Hawk Gate Farm

Pomfret, Vermont



4 The Green, Woodstock, VT 05091

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 345 Maxham Road, Pomfret, VT that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

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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. 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.

Residential	Single Family	**37 Maxham Road**				Listed: 8/18/2025	$6,100,000
5057129	Active	**Pomfret**	**VT**	**05067**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded
Virtual Tour URL Unbranded

County VT-Windsor
Village/Dist/Locale
Construction Status Existing
Year Built 1790
Architectural Style Cape
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $46,728.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 352.61
Lot Size Square Feet 15,359,692
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 17
Bedrooms Total 6
Bathrooms Total 6
Bathrooms Full 4
Bathrooms Three Quarter 0
Bathrooms Half 2
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $894.30
Above Grade Finished Area 6,821
Above Grade Finished Area Source Plans
Above Grade Unfinished Area 27
Above Grade Unfinished Area Source Plans
Below Grade Finished Area 1,443
Below Grade Finished Area Source Plans
Below Grade Unfinished Area 452
Below Grade Unfinished Area Source Plans
Total Finished Area 8,264
Days On Market 0
Initial Showings Begin Date

Public Remarks Hawk Gate Farm is a 352-acre estate, roughly square in shape, in the hills of South Pomfret. This storied landscape—once five independent farmsteads—embodies the evolution of rural New England from its earliest post-colonial roots to the present day. At its heart stands the Isaac Newton House, a c.1790 Federal-style brick Cape with preserved period detail. Features include finely crafted fireplace mantels, original window and door moldings, delicately beaded baseboards, a brick hearth with a beehive oven, historic staircase and plastered walls, wide-board flooring, and hand-forged hardware. Isaac Newton, one of Pomfret's earliest settlers, built the home for his wife Betsey and their ten children and raised sheep. A two-bedroom Carriage House, designed in the vernacular of American barns, sits above a spring-fed, five-acre pond. Nearby, a rare high-drive dairy barn dating to circa 1900 still conveys Vermont's early 20th-century dairy legacy with striking form and integrity. Together, these structures speak to more than two centuries of working farm life. The land itself embodies generations of thoughtful stewardship: open meadows, towering maples, birch groves, stone walls, and eight miles of carriage roads--including the King's Highway, a grassy, stone-lined path believed to date to the 18th century. The farm is for recreation and produces maple syrup in its sugar house, has multiple barns, equipment sheds, and an apartment in the barn. Near Woodstock.
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 Yes
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

Map
Block
Lot
SPAN Number 489-154-10056
Property ID
Deed Recorded Type Warranty
Deed Book 60
Deed Page 279
Total Deeds

School District
Elementary School
Middle/Jr School
High School

Lot Features Agricultural, Conserved Land, Country Setting, Farm, Dairy Farm, Horse/Animal Farm, Field/Pasture, Hilly, Landscaped, Mountain View, Pond, Recreational, Rolling, Secluded, Timber, Trail/Near Trail, Walking Trails, Wooded, Abuts Conservation, Near Country Club, Near Golf Course, Near Skiing, Near Snowmobile Trails, Valley
Construction Materials Brick Exterior, Clapboard Exterior
Foundation Details Concrete
Roof Wood Shingle
Appliances Dishwasher, Dryer, Range Hood, Freezer, Gas Range, Refrigerator, Washer
Other Equipment Window AC, Dehumidifier, Security System, Smoke Detector, Wood Stove
Flooring Carpet, Wood
Utilities Phone, Underground Utilities

Cooling Other
Electric 100 Amp Service, Circuit Breaker(s)
Heating Oil, Baseboard, Electric, Hot Air, Wood Stove
Sewer Private, Septic
Water Source Private, Spring
Exterior Features Barn, Building, Garden Space, Guest House, Natural Shade, Outbuilding, Screened Porch, Shed, Storage, Stable(s)
Interior Features Dining Area, Draperies, Wood Fireplace, 3+ Fireplaces, Laundry Hook-ups, Natural Woodwork, Security

Basement Description Climate Controlled, Daylight, Full, Partially Finished, Storage Space, Interior Access
Garage Yes
Garage Capacity 12
Driveway Gravel

Road Frontage Type Gravel, Public Maintained Road
Road Frontage Yes
Road Frontage Length 2,448
Exclusions

5057129

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** **Special Assessments**	**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** **Internet Service Provider**	**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 **Auction Date** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**

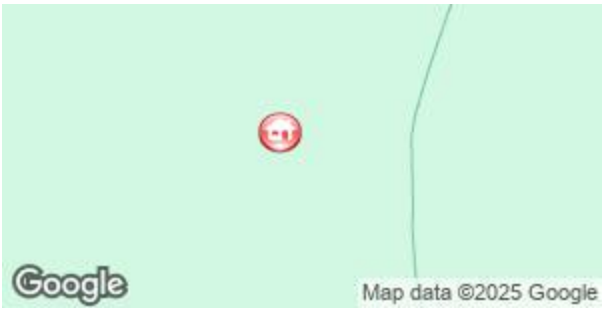


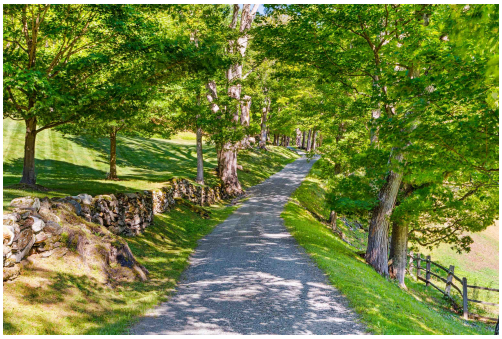
T Story Jenks

Cell: 802-238-1332

sjenks@landvest.com

LandVest, Inc/Woodstock
Off: 802-457-4977



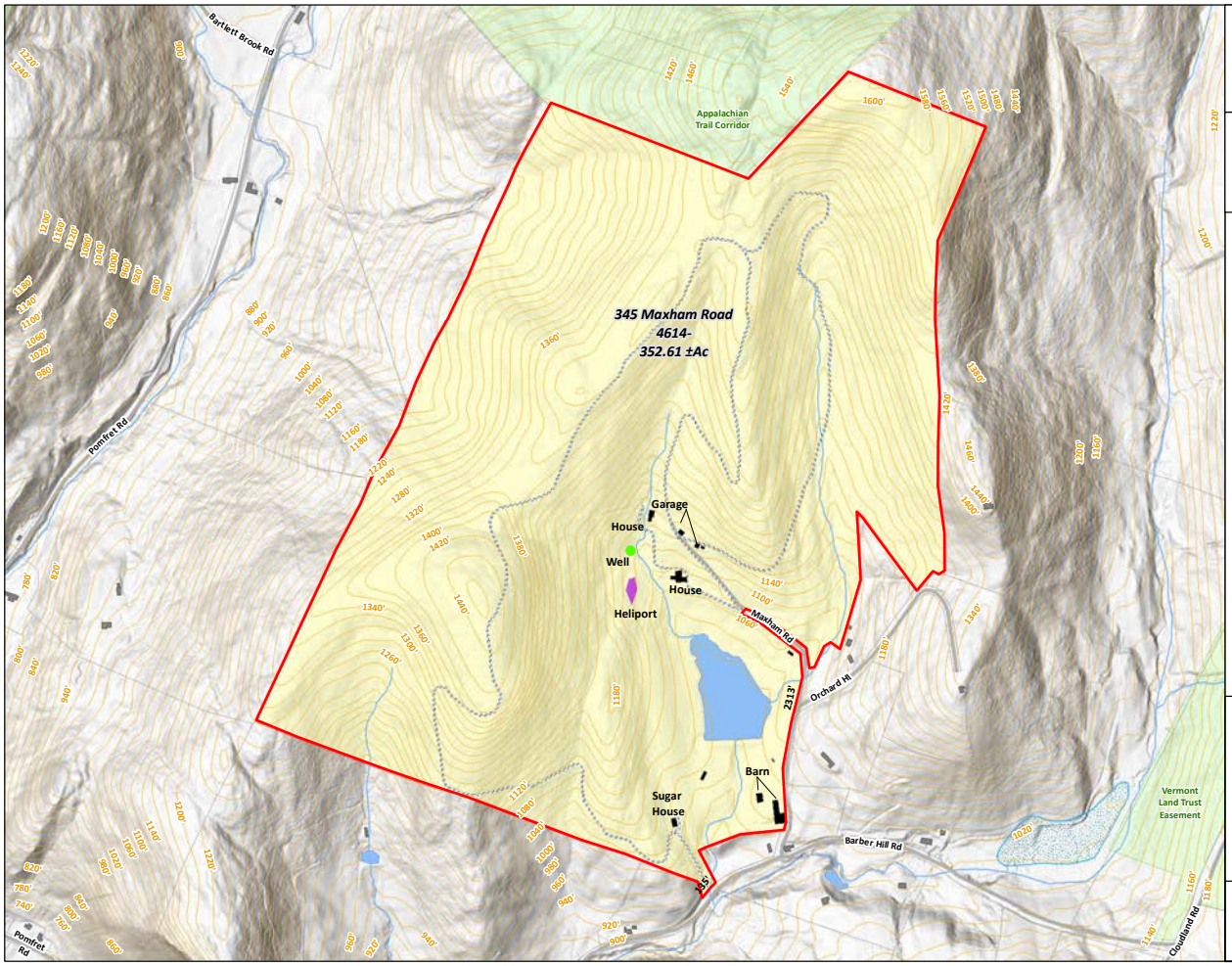






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Listed By:
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Hawk Gate Farm

Pomfret, VT

Base Plan

LEGEND

- Subject Property - 352.61 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



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

Date: 07/28/25

Project Number: VT1585

0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

LandVest

Document Name: VT1585 base



Hawk Gate Farm

Pomfret, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 352.61 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: 2023 imagery from ESRI 'World Imagery' map service.

Date: 07/28/25

Project Number: VT1585

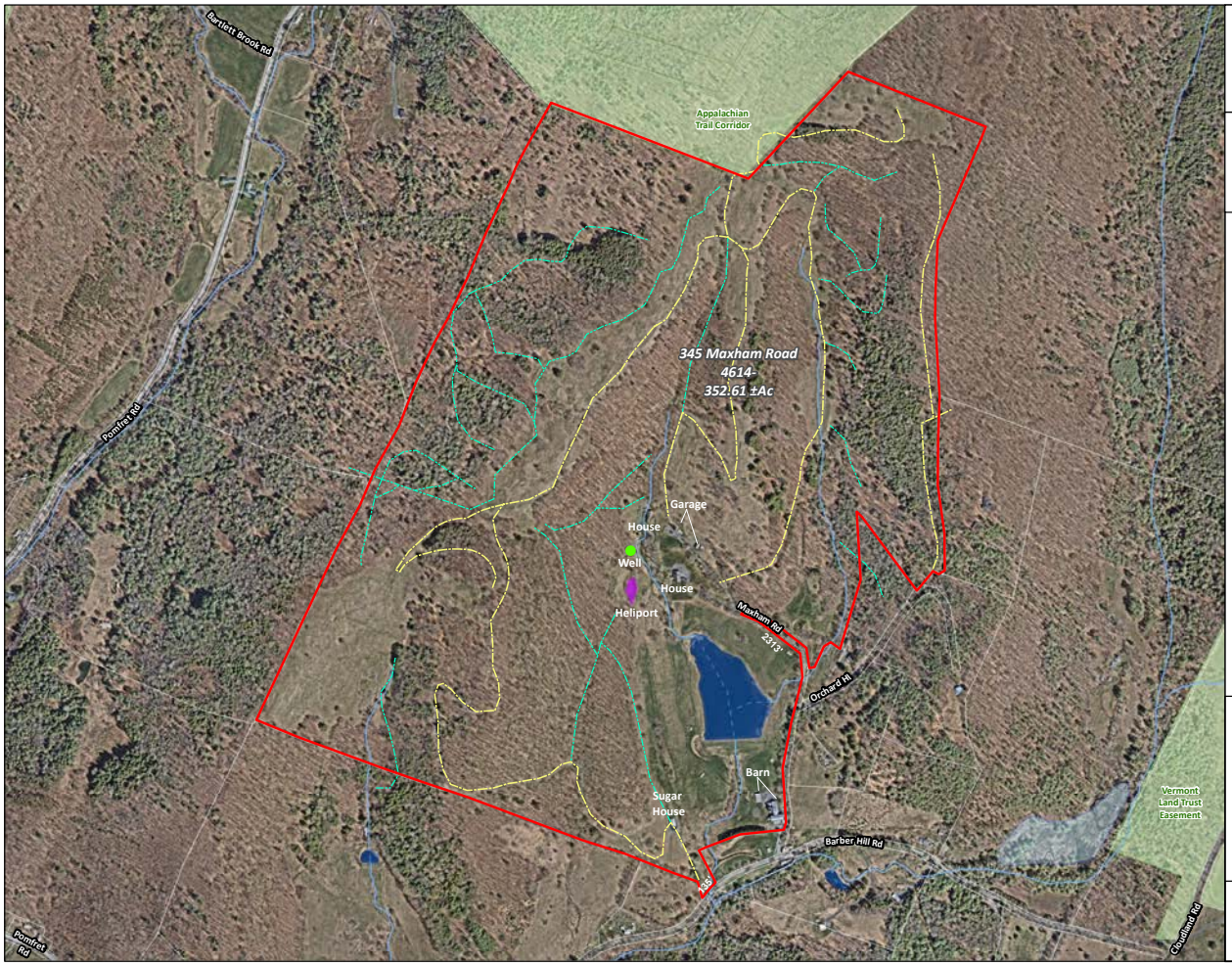
0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

LandVest

Document Name: VT1585 ortho



Hawk Gate Farm

Pomfret, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 352.61 ±Ac
- Improved Roads - 3.96± miles
- Woods Road - 3.93± miles
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 07/28/25

Project Number: VT1585

0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

LandVest

Document Name: VT1585 ortho trails



Hawk Gate Farm

Pomfret, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 352.61 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 07/22/25

Project Number: VT1585

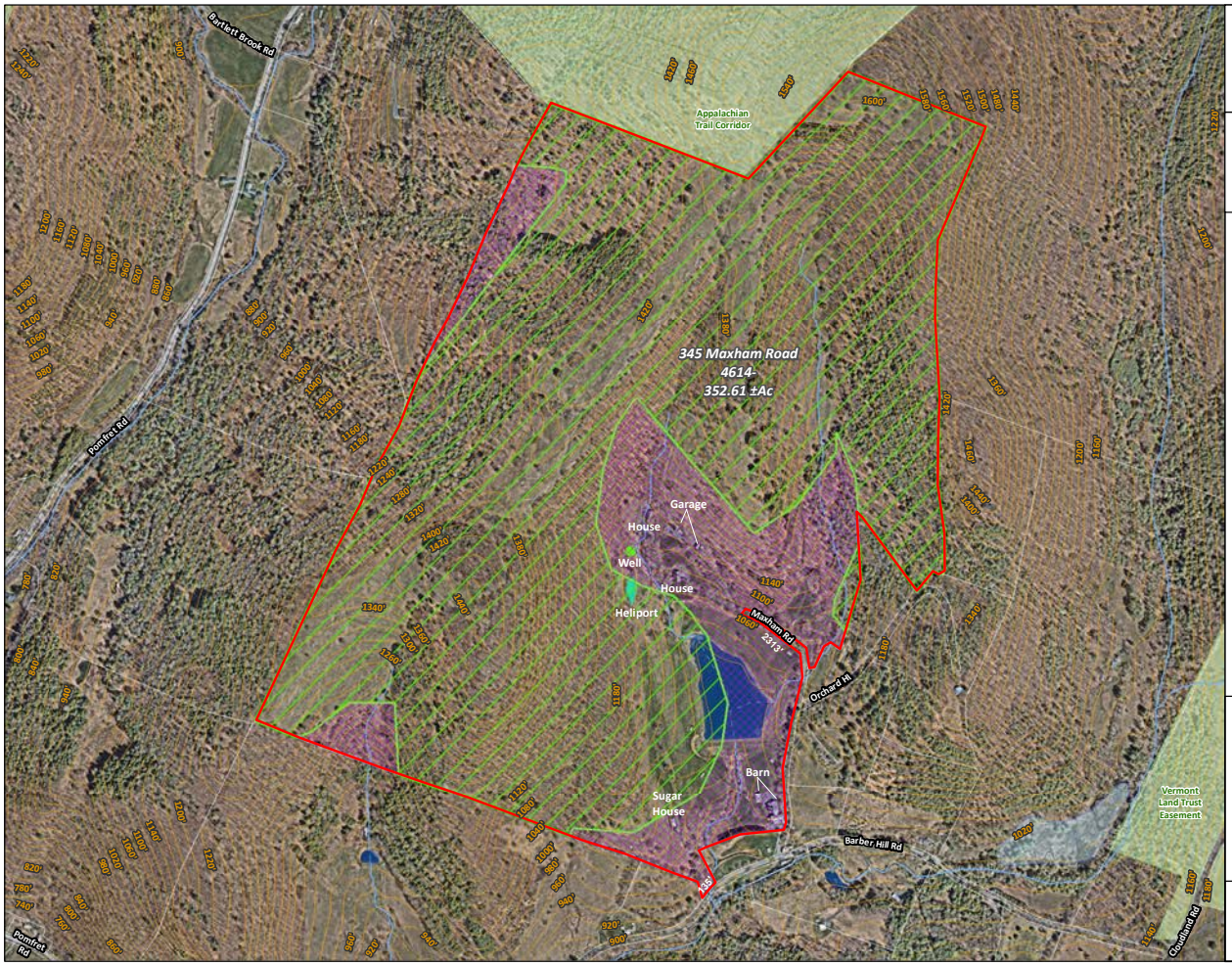
0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

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Document Name: VT1585 ortho



Hawk Gate Farm

Pomfret, VT

Base Plan Orthophotograph with Town Zoning

LEGEND

- Subject Property - 352.61 ±Ac
- Ridge
- Rural Residential
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (20 ft)



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 07/23/25

Project Number: VT1585

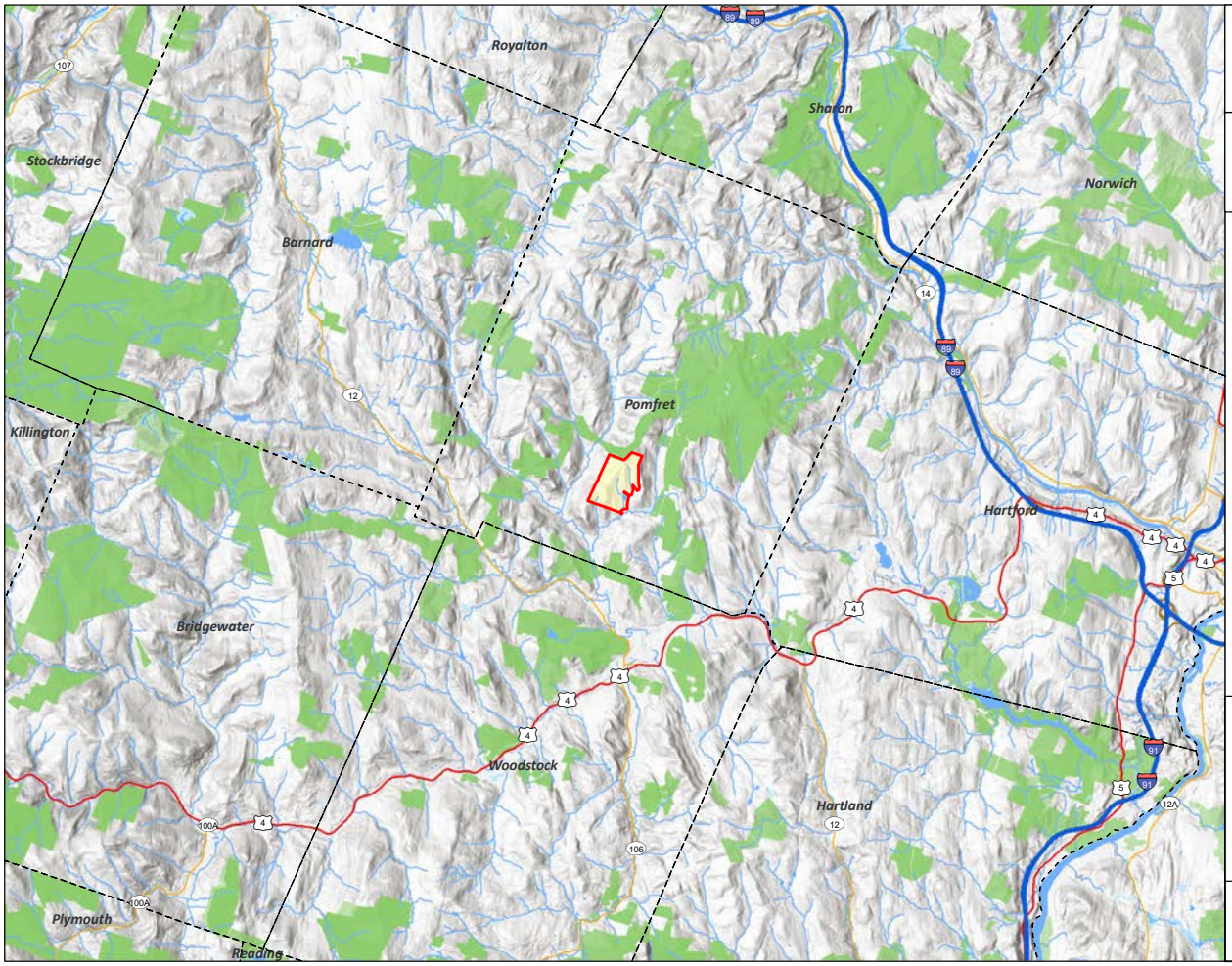
0 300 600 1,200 Feet

Scale: 1 " = 600 '

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

LandVest

Document Name: VT1585 Ortho with Town Zoning



Hawk Gate Farm

Pomfret, VT

Regional Locus

LEGEND

- Subject Property - 352.61 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 07/22/25

Project Number: VT1585

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

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

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Document Name: VT1585 regional locus

HAWK GATE FARM
37 MAXHAM ROAD
SOUTH POMFRET, VT 05067

PROPERTY SUMMARY

- 352.61 +/- Acres
  - 203 acres wooded
  - 136 acres open/agricultural
- 1790 Brick Cape
  - 3,930 SQFT, 4-Bedrooms, 2-½ -Baths
  - Commercial Kitchen
  - Fully Restored
- 1983 Barn Carriage House
  - 2,891 SQFT, 2-Bedrooms, 2-½ -Baths
  - 6-Bay Carport
- 1902 Bank Barn, 1983 Apartment
  - 1,900 SQFT, 2-Bedrooms, 2-Baths
  - Farm Office
- Sugar House
- Active sugar bush – 2,000 +/- taps
- 3-Bay Equipment Shed
- 3-Bay Garage
- 2-Bay Workshop
- Long Range Views of Saskadena Six, Mount Ascutney
- Privacy
- Multiple potential building sites with views
- 5-acre pond
- 3 fenced pastures
- Ridgeline meadows
- Perennial Gardens
- Fiber Optic – Consolidated Communications
- 8-mile multi-sport trail system & two track road
- Helicopter landing area
- 4 miles to Woodstock village
- 2 miles to Saskadena Six Ski Area

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Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

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HAWK GATE FARM
37 MAXHAM ROAD
SOUTH POMFRET, VT 05067

BRICK HOUSE DETAILS
Built: 1790
SQFT: 3,930
Bedrooms: 4
Bathrooms: 2½
Siding: Brick, wood clapboards
Roofing: Wood shingles
Foundation: Stone and concrete
Garage: 3-Bay detached, 2-Bay detached

FIRST LEVEL

Entryway

Dining Room
- Painted wood floors
- Wallpaper
- Plaster ceiling and walls
- Brick fireplace
- Wood mantel
- 8'2" ceiling height

Primary Bedroom
- Painted wood floors
- Plaster ceiling and walls
- Brick fireplace
- Wood mantel
- Built-in shelves above mantel
- Built-in cabinets
- Two wall sconces
- 8' ceiling height

Bathroom
- Porcelain pedestal sink with stainless steel fixtures
- Linoleum floors
- Porcelain tub with shower stall
- Accessibility shower handles
- Built-in toiletry cabinet
- Storage area
- 7'7" ceiling height

Sitting Room
- Painted wood floors
- Pine wall paneling and mantel
- Exposed hand-hewn beams
- Breakfast nook
- Two wall sconces
- 8'6" ceiling height

Kitchenette
- Pine floors
- Kenmore dishwasher
- Stainless steel sink with disposal
- Black manufactured countertop
- Wood cabinetry
- Recessed overhead lighting
- Dumbwaiter elevator to kitchen
- 8'5" ceiling height

Living Room
- Pine floors
- Brick fireplace
- Pine wall paneling and mantel
- 8'5" ceiling height

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SECOND LEVEL

- Pine floors
- Built-in bookshelves, linen closet, and hanging closet on landing
- Access to attic, WiFi router

Bathroom

- Linoleum floors
- Kohler porcelain sink
- Tiled shower walls
- Marble countertop
- Porcelain tub with stainless fixtures

Bedroom 1

- Maple wood floors
- Plaster walls
- Two wall sconces
- 6'7" ceiling height
- Hanging closet

Bedroom 2

- Pine floors
- Vertical wood board walls (painted)
- Two wall sconces
- Exposed hand hewn beams
- 7'2" ceiling height
- Hanging closet

Bedroom 3

- Pine floors
- Four wall sconces
- Hanging closet
- Built-in bookcase w/ door
- 6'8" ceiling height

LOWER LEVEL

Commercial Kitchen

- Rubber-lined staircase
- 3-bay stainless steel sink
- Coldtech 2-Bay Refrigerator, plus ColdTech Freezer
- Two additional residential refrigerator-freezer combos (Maytag and Amana)
- Stainless kitchen island work tables
- 6-burner gas range with NevTec hood vent
- Meiko commercial dishwasher
- 100-amp subpanel
- Polished concrete floors
- 8' ceilings
- Dumbwaiter to Kitchenette

Kitchen ½ Bathroom

- Wall-mounted porcelain sink
- Mirror cabinet above sink
- Overhead light and wall fan
- Polished concrete floors

Laundry Room / Storage

- GE dehumidifier
- Stone and mortar foundation
- LG Washing Machine
- GE Dryer
- Poured concrete floors
- Two-bay utility sink
- Hot and cold water zones
- Meiko dishwasher
- Kitchen storage
- Stone and mortar foundation

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HAWK GATE FARM
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UTILITIES

- Tasco home security system
- Williamson "Oilsaver" furnace, last serviced 12/6/23
- Two 100-amp electrical panels
- Reliance ProTran transfer switch
- Energy Miser 80-gallon domestic hot water heater
- Well-X-Trol well pressure tank
- Kenmore dehumidifier
- Two 275-gallon heating fuel tanks
- 120-gallon buried propane tank (located in front of the brick foundation of the elevated grass patio facing the side driveway).

CARRAGE HOUSE DETAILS

- **Built:** 1983
- **SQFT:** 2,891
- **Bedrooms:** 2
- **Bathrooms:** 2½
- **Siding:** Vertical barn board & stone
- **Roofing:** Wood shingles
- **Foundation**: Poured concrete
- **Garage:** 8 bay in walk out basement

FIRST LEVEL

Enclosed Entry Porch

- Brick floor
- 2 Sliding barn doors
- Recessed lighting
- Wood storage

Foyer

- Slate tile floors
- Closet

Kitchen

- Ceramic tile floors
- Ceramic tile counters
- Countertop
- Double stainless-steel sink
- Appliances
  - Electric wall oven
  - Microwave
  - Warming drawer
  - Refrigerator/freezer
  - Range with 5 gas eyes & gas oven
  - Trash compacter
- 2 Pantry closets

Dining Area

- Oak floors
- Kitchen pass through with serving table
- Wood stove

Living Room

- Oak floors
- Wood burning Fireplace with slate threshold and surround
- Build-in cabinet with bar
- 8' 9" ceiling height

Primary Bedroom Suite

- **Bedroom**
  - Oak floors
  - TV cabinet
  - 8' 9" ceiling height
- **Dressing Room**
  - 2 closets
  - Built-in dresser & shoe closet
  - Wall ironing board
- **Bathroom**
  - Double sink vanity with drawers
  - Makeup station w/ hinged mirrors
  - Spa tub with shower

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Bedroom
- Oak floors
- 2 closets with built in drawers
- Access to bathroom
- 8’ 9” ceiling height

Full Bathroom
- Sink & toilet separated with hall access
- Double sink vanity with cabinets & drawers
- Porcelain tub with shower

Screen Porch
- Brick floor
- Ceiling fan
- Storm screen covers
- Recessed lighting

LOWER LEVEL

Laundry Room
- Electric Washer & Dryer
- Stainless steel utility sink
- Counter and cabinets

½ Bathroom

Gym Room
- Closets and cabinets
- Vinyl floor

Storage Room
- Chest freezer

Utility Room

Workshop
- Work bench
- Utility cabinet and drawers

2-Bay Garage
- Heated
- Auto overhead doors
- Cement floor
- Side door with combo lock
- Air compressor

6-Bay Carport
- Brick floor
- Carriage barn doors
- Vertical board walls
- Radiator heat
- Wood/coal potbelly stove

UTILITIES
- Pressure tank (laundry room)
- Oil fired hot water baseboard heat
- System 2000 Boiler
- 2-330 gallon oil tanks (Storage Room)
- 80 gal Domestic Hot Water Heater off boiler (Utility Room)
- Central vacuum (Works shop)
- Electric Panels: Work shop main panel
- Well Head – located above house
- Septic (left of Enclosed Entry Porch)
- Propane tanks (above Screen Porch)
- Option for portable generator
- Home Security – Tasco

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BARN APARTMENT DETAILS

- **Built:** 1983
- **SQFT:** 1,900
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Siding:** Vertical barn board
- **Roofing:** Metal
- **Foundation**: Poured concrete
- **Garage:** 1-Bay garage, 3-Bay equipment shed

LOWER LEVEL

Office

- Ceramic tile floor
- Baseboard heat
- Window A/C
- Wood cabinets
- Manufactured countertop wraparound desk
- Kitchenette
    - Amana fridge
    - Panasonic microwave
    - Wood cabinets
    - Two-bay stainless steel sink with stainless faucet

½ Bath

- Ceramic tile floor
- Wood vanity
- Porcelain sink with stainless faucet
- Wood medicine cabinet
- Ceiling Fan

Garage (former cattle stalls)

- Commercial laundry area
- 5 covered parking spots
- LiftMaster garage door opener

SECOND LEVEL

Wood sun deck

Entry/Mudroom

- Linoleum tile floor

Kitchen & Dining Area

- Linoleum tile floor
- GE refrigerator
- GE 4-burner gas range & stove
- Bosch Dishwasher
- Manufactured countertop
- Wood cabinets and shelves
- Stainless steel two-bay sink
- Hanging pot rack
- Sliding door pantry shelves and closet
- Built-in office desk
- Propane heater

Living Room

- Pine floor
- Ceiling fan
- Brick stove pad
- Empire propane heater

Office

- Pine floor
- Closet

Front ¾ Bathroom

- Linoleum tile floor
- Porcelain sink with stainless steel faucet
- Wood medicine cabinet
- Tiled shower stall

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Hallway

- Storage closet
- Laundry area, shelves
- LG washer
- Maytag dryer
- Thermostat
- Exit door into barn

Bedroom 1

- Carpeted floor
- Closet
- Baseboard heat

Full Bathroom

- Wood vanity with black stone countertop
- Porcelain sink with stainless steel fixtures
- Tiled floor
- Wood medicine cabinet
- Baseboard heat
- Tiled shower with tub

Bedroom 2

- Pine floors
- Closet
- Empire heating unit
- Wood ladder up to lofted storage space

UTILITIES

- 200-amp electrical service (subpanel near office)
- 50-gallon Rheem hot water heater
- Thermo Pride propane furnace
- Fiber optic via Consolidated Communications
- Netgear WiFi router

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1790 Brick Cape

3,930 s.f. | 3 Bedroom | 2 .5 Bath



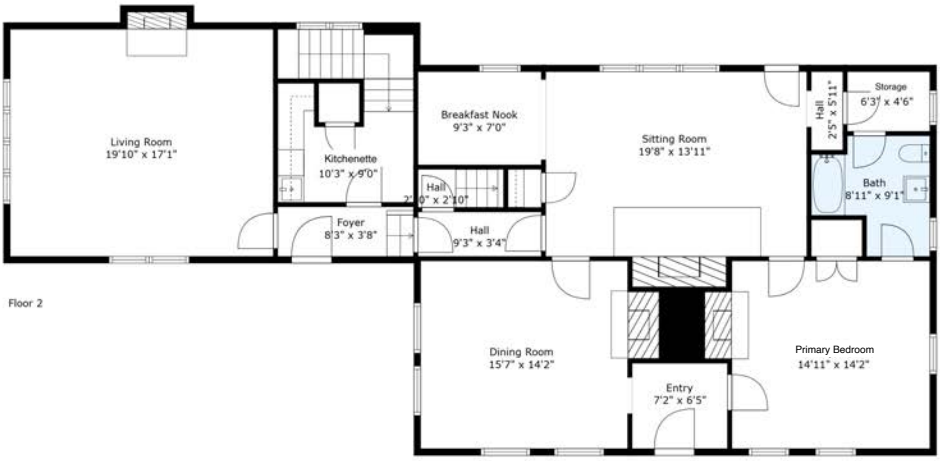
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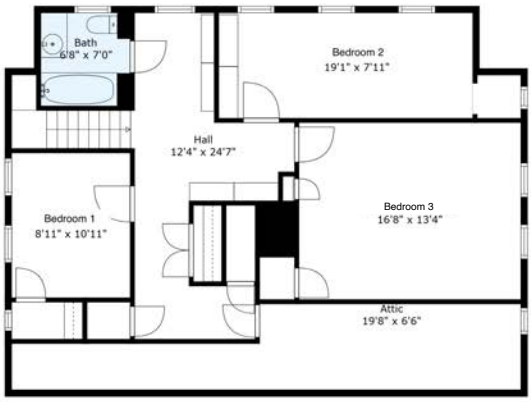
LandVest

CHRISTIE'S INTERNATIONAL REAL ESTATE

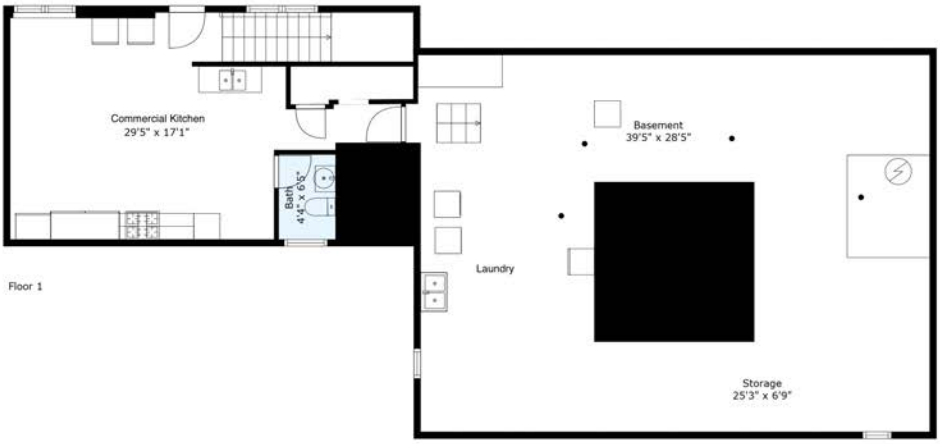
All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481



Floor 2



Floor 3



Floor 1

TOTAL: 3930 sq. ft

BELOW GROUND: 1443 sq. ft, FLOOR 2: 1618 sq. ft, FLOOR 3: 869 sq. ft
EXCLUDED AREAS: STORAGE: 171 sq. ft, FIREPLACE: 7 sq. ft, LOW CEILING: 165 sq. ft,
ATTIC: 27 sq. ft
WALLS: 270 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Hawk Gate Farm LLC _____ _____

_____ _____

Physical Property Address: 499 Maxham Road - Brick House (Street) Woodstock (City/Town)

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

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

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ 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? Blue blaze tree markings	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 10/22/2004 By whom? Bruno Associates	☑ 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): _____ Age of Furnace/Boiler: _____ ☑ Don't Know Primary Fuel Type: ☑ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: Cota & Cota Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☑ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☑ Other (explain): One baseboard electric unit in basement to prevent water pipes freezing 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.) Window unit
(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: _____ ☑ 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: $ _____ Date Range: _____ Electric utility provider: _____ Property used: ☐ Full ☑ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: 100 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: Consolidated Comms
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Consolidated Comms
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Consolidated Communications If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic
(k)	Is television service available at the Property? ☐ YES ☑ NO If "Yes", current provider: _____ If "Yes," source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

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

☑ Electric Garage Door Opener - Number of Transmitters 2 ☑ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☑ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? 6
☐ 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): Brick

Age of Building(s): Main Bldg. 1790 Additions to Main Bldg. 1955 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:

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: Roof of 3-bay garage will need replacement in the next few years
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: Main chimney replaced in 2025

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? 18 years
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? 2007
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: ~1980
If Drilled Well: Drilled by: Don't Know Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $_____ 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? 7/26/2025 By whom? Norway Hill Results: See water tests.
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: _____
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: Don't know 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) 1,000 Gal ☐ Don't Know
Date Septic Tank Last Inspected? 07/26/2025 ☐ Don't Know Reports of last inspection/pumping attached ☑ YES ☐ NO
Date Septic Tank Last Pumped? 10/21/2022 ☐ Don't Know By whom? Wind River
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:
See inspection report.

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? Never	☐ 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? 07/26/2025 By whom? Norway Hill Results: See Inspection	☑ 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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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: *Michael Harris* dotloop verified 08/02/25 6:12 PM EDT OWAH-MBBC-SSP5-TYSF	Purchaser:		
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 499 Maxham Road, Woodstock, VT 05091 - Brick House

Seller's Disclosure
(initial applicable sections)

MH 08/02/25 ____ 1. Presence of lead-based paint and/or lead based paint hazards:

____ ____ a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

____ ____ b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

MH 08/02/25 ____ a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

____ ____ b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement
(initial applicable sections)

____ ____ 3. Purchaser has received copies of all information listed above.

____ ____ 4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

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Buyer's Initials ____ ____ ____ ____

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Purchaser has:

☐ a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

BY 07/07/25 5:15 PM EDT dotloop verified

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: Michael Harris dotloop verified 08/02/25 6:13 PM EDT KWLD-CT0K-LRFY-EMBX
(Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

1983 Barn Carriage House

2,891 s.f. | 2 Bedroom | 2 .5 Bath



4 The Green, Woodstock, VT 05091

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CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481



Floor 1



Floor 2

TOTAL: 2891 sq. ft

FLOOR 1: 596 sq. ft, FLOOR 2: 2295 sq. ft

EXCLUDED AREAS: STORAGE: 281 sq. ft, GARAGE: 2023 sq. ft, SCREENED PORCH: 341 sq. ft

WALLS: 306 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Hawk Gate Farm LLC _____ _____

_____ _____

Physical Property Address: 345 Maxham Road - Main Residence (Street) Woodstock (City/Town)

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

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

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane Tank	☑ 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? N/A When? N/A By whom? N/A	☐ 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? Blue blaze tree markings	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 10/18/04 By whom? Bruno Associates	☑ 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: N/A
N/A

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: 9 Years ☐ 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: Cota & Cota Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☑ Electric ☑ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☑ Other (explain): Wood burning fireplace and woodstove, electric wall heaters in bathrooms 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.) Window units
(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: _____ ☐ 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: $ _____ Date Range: _____ 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: 200 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: Consolidated Comms
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Consolidated
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Consolidated Communications 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: Consolidated Communications 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? 7
☐ 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. 1983 Additions to Main Bldg. _____ 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:

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: Rain water got in where the waste water line exits the building. The bored hole through the foundation was re-caulked and there have been no further issues.

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) Wood shingle ☐ Don't Know
Approximate age of roof? Reshaked in 2007
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? 2007
Are there any current problems with the roof? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," explain: Lichen growing on the porch roof, radon exit vent needs new rubber boot. Both minor fixes.

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: _____
If Drilled Well: Drilled by: George Spear, Ottauquechee Well Drilling 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? 07/26/2025 By whom? Norway Hill Results: See water tests.
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: _____
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: Do not know 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) 1,000 Gal ☐ Don't Know
Date Septic Tank Last Inspected? 07/26/2025 ☐ Don't Know Reports of last inspection/pumping attached ☑ YES ☐ NO
Date Septic Tank Last Pumped? 10/21/2022 ☐ Don't Know By whom? Wind River
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? Never	☐ 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? 07/26/2025 By whom? Norway Hill Results: See inspection	☑ 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:				

Seller's Initials MH 08/02/25 6:12 PM EDT dotloop verified ☐ ☐ ☐

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: Michael Harris dotloop verified 08/02/25 6:12 PM EDT 11YK-ZXXJ-DDC3-PYPA	Purchaser:		
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	

1902 Bank Barn, 1983 Apartment

1,900 s.f. | 2 Bedroom | 2 Bath



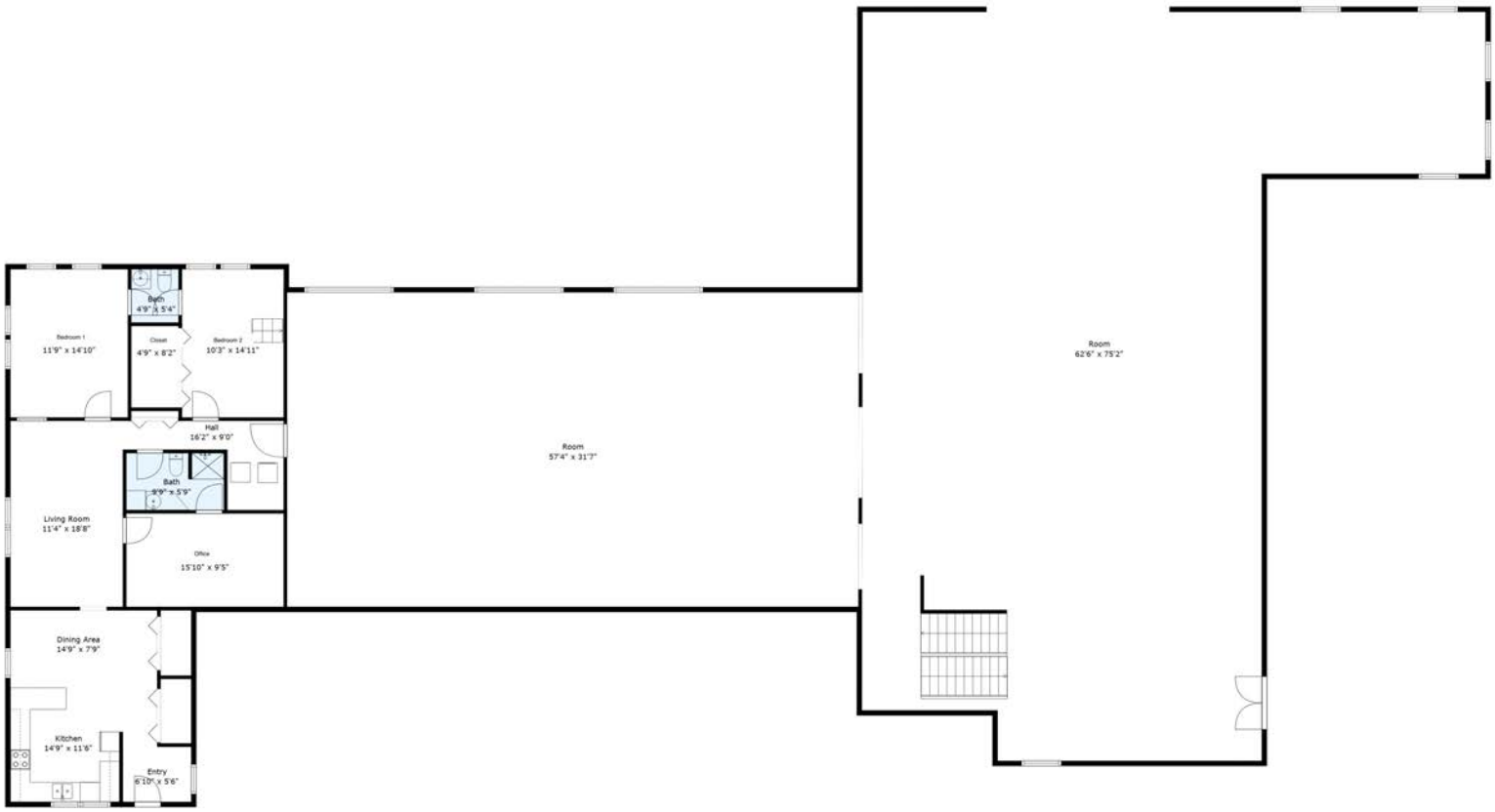
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CHRISTIE'S INTERNATIONAL REAL ESTATE

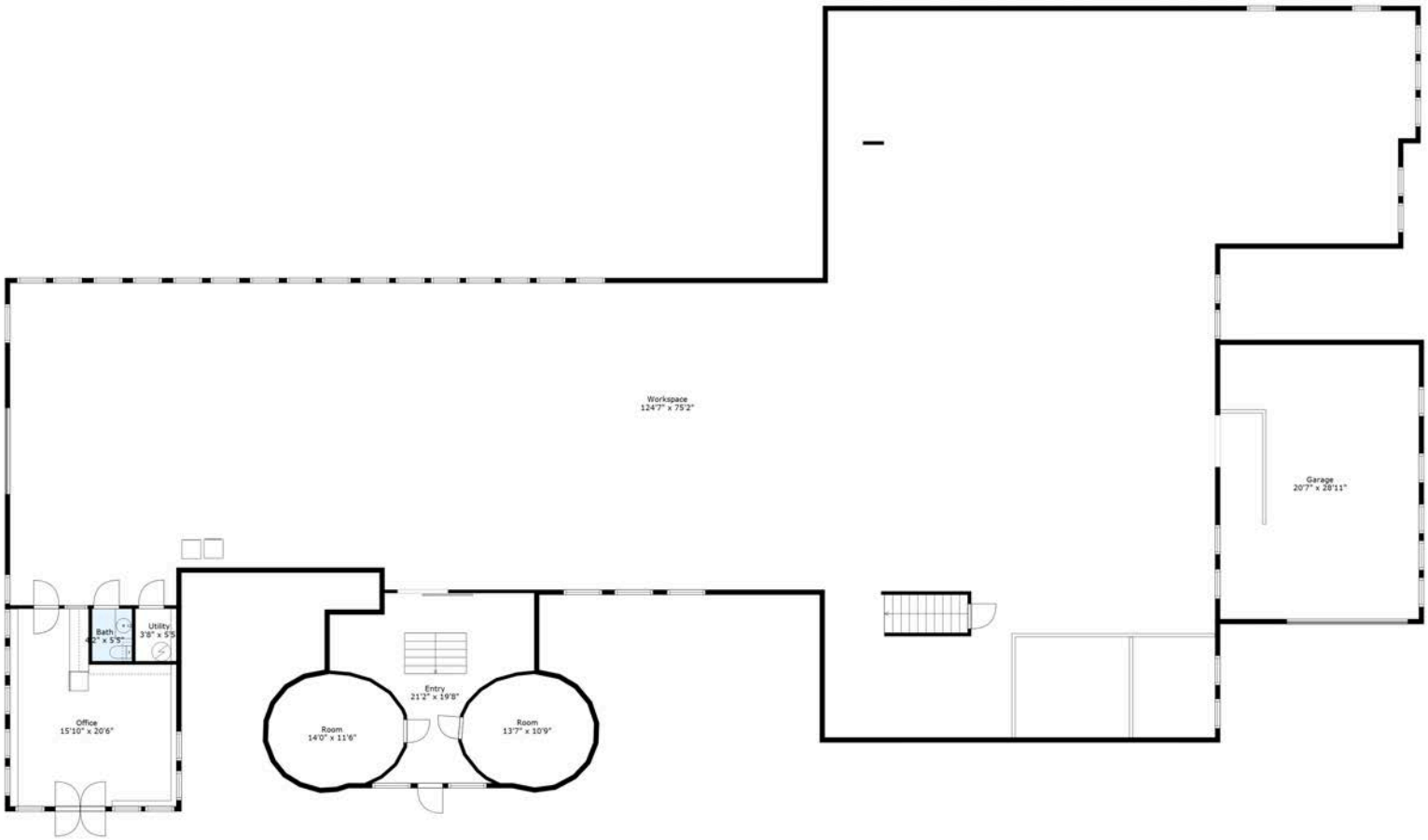
All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481



TOTAL: 1900 sq. ft

FLOOR 1: 605 sq. ft, FLOOR 2: 1295 sq. ft, FLOOR 3: 0 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UTILITY: 25 sq. ft, GARAGE: 590 sq. ft, WORKSPACE: 6163 sq. ft,
ENTRY: 250 sq. ft, ROOM: 5131 sq. ft, LOW CEILING: 180 sq. ft,
OPEN TO BELOW: 5266 sq. ft, ATTIC: 70 sq. ft, LOFT: 1527 sq. ft
WALLS: 848 sq. ft

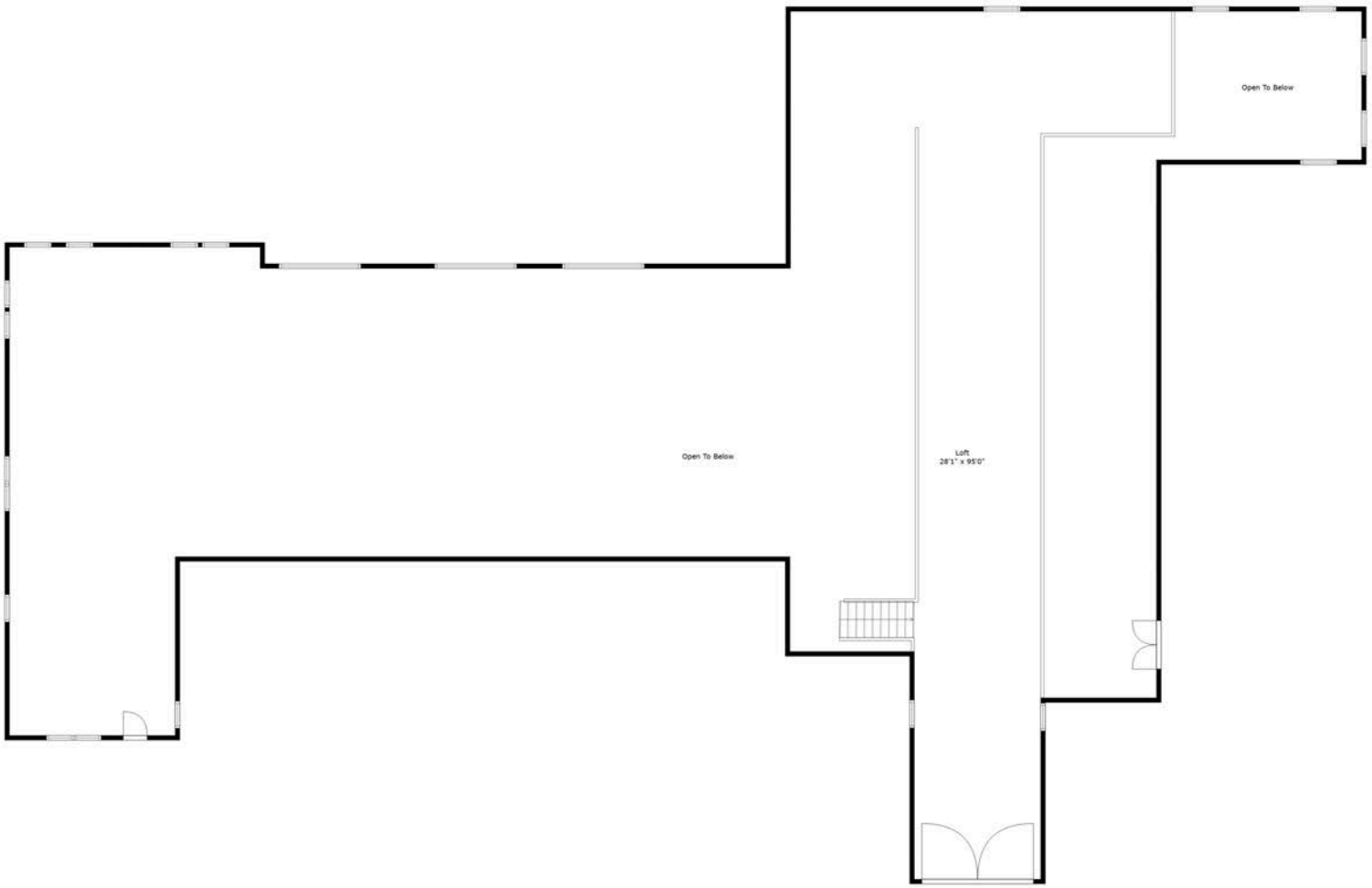
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 1900 sq. ft

FLOOR 1: 605 sq. ft, FLOOR 2: 1295 sq. ft, FLOOR 3: 0 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UTILITY: 25 sq. ft, GARAGE: 590 sq. ft, WORKSPACE: 6163 sq. ft,
ENTRY: 250 sq. ft, ROOM: 5131 sq. ft, LOW CEILING: 180 sq. ft,
OPEN TO BELOW: 5266 sq. ft, ATTIC: 70 sq. ft, LOFT: 1527 sq. ft
WALLS: 848 sq. ft

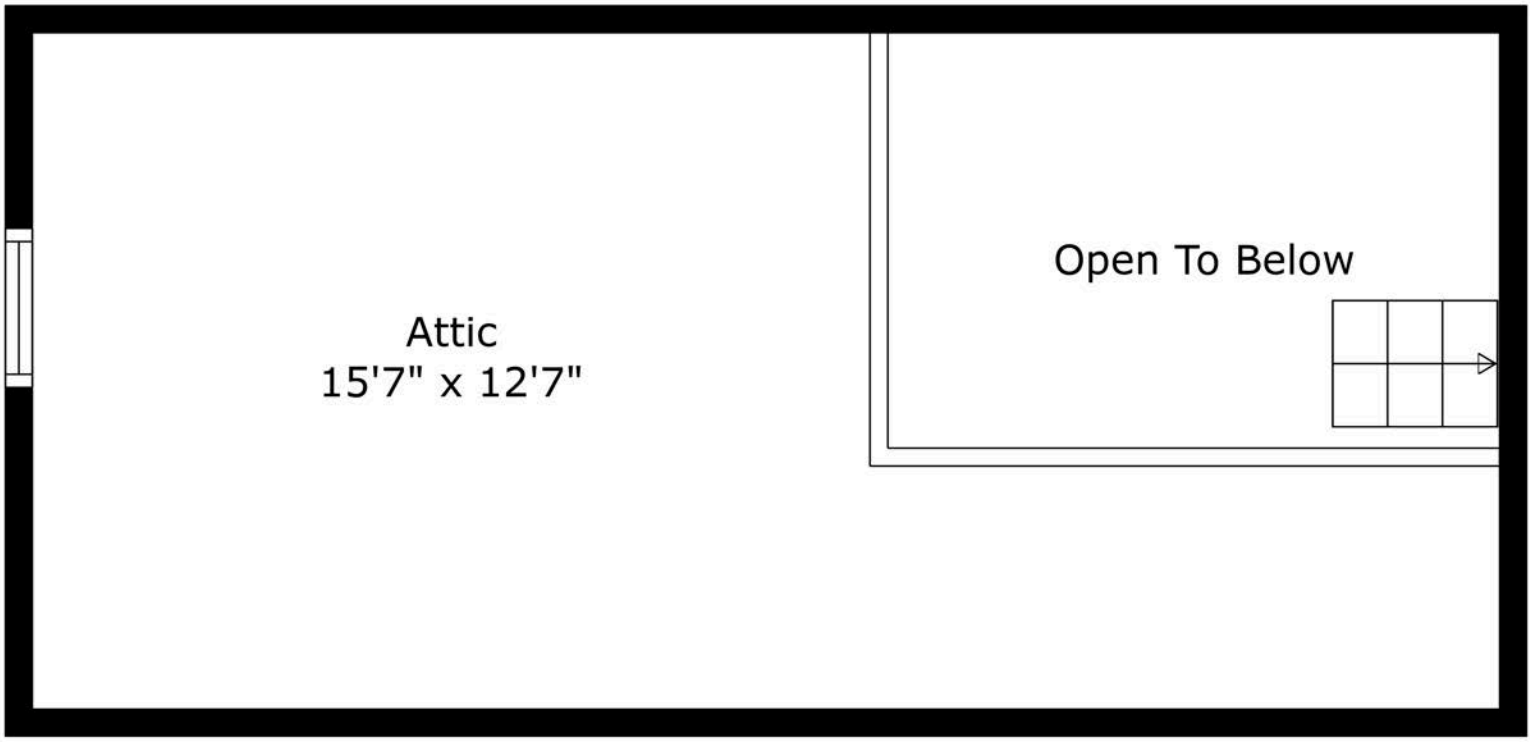
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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Hawk Gate Farm LLC _____ _____

_____ _____

Physical Property Address: 37 Maxham Road - Barn Apt (Street) Woodstock (City/Town)

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

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

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

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

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

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

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☑ YES	☐ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ 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? Blue blaze tree markings	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? 10/22/2004 By whom? Bruno Associates	☑ 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): _____ Age of Furnace/Boiler: 20 YRS ☐ 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: Dead River 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.) 3 Window Units
(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: 2015 ☑ 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: $ _____ Date Range: _____ 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: 100 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: Consolidated Coms
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: T Mobile, AT+T
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Consolidated Communications 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: DirectTV, Consolidated 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? 4
☐ 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. 1902 Additions to Main Bldg. 1983 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:
All windows replaced between 2010-2020

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: Silos leak rainwater when it rains

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?
Rain water leak around silos

ROOF: ☐ Shingle ☐ Slate ☑ Metal ☐ Tile ☐ Other (describe) ☐ Don't Know
Approximate age of roof? 40 years
Has the roof ever leaked since you have owned the Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," explain: Around plumbing vent
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: Needs a new rubber boot for plumbing vent, minor fix

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:
If Drilled Well: Drilled by: George Spear, Ottauquechee Well Drilling Tag #: 30953 Depth: 400
Gallons Per Minute (at time of driller's report): 1.5 GPM Date of driller's report: 05/16/2005
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? 7/26/2025 By whom? Norway Hill Results: See water tests.
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:
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: _____ 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) 1,000 Gal ☑ Don't Know
Date Septic Tank Last Inspected? 7.26.25 ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? 10/21/2022 ☐ Don't Know By whom? Wind River
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? Never occupied by sellers. Staff housing for two permanent residents.	☐ 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? 7/26/2025 By whom? Norway Hill Results: See inspection	☑ 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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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: *Michael Harris* dotloop verified 08/02/25 6:12 PM EDT DYZF-EWBE-IRN7-7EVQ	Purchaser:		
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	
Seller:		Purchaser:	
(Signature) (Date)		(Signature) (Date)	

Department of Environmental Conservation

Well Completion Report Searchable Database

Printed 7/28/2025

Field Name	Field Value
Date Well Was Completed	05/16/2005
Date Report Received	08/22/2005
Drilled By	WellDrillerID: 213 George Spear, Ottauquechee Well Drilling
Well Report Number	30953
Well Number/Tag Number	30953
Comments	
Town	Pomfret
Map Cell	
Tax Map	
E911 Address	37 Maxham Road
Sub Division	
Lot Number	
Owner's Firs tName	
Owner's Last Name	Jaynes & Berge
Purchaser's First Name	
Purchaser's Last Name	
Well Use Code	03 = Agricultural
Reason For Well Code	2 = Replace existing supply
Drilling Equipment Code	
Total Depth Of Well (in feet)	400.00
Yield (in GPM)	1.50
Yield Test Tested For (in hours)	0.50
Static Water Level (in feet)	10.00
Well is OverFlowing	N
Date Measured	
Depth To Bedrock (in feet)	20.00
Total Casing Length (in feet)	44.00
Casing Diameter (in inches)	6.00
Casing Length Below Land Surface (in feet)	42.50
Casing Length Exposed (in feet)	1.50
Casing Material	1 = Steel
Casing Weight (in lbs/foot)	19.00
Casing Finish Code	

Length Of Liner Used (in feet)	0.00
Liner Diameter (in inches)	0.00
Liner Material	
Liner Weight (in lbs/foot)	0.00
Liner Type	
Grout Type	4 = Clay/Seal Bentonite
Seal Type	
Diameter Drilled In Bedrock (in inches)	0.00
Depth Drilled In Bedrock (in Feet)	0.00
Screen Make And Type	
Screen Material	
Screen Length (in feet)	0.00
Screen Diameter (in inches)	0.00
Screen Slot Size (in Inches)	0.00
Depth To Top of Screen Below Land Surface (in Feet)	0.00
Gravel Size Type	
Method of Sealing Casing Code	1 = Drive shoe only
Yield Test Method Code	
Well Development Code	
Not Steel Casing	N
Has Water Been Analyzed	N
Well Has Screen	N
AW Partial	N
Unique GIS Name	PO30953
Latitude	43.66456
Longitude	-72.51809
Well Not Visible At Latitude/Longitude	N
Location Determination Method	4 = screen digitized
Well Type	Bedrock
Depth To Liner Top (in feet)	0.00
Hydro Fractured	N
Hydro Fractured Resulting Flow (GPM)	0.00
Well Location Submitted As A Dot On A Map	Y
Abandoned Per Water Supply Rule	N
Date Of Abandonment	
Reason For Abandonment	
Well Driller Supervising Abandonment	
Date Of Deepening Or Hydrofracture	
Signed Form	N

Well Status	Available For Use
UOE	
DOE	
UOC	
DOC	
WellReportID	98306

Lithology

Starting Depth	Starting Depth	Water Bearing	Lithology Code	Lithology Code Description	Lithology Description
0.00	20.00		D	Topsoil	
20.00	48.00		R	Rock, bedrock, ledge	solid gray limestone ledge
48.00	49.00		R	Rock, bedrock, ledge	soft brown limestone
49.00	53.00		R	Rock, bedrock, ledge	gray limestone
53.00	54.00		R	Rock, bedrock, ledge	soft brown limestone
54.00	70.00		R	Rock, bedrock, ledge	gray limestone
70.00	71.00		R	Rock, bedrock, ledge	soft brown limestone with 1.5 gpm
71.00	400.00		R	Rock, bedrock, ledge	gray & black limestone mix

Deepened/Hydrofractured

Date Of Deepening Hydro Fracturing	Deepened	HydroFractured	Hydro Fractured Resulting Flow	Driller Who Deepened/Hydrofractured

Closure Log

Starting Depth	Ending Depth	Fill Material

Change Log

Date Of Change	User Who Changed	Field Name	New Value	Old Value
8/28/2023 5:35:14 PM	Tim Phillips	SignedForm	N	NULL

Tax ID 489-154-10056 Printed 10/16/2023 Card No. 1 of 3

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
4614
Parent Parcel Number

Property Address
MAXHAM RD 345
Neighborhood
1 POMFRET
Property Class
110 Multiple Dwellings
TAXING DISTRICT INFORMATION
Jurisdiction 154 WINDSOR VT
Area 489

OWNERSHIP

HAWK GATE FARM LLC
c/o MEANINGFUL ENTERPRISES LLC
2550 GOODLETTE RD N
NAPLES, FL 34103

TRANSFER OF OWNERSHIP

Date		
01/14/2020	[redacted]	$0
01/14/2020		$0
06/26/2013		$10000
10/25/2004		$6250000

RESIDENTIAL

VALUATION RECORD

Assessment Year		04/01/2008	04/01/2009	04/01/2017	04/01/2023	Act 68 Value Allocations Housesite	Non Homestead
Reason for Change		Merge	2009	E&O	2023 Reval		
VALUATION	I	0	3114440	2208460	2255470	155000	322500
Market	B	3317793	2239870	2045510	1974220	707700	1266520
	T	3317793	5354310	4253970	4229690	862700	1589020

Site Description

Topography:
Level, High
Public Utilities:
Electric
Street or Road:
Unpaved
Neighborhood:

Zoning:
Ridgeline Property
Legal Acres:
352.6100

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor			Value
1	Homesite	AV	2.0000		0.00	50000.00	50000.00	50000	B 210%	P 0%	SV	155000
2	Res Excess Acreage		8.1100		1.00	5712.70	5712.70	46330	B 210%			143620
3	Res Excess Acreage		248.7000		1.00	1709.09	1709.09	425050	B 200%			1275150
4	Pond		0.0		1.00	30000.00	30000.00	30000			SV	30000
5	Homesite	AV	2.0000		0.00	50000.00	50000.00	50000	B 210%		SV	155000
6	Homesite	AV	2.0000		0.00	50000.00	50000.00	50000	B 175%		SV	137500
7	Farmland-MARKET		89.8000		1.00	4000.00	4000.00	359200				359200
8	CU-Forest					187.00	187.00	46510				46510
9	CU-Agricultural					456.00	456.00	40950				40950
10	Well		0.0		1.00	0.00	0.00	0			SV	0
11	Septic System		0.0		1.00	0.00	0.00	0			SV	0

CU: CURRENT USE PROGRAM 338.50 ACRES EXCLUDED 14.11
AG-89.80 FOREST-248.70
G: GENERAL
COMBINED PARCEL #4614, #4612 & #4601
L: LAND NOTES
POND
PTTR DATED 6/26/13 PURCHASED .11 ACRES FROM
ELIZA K. KLOSE

Permit Number / Type — FilingDate — Est. Cost / Est. SqFt — Field Visit

Supplemental Cards
TRUE TAX VALUE 2255470

Supplemental Cards
TOTAL LAND VALUE 708580

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Barn Style
Occupancy: Single family

Story Height:	1.0
Finished Area:	2272
Attic:	None
Basement:	3/4

ROOFING
Material: Asphalt
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER
Wood 1.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms	5
Bedrooms	2
Family Rooms	1
Fireplaces: 1	

HEATING AND AIR CONDITIONING
Primary Heat: Hot Water - oil

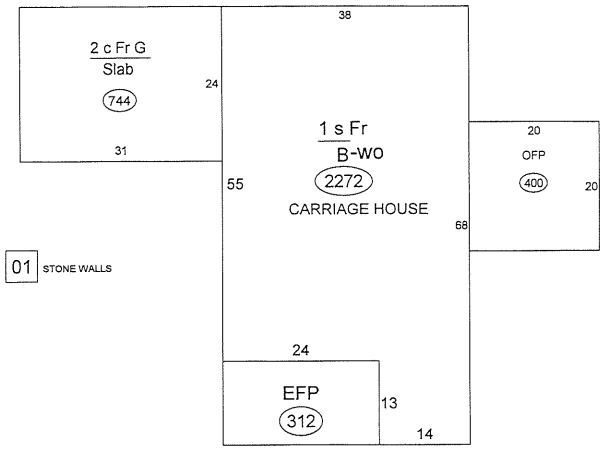
	Lower /Bsmt	Full Upper	Part Upper
	1		

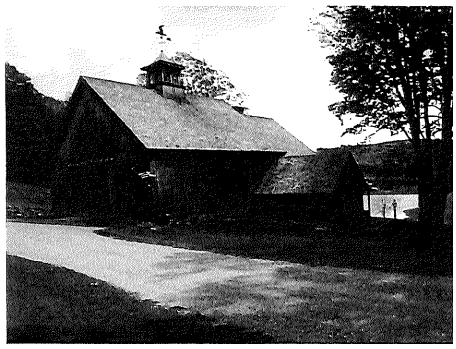
PLUMBING

	#	
5 Fixt. Baths	1	5
4 Fixt. Baths	1	4
2 Fixt. Baths	1	2
Kit Sink	1	1
Water Heat	1	1
Extra Fixt		1
TOTAL		14

REMODELING AND MODERNIZATION

	Amount	Date





(LCM: 110.00)

SPECIAL FEATURES

Description	Value
D :BASIC	3750
FP-CUST	6000
HEARTH	1500

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		Exe	1983	1990	VG	0.00	Y	0.00	4544	810740	21	0	100	100	640490
G01	ATTGAR	0.00	1	VGd	1983	1983	GD	30.49	N	55.49	24x 31	41290	32	0	100	100	28080
01	RETAIN	0.00		VGd	1950	1950	AV	0.00	N	0.00	400	0	55	0	100	100	0

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
NBLE 01/16/2009	TOWN 04/01/2009	Neigh 1 AV	TOTAL IMPROVEMENT VALUE 668570

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Cape
Occupancy: Single family

Story Height:	1.75
Finished Area:	2770
Attic:	None
Basement:	Full

ROOFING
Material: Asphalt
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Slab	B	
Sub and joists	1.0,	1.75
Base Allowance	1.0,	1.75

EXTERIOR COVER

Wood	1.0,	1.75

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms	6
Bedrooms	4
Fireplaces: 8	

HEATING AND AIR CONDITIONING
Primary Heat: Hot Water

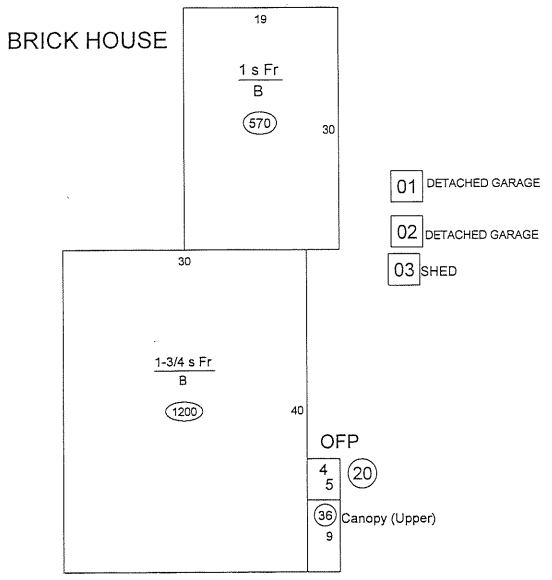
	Lower	Full	Part
	/Bsmt	1 Upper	Upper

PLUMBING

	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION

	Amount	Date





(LCM: 110.00)

SPECIAL FEATURES

Description	Value
D :BASIC	3750
FP-CUST	24000
FP-EXTRA	9600
03 :1SO	-1
3SO	-2
D	0

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		Exe-	1800	1990	VG	0.00	Y	0.00	4740	751070	21	0	100	100	593350
01	DETGAR	1.00	1	Exe	1983	1983	AV	36.79	N	80.94	23x 32	59570	35	0	100	100	38720
02	DETGAR	1.00	1	VGd	1983	1983	VG	36.27	N	66.01	24x 32	50700	28	0	100	100	36500
03	LEANTO	1.00	1	Good	1983	1983	AV	7.35	Y	4.73	12x 24	1360	45	0	100	100	750

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
NBLE 01/16/2009	TOWN 04/01/2009	Neigh 1 AV	TOTAL IMPROVEMENT VALUE 669320

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: Apt over Garage
Occupancy: Single family

Story Height:	2.0
Finished Area:	1480
Attic:	None
Basement:	None

ROOFING
Material: Asphalt
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab 1.0
Sub and joists 2.0
Base Allowance 1.0, 2.0

EXTERIOR COVER
Wood 1.0, 2.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms	7
Bedrooms	3

HEATING AND AIR CONDITIONING
Primary Heat: Hot Water

	Lower	Full	Part
	/Bsmt	Upper	Upper
	1		

PLUMBING

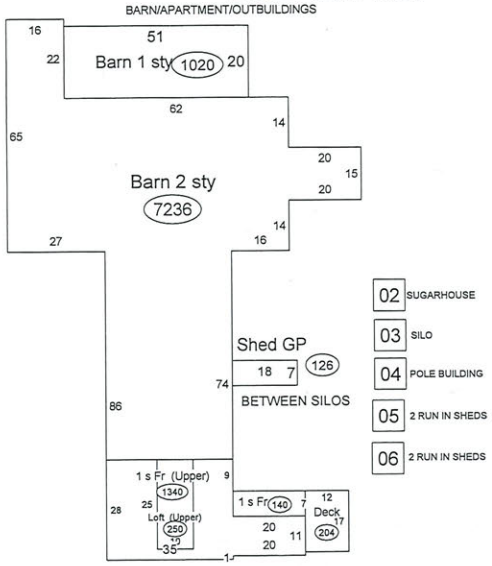
	#	
3 Fixt. Baths	2	6
2 Fixt. Baths	1	2
Kit Sink	2	2
Water Heat	1	1
TOTAL		11

REMODELING AND MODERNIZATION

	Amount	Date

IMPROVEMENT DATA

BARN/APARTMENT/OUTBUILDINGS





(LCM: 110.00)

SPECIAL FEATURES

Description	Value
D :BASIC	3750
HEARTH	1500
04 :1SO	-1
05 :1SO	-1
06 :1SO	-1

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		Good	1983	1990	GD	0.00	Y	0.00	1480	223710	23	0	100	100	172260
01	BARN2STY	2.00	1	Exe	1950	1985	GD	26.75	N	58.85	16x 22	425840	20	0	100	100	340670
02	SUGARHSE	0.00	1	Good	1985	1985	GD	19.15	N	27.38	24x 50	32860	20	0	100	100	26290
03	SILO	0.00	4	Good	1983	1983	AV	0.00	N	0.00	16 DIA	0	0	SV	0	100	10000
04	POLEBLDG	0.00		Good	1985	1985	GD	15.00	Y	18.66	60x 30	33590	20	0	100	100	26870
05	POLEBLDG	0.00	1	Good	1983	1983	GD	15.00	Y	18.66	12x 25	5600	20	0	100	100	8960
06	POLEBLDG	0.00	1	Good	1985	1985	GD	15.00	Y	18.66	12x 36	8060	20	0	100	100	12900
07	BARN1STY	1.00	1	Exe	1983	1983	GD	19.80	N	43.56	20x 51	44430	20	0	100	100	35540
08	SHEDGP	1.00	1	Good	1983	1983	AV	28.70	N	41.04	7x 18	5170	45	0	100	100	2840

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards TOTAL IMPROVEMENT VALUE	636330
NBLE 01/16/2009	TOWN 04/01/2009	Neigh 1 AV		

ADMINISTRATIVE INFORMATION OWNERSHIP

Tax ID 489-154-10056 Printed 10/16/2023 Card No. 3 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

Supplemental Cards

TOTAL LAND VALUE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I, [redacted], of [redacted], Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to my full satisfaction by **Hawk Gate Farm LLC**, a Delaware Limited Liability Company with a principal place of business located in Naples, Florida, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **Hawk Gate Farm LLC**, its successors and assigns forever, certain lands and premises in Pomfret, in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to the abovementioned Grantor, [redacted], by virtue of the Warranty Deed from [redacted] of even or more recent date and to be recorded immediately prior hereto in the Pomfret Land Records, wherein the within conveyed lands and premises are more particularly described as follows:

> Being all and the same lands and premises conveyed to [redacted] by virtue of the Warranty Deed from Curtis L. Blake and Patricia H. Blake dated October 25, 2004 and recorded in Book 61 at Page 279 of the Pomfret Land Records.
>
> ALSO being all and the same lands and premises conveyed to Evergreen Glen, LLC by virtue of the Warranty Deed from Eliza K. Klose dated June 25, 2013 and recorded in Book 74 at Page 156 of the Pomfret Land Records.
>
> [redacted] is successor to [redacted]

The within conveyed lands and premises are not the homestead premises of the within Grantor, [redacted]

The sole purpose of this deed is to transfer the within described lands and premises to a limited liability company at the time of formation with no gain or loss recognized.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Hawk Gate Farm LLC**, and its successors and assigns, to its own use and behoof forever; And, I the said Grantor, [redacted] for myself and my heirs, executors and administrators, do covenant with the said Grantee, **Hawk Gate Farm LLC**, and its successors and assigns, that until the ensealing of these presents, I am the sole owner of the premises and have good right and title to convey the same in manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid, and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever; except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this _____ day of January, A.D., 2020.

****

Law Office of Peter K. Vollers, PLC
T'Other House
4 The Green
Woodstock, VT 05091

_____
[redacted]

State of _____
County of _____

At _____(city/town), this _____ day of January, 2020, personally appeared [redacted] and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me, _____
Notary Public

Expiration date: _____

****

Law Office of Peter K. Vollers, PLC
T'Other House
4 The Green
Woodstock, VT 05091

Estimated 2025 Operation and Maintenance Expenses Hawk Gate Farm				
	Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES				
Oil (1)	***Cota & Cota, Inc.***	***(802) 295-0000***	***2,600 gallons per year***	$10,000.00
Propane (1)	***Dead River Company***	***(802) 457-1610***	***1,730 gallons per year***	$6,000.00
Electric (1)	***Green Mountain Power***	***(888) 835-4672***	***30,000 KWH per year***	$10,500.00
Cable/Satellite TV	***N/A***			
Internet (1)	***Consolidated Communications***	***(866) 984-3001***	***20 Mbps***	$5,750.00
Water	***Well water***			
Rubbish Removal (1)	***Casella Waste Management, Inc.***	***(802) 295-2660***	***2 Yard load serv per week***	$5,000.00
Snow Removal	***Propety Mngr handles***	***Equipment -2002 Chevy pickup w/ V-plow & sand spreader installed & a 20" walk behind snow blower***		
Pest Control	***JP Pest Services***	***(603) 673-2908***	***monthly***	$9,000.00
Generator Service	***Propety Mngr handles***			
Landscaping (2)	***Lawn Master of Vermont***	***(802) 773-7833***	***4 applications***	$25,000.00
Mowing (2)	***Handy Helper***	***(802) 292-0201***	***Weekly***	$70,000.00
Security (1)	***Tasco Security, Inc.***	***(800) 546-5552***	***Quarterly***	$4,143.00
Other				
TAXES				
Current Property Taxes				$46,676.00
TOTAL				$192,069.00
This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.				

(1) "Utilities" in Recap of Estimated Property Expense
(2) "Lawn & Landscape" in Estimated Property Expense

PAYABLE TO:
MAIL TO:

TOWN OF POMFRET
5218 POMFRET ROAD
NORTH POMFRET VT 05053

802 - 457 - 3861

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
4614.	07/11/2025	2025-26

Late payment charge of 1% per month on amount due.
8% penalty on balances due after February 6 payment.

Location: 37 MAXHAM ROAD

SPAN # 489-154-10056 SCL CODE: 154
TOTAL PARCEL ACRES 352.61

FOR INCOME TAX PURPOSES

OWNER **HAWK GATE FARM LLC**
C/O MEANINGFUL ENTERPRISES LLC
2550 GOODLETTE-FRANK RD N
NAPLES FL 34103

ASSESSED VALUE		NONHOMESTEAD
REAL	4,229,690	4,229,690
EXEMPTION		
LAND USE	- 1,546,000	- 1,546,000
TOTAL TAXABLE VALUE	2,683,690	2,683,690
GRAND LIST VALUES	26,836.90	26,836.90

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN TAX	0.3973	x26,836.90=	10,662.29
LOCAL AGREEMENT	0.0008	x26,836.90=	21.47
TOTAL MUNICIPAL TAX			10,683.76
MUNICIPAL STATE PAYMENT			
MUNICIPAL NET TAX DUE			

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.3431	x26,836.90=	36,044.64

1.7030 (state rate) / 126.80% (CLA ÷ SA) = 1.3431

Payments		
1	08/15/2025	
2	02/06/2026	

TOTAL EDUCATION TAX 36,044.64
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX 46,728.40
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF POMFRET
TAX YEAR 2025-26

1ST PAYMENT DUE
08/15/2025
OWNER NAME
HAWK GATE FARM LLC
PARCEL ID
4614-
AMOUNT DUE
AMOUNT PAID

Please return each stub with your payment.

Please send a Self Addressed Stamped Envelope for a receipt.

TOWN OF POMFRET
TAX YEAR 2025-26

2ND PAYMENT DUE
02/06/2026
OWNER NAME
HAWK GATE FARM LLC
PARCEL ID
4614-
AMOUNT DUE
AMOUNT PAID

Please return each stub with your payment.

Please send a Self Addressed Stamped Envelope for a receipt.

National Flood Hazard Layer FIRMette

FEMA

72°31'23"W 43°40'6"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

72°30'46"W 43°39'40"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/7/2025 at 9:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

dotloop signature verification: dtlp.us/tzr7-lfpy-btVf

Vermont Mandatory Flood Disclosure

Date Prepared: 08/02/2025

Seller's Name(s): Hawk Gate Farm LLC

Property Address: 37 Maxham Road, Pomfret
Street City/Town

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

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

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

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

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

Seller: Michael Harris dotloop verified 08/02/25 6:12 PM EDT U4VW-GDDU-DP4E-75PQ
(Signature) (Date)

Seller:
(Signature) (Date)

Seller:
(Signature) (Date)

Seller:
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser:
(Signature) (Date)

Purchaser:
(Signature) (Date)

Purchaser:
(Signature) (Date)

Purchaser:
(Signature) (Date)

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