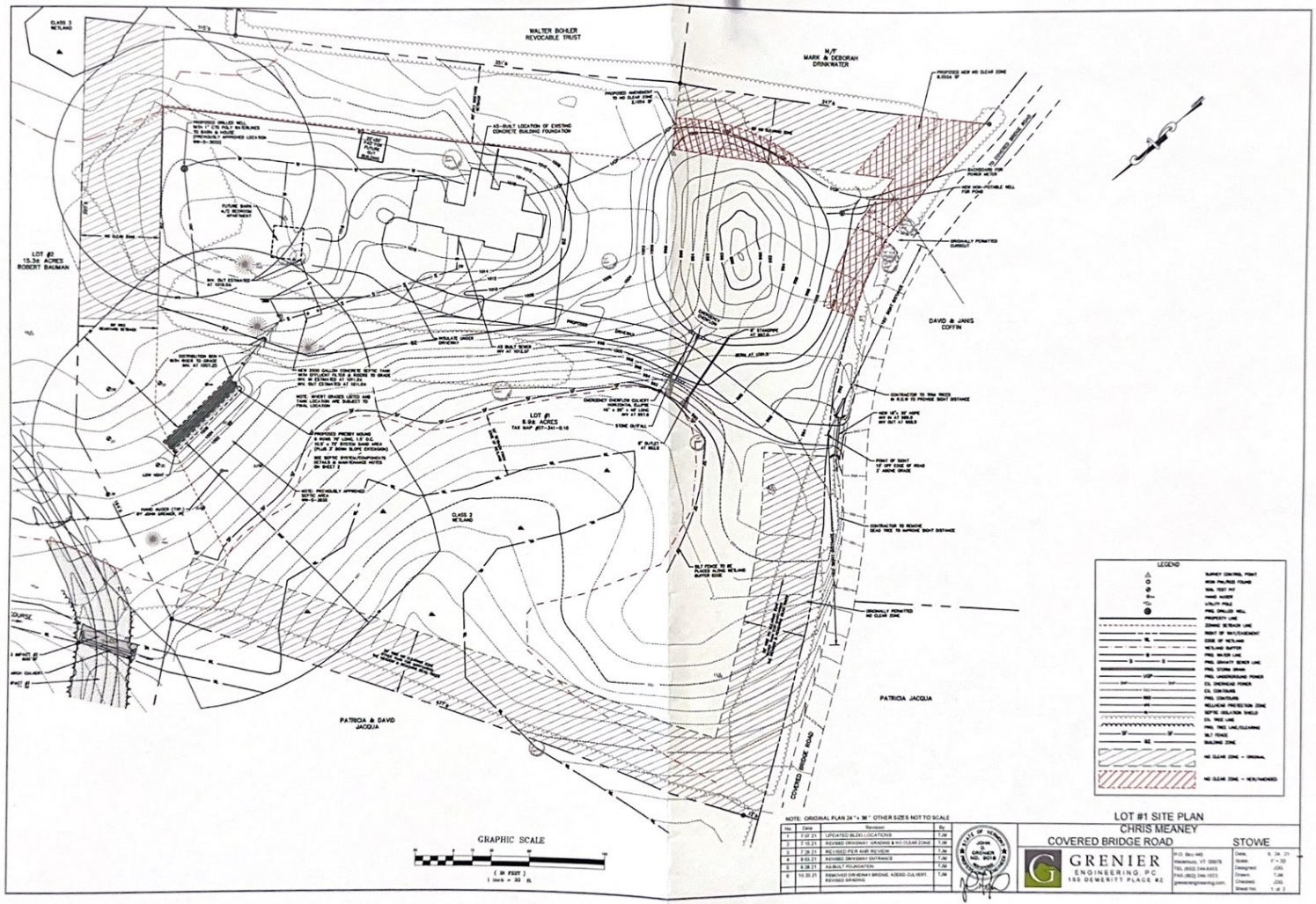
ZONING ADMININISTRATOR **Date**

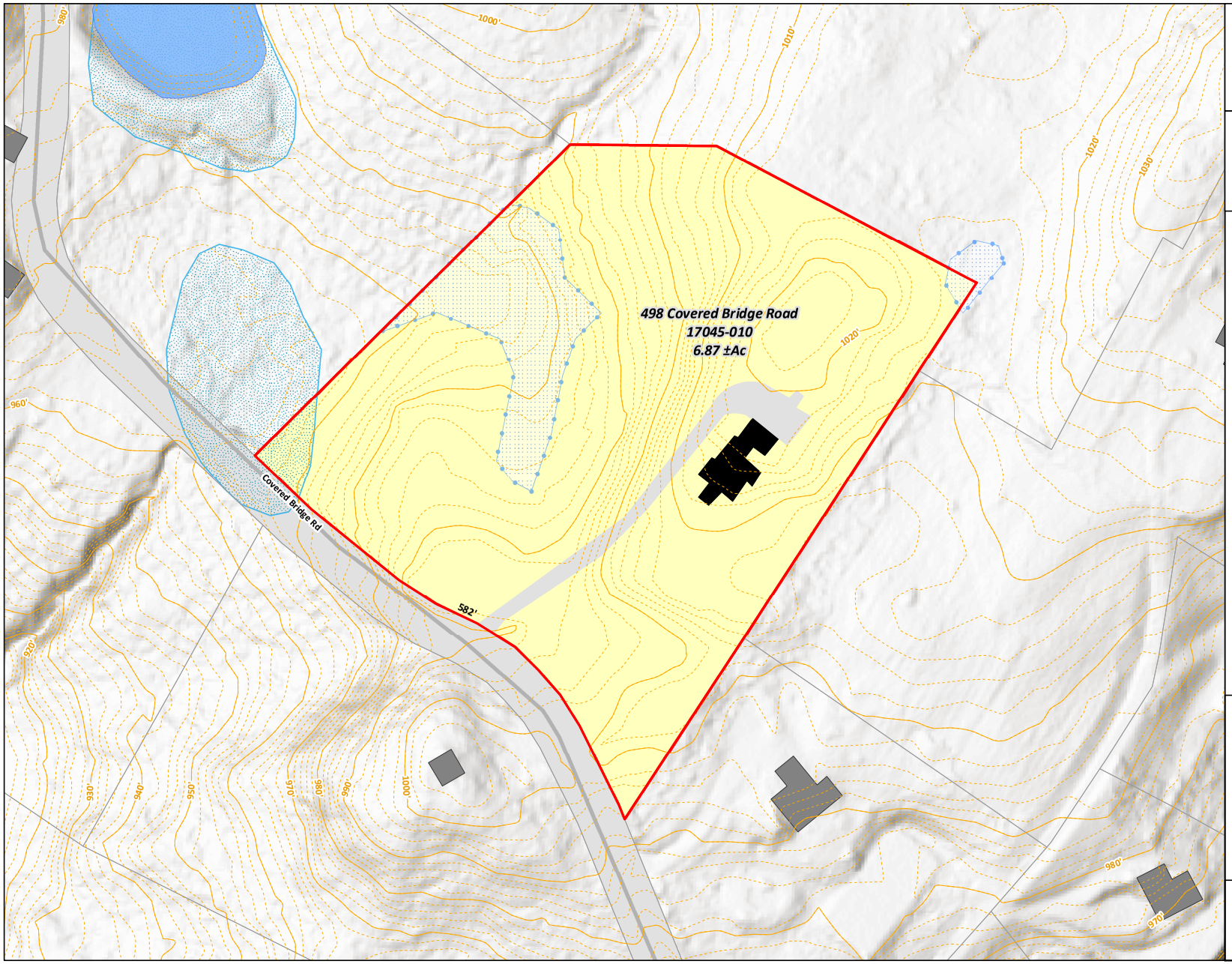
Sarah McShane

Accompanying documents and plans submitted with the zoning permit application are part of this permit and are on file in the Zoning Office.

Notes

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Regulations to proceed with the above project. This permit shall not take effect until the time for appeal has passed, or in the event that a notice of appeal is properly filed, no such permit shall take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the environmental division has passed without an appeal being taken. If an appeal is taken to the environmental division, the permit shall not take effect until the environmental division rules in accordance with 10 V.S.A. § 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. No construction or activity related to this approval may occur until the time for appeal has passed.
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The applicant is responsible for determining property lines and meeting the required setbacks for development.All exterior lighting must meet the Zoning Regulations lighting standards.


WALTER BOHLER
REVOCABLE TRUST
N/F
MARK & DEBORAH
DRINKWATER
LOT #2
15.34 ACRES
ROBERT BAUMAN
LOT #1
6.98 ACRES
DAVID & JANIS
COFFIN
PATRICIA & DAVID
JACQUA
PATRICIA JACQUA
COVERED BRIDGE ROAD
CLASS 3
WETLAND
CLASS 2
WETLAND
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
LEGEND
NOTE: ORIGINAL PLAN 24" x 36" OTHER SIZES NOT TO SCALE
LOT #1 SITE PLAN
CHRIS MEANEY
COVERED BRIDGE ROAD
STOWE
GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2



498 Covered Bridge Road

Stowe, VT

Base Plan

LEGEND

- Subject Property - 6.87 ±Ac
- Adjacent Properties
- Building Footprints
- Open Water
- DEP Wetlands
- Surveyed Wetlands
- Contours (ft)



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

Date: 06/12/24

Project Number: VT1426

0 50 100 200 Feet

Scale: 1 " = 100 '

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

LandVest

Document Name: VT1426 base



498 Covered Bridge Road

Stowe, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 6.87 ±Ac
- Adjacent Properties
- Open Water
- DEP Wetlands
- Surveyed Wetlands
- Contours (ft)



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

Date: 06/12/24

Project Number: VT1426

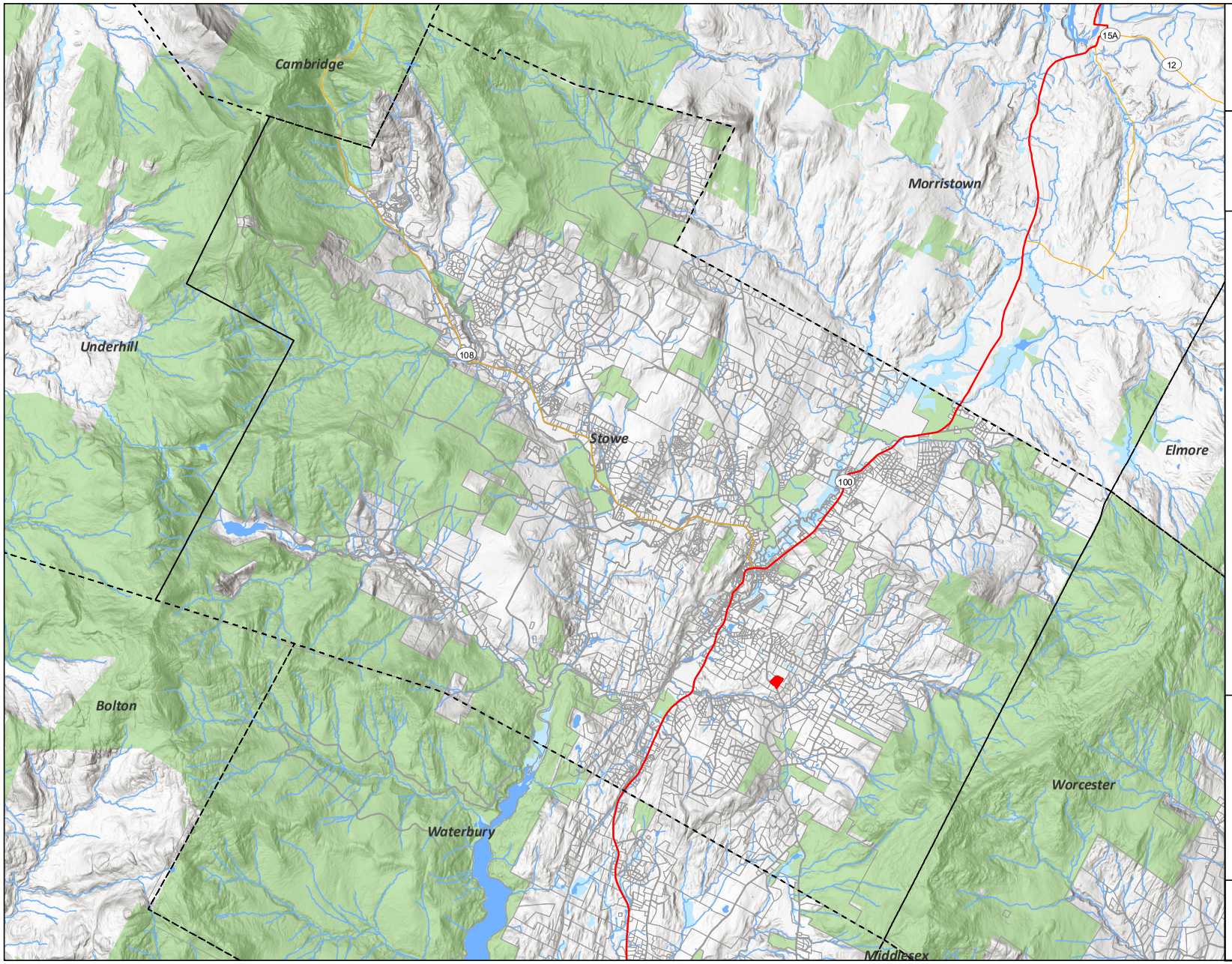
0 50 100 200 Feet

Scale: 1 " = 100 '

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

LandVest

Document Name: VT1426 ortho



498 Covered Bridge Road

Stowe, VT

Town Locus

LEGEND

- Subject Property - 6.87 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 06/12/24

Project Number: VT1426

0 3,000 6,000 12,000 Feet

Scale: 1 " = 6,000 '

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

LandVest

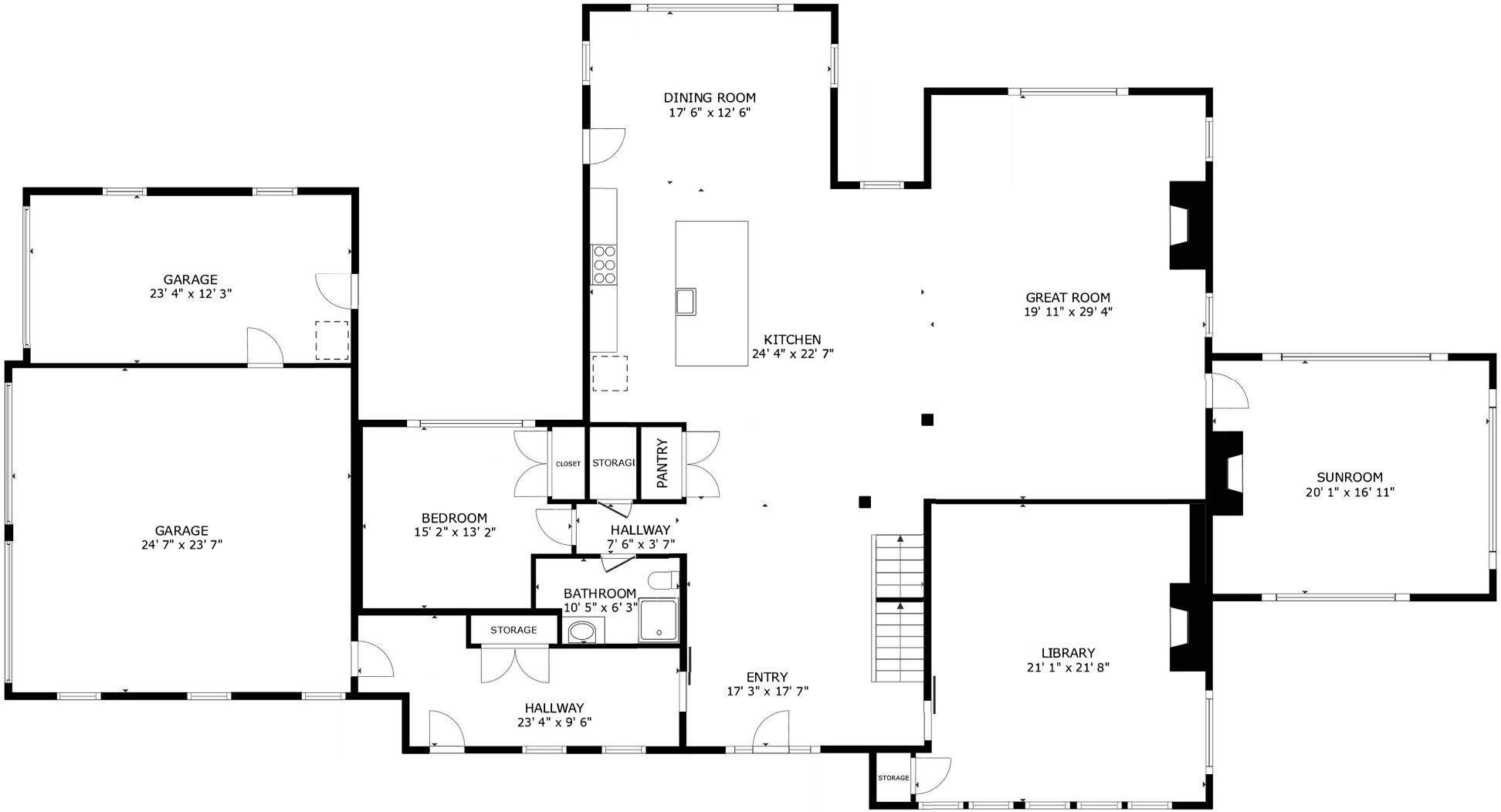
Document Name: VT1426 town locus



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 2,375 sq.ft. FLOOR 2 3,009 sq.ft. FLOOR 3 2,093 sq.ft.
EXCLUDED AREAS : GARAGE 581 sq.ft. GARAGE 285 sq.ft. REDUCED HEADROOM 104 sq.ft.
TOTAL : 7,477 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

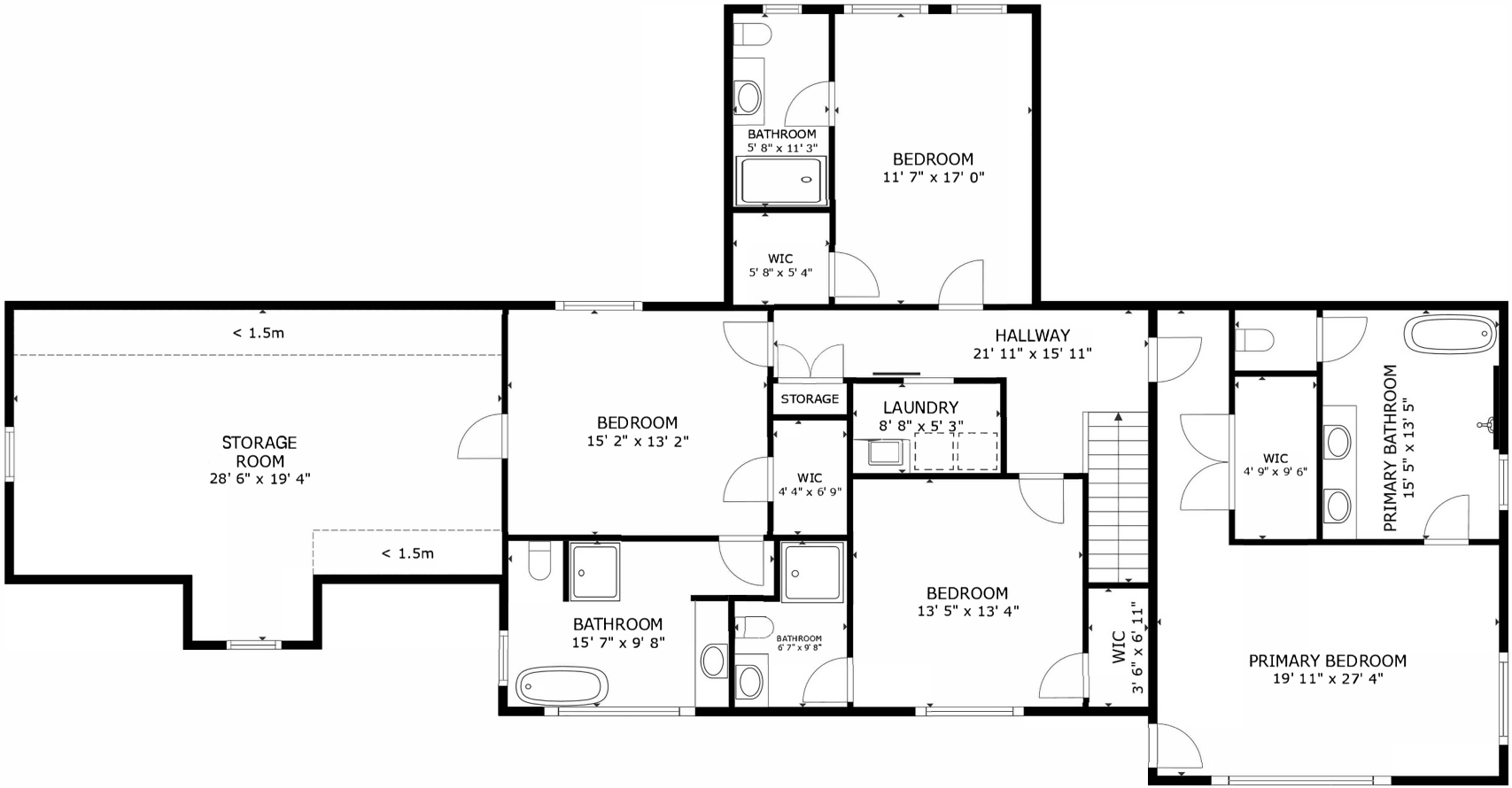


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 2,375 sq.ft. FLOOR 2 3,009 sq.ft. FLOOR 3 2,093 sq.ft.
EXCLUDED AREAS : GARAGE 581 sq.ft. GARAGE 285 sq.ft. REDUCED HEADROOM 104 sq.ft.
TOTAL : 7,477 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 2,375 sq.ft. FLOOR 2 3,009 sq.ft. FLOOR 3 2,093 sq.ft.
EXCLUDED AREAS : GARAGE 581 sq.ft. GARAGE 285 sq.ft. REDUCED HEADROOM 104 sq.ft.
TOTAL : 7,477 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

PAYABLE TO:
MAIL TO:

Town of Stowe

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
17045.010	07/14/2025	25-26

Description: 6.87 AC & DWL
Location: 489 COVERED BRIDGE RD

OWNER **MEANEY CHRISTOPHER**
PO BOX 71702
MARIETTA GA 30007

SPAN # 621-195-11883 **SCL CODE: 195**
TOTAL PARCEL ACRES **6.87**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	3,781,100		3,781,100
TOTAL TAXABLE VALUE	**3,781,100**		3,781,100
GRAND LIST VALUES	**37,811.00**		37,811.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2275	x37,811.00=	8,601.98
Voter Approved Exemp	0.0022	x37,811.00=	83.18

Revised Bill

TOTAL MUNICIPAL TAX 8,685.16
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1651	x37,811.00=	44,053.60

1.7030 (state rate) / 146.17% (CLA ÷ SA) = 1.1651

Payments	
1	08/15/2025
2	11/17/2025
3	02/17/2026
4	05/15/2026

TOTAL EDUCATION TAX 44,053.60
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **52,738.76**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 25-26

1ST PAYMENT DUE	
08/15/2025	
OWNER NAME	
MEANEY CHRISTOPHER	
PARCEL ID	
17045-010	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 25-26

2ND PAYMENT DUE	
11/17/2025	
OWNER NAME	
MEANEY CHRISTOPHER	
PARCEL ID	
17045-010	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 25-26

3RD PAYMENT DUE	
02/17/2026	
OWNER NAME	
MEANEY CHRISTOPHER	
PARCEL ID	
17045-010	
AMOUNT DUE	
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 25-26

4TH PAYMENT DUE	
05/15/2026	
OWNER NAME	
MEANEY CHRISTOPHER	
PARCEL ID	
17045-010	
AMOUNT DUE	
AMOUNT PAID	Revised Bill