

Two Pigs Farm | Sandgate, Vermont

5 Bedroom | 3 Bath | 4,959 sf | 30.47 Acres

Two Pigs Farm is a hillside retreat in Southern Vermont's Taconic range, where meadows are bound by ancient maple trees, stone walls and two clear brooks. The circa 1989 farmhouse and barns feel timeless—rooted, quietly graceful—designed for comfort, and connection.

Inspired by childhood summers in Sandgate, the owner dreamed of a place where time stretches—mornings for berry picking, afternoons for reading, and evenings for lingering meals on the stone terrace.

The kitchen is a true chef's haven—spacious and inviting, with an AGA range, Viking appliances, marble and soapstone counters, a walk-in pantry, and a tucked-away office. Wood-burning fireplaces anchor the library and living room. The primary suite has its own hearth; four more bedrooms offer room for guests.

With a 7-stall horse barn, one bedroom studio/art space over the car barn with a commercial kitchen below, infinity pool, sauna house, solar array, greenhouse, trout pond, fruit trees and berries, this is more than a farm—it's a place to re-create.



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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. 081.0045630 (VT)

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 2589 W. Sandgate Road, Sandgate, VT that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

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

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

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

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	**2589 W. Sandgate Road**			Listed: 6/23/2025 $1,995,000
5047939	Active	**Sandgate**	**VT 05250**	Unit/Lot	Closed:



Property Panorama VTour

Unbranded Tour URL 1

County VT-Bennington
Village/Dist/Locale
Construction Status Existing
Year Built 1989
Architectural Style Farmhouse
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $23,211.96
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 30.47
Lot - Sqft 1,327,273
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms - Total 17
Bedrooms - Total 5
Baths - Total 3
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
List $/SqFt Fin ABV Grade $402.30
SqFt-Apx Fin Above Grade 4,959
SqFt-Apx Fin AG Source Plans
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Plans
SqFt-Apx Fin Below Grade 1,364
SqFt-Apx Fin BG Source Plans
SqFt-Apx Unfn Below Grade 101
SqFt-Apx Unfn BG Source Plans
SqFt-Apx Total Finished 6,323
Days On Market 0
Date - Initial Showings Begin 6/27/2025

Remarks - Public Two Pigs Farm is a hillside retreat in Southern Vermont's Taconic Range, where meadows are bound by ancient maple trees, stone walls and two clear brooks. The circa 1989 farmhouse and barns feel timeless—rooted, quietly graceful—designed for comfort, and connection. Inspired by childhood summers in Sandgate, the owner dreamed of a place where time stretches—mornings for berry picking, afternoons for reading, and late winter for tapping maples, reconnecting with the rhythms of nature. A wide porch gazes across to rounded hills. The screened porch, with its pass-through to the kitchen, is perfect for summer suppers. Under the dappled shade of trees, a walled stone terrace welcomes lingering meals and conversations that last into starlight. Perennial gardens bloom from early spring to autumn's last blaze. The kitchen is a true chef's haven—spacious and inviting, with an AGA range, Viking appliances, marble and soapstone counters, a walk-in pantry, and a tucked-away office. Wood-burning fireplaces anchor the library and living room. The primary suite has its own hearth; four more bedrooms offer room for guests. With a 7-stall horse barn, one bedroom studio/art space over the car barn with a commercial kitchen below, infinity pool, sauna house, solar array, greenhouse, trout pond, fruit trees and berries, this is more than a farm—it's a place to re-create. 30 minutes from Manchester/Dorset, 3 hours from New York and Boston. Showings begin June 27
Directions From Manchester travel south on Route 7A, turn right onto Route 313 towards West Arlington. Turn right onto Sandgate Road and then Left on West Sandgate Road. Continue straight property on left.

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name
Water Body Type
Waterfront Property Rights

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Current Use
Flood Zone Unknown
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 564-178-10056
Property ID
Deed - Recorded Type Warranty
Deed - Book 52
Deed - Page 81-82
Deeds - Total

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

Lot Features Country Setting, Farm - Horse/Animal, Field/Pasture, Mountain View, Open, Orchards, River, Wooded, Rural, Valley
Construction Materials Clapboard Exterior, Shingle Siding, Wood Siding
Foundation Concrete
Roof Shingle - Asphalt, Slate
Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Stove - Wood Cook, Stove - Gas, Water Heater - Domestic, Water Heater-Gas-LP/Bttle, Water Heater - Owned, Exhaust Fan
Equipment Window AC, Security System, Stove-Wood
Flooring Brick, Hardwood, Marble, Wood, Cork
Utilities Cable - At Site, Gas - Underground, Telephone Available, Underground Utilities

Cooling None
Electric 200 Amp, Generator, Underground
Heating Propane, Wood, Forced Air, Hot Water, In Ceiling, In Floor, Stove - Gas
Sewer 1000 Gallon, Concrete, Leach Field, Septic
Water Source Drilled Well, Private
Features - Exterior Barn, Building, Fence - Partial, Garden Space, Guest House, Hot Tub, Natural Shade, Outbuilding, Patio, Pool - In Ground, Porch - Covered, Porch - Enclosed, Sauna, Shed, Storage, Windows - Double Pane, Greenhouse, Stable(s), Built in Gas Grill
Features - Interior Fireplace - Wood, Fireplaces - 3+, In-Law Suite, Kitchen Island, Primary BR w/ BA, Natural Light, Sauna, Security, Soaking Tub, Walk-in Pantry, Attic - Walkup

Basement Description Bulkhead, Climate Controlled, Concrete, Concrete Floor, Full, Partially Finished, Stairs - Exterior, Stairs - Interior, Storage Space, Walkout, Exterior Access, Stairs - Basement
Garage Yes
Garage Capacity 7
Driveway Gravel

Road Frontage Type Gravel, Public
Road Frontage Yes
Road Frontage Length 856
Items Excluded

5047939

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



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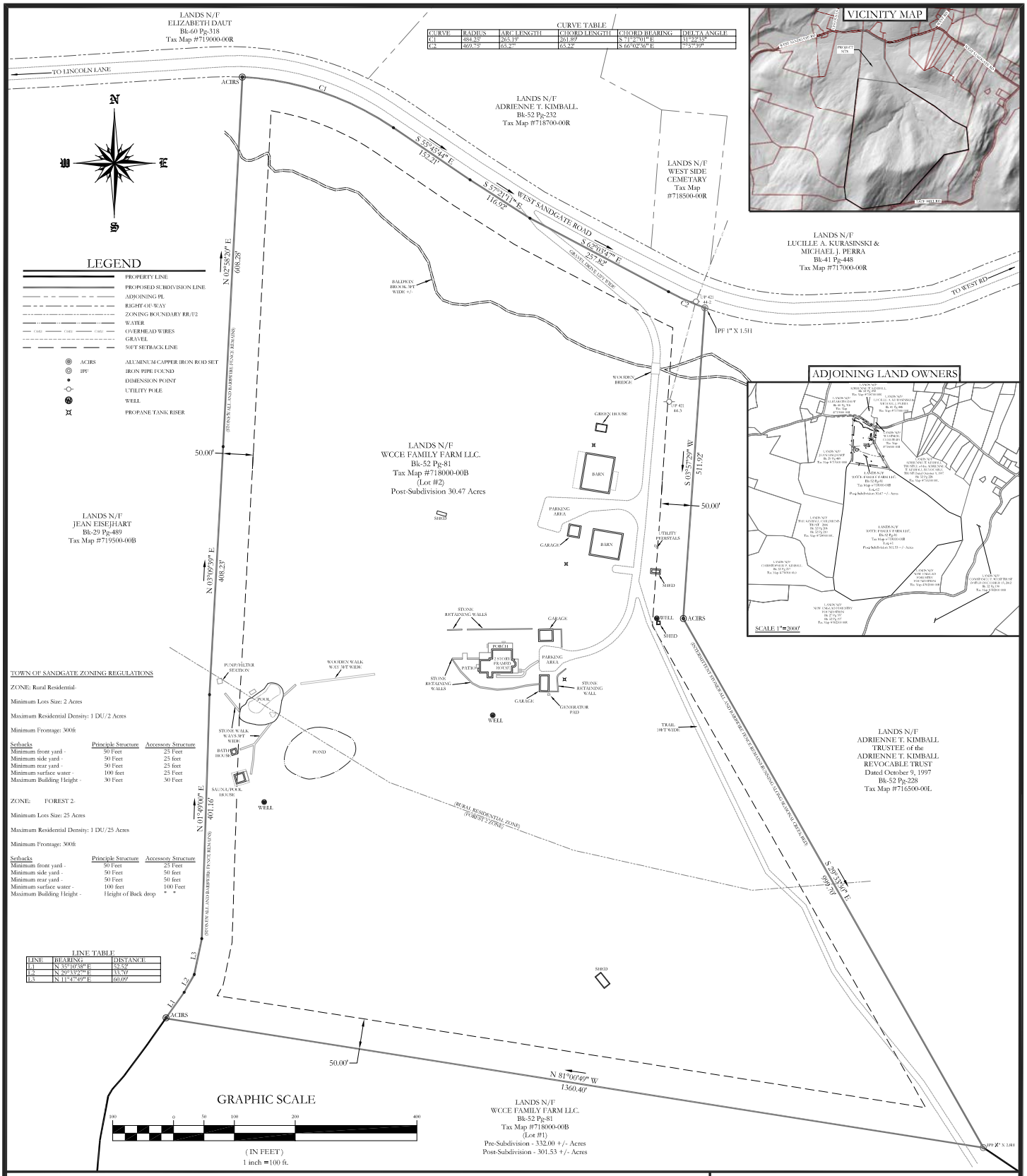






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Listed By:
Dia Jenks - LandVest, Inc/Woodstock



MAP REFERENCES

1. WARRANTY DEED - "CHRISTOPHER P. KIMBALL to WCCE FAMILY FARM LLC" Recorded on October 26, 2012 in Bk-52 Pg-81 at the Sandgate Town Clerk Land Records Office.
2. WARRANTY DEED - "CHRISTOPHER P. KIMBALL to ADRIENNE T. KIMBALL TRUSTEE OF THE ADRIENNE T. KIMBALL REVOCABLE TRUST DATED OCTOBER 9, 1997" Recorded on January 19, 2013 in Bk-52 Pg-228 at the Sandgate Town Clerk Land Records Office.
3. WARRANTY DEED - "ELEANOR LOMBERG to JEAN EISENHART" Recorded on August 24, 1984 in Bk-29 Pg-489 at the Sandgate Town Land Records Office.
4. BOUNDARY SURVEY - "SURVEY FOR NEW ENGLAND FORESTRY FOUNDATION" By Charles M. Stewart. Dated: March 29, 1976.

NOTES

1. Boundary information shown hereon was compiled from an actual field survey conducted during the month of June 2024.
2. North Orientation and bearings are referenced to Grid North and are based on the Vermont State Plane Zone 4400 Coordinate System NAD 83.
4. Overall Acreage Pre-Subdivision is 332 Acres.
5. Proposed 2-Lot Subdivision Acreage Data:
   Lot #1 - 301.53 Acres
   Lot #2 - 30.47 Acres

This survey is based on deed descriptions, plans referred to hereon and monuments and other physical evidence found in the field. To the best of my knowledge, information and belief it is consistent with this information unless indicated otherwise.

I hereby Certify that the field measurements from which this survey was prepared exceed the horizontal accuracy of an urban class survey and proper field procedures, instrumentation and personnel were used to achieve the precision ratio of greater than 1:10,000 to the best of my knowledge and belief.

This Plat conforms to the requirements of 27 VSA 1403

Cody Andrus Hicks L.S. #132670 6/27/24 Date

SUBDIVISION SURVEY

SHOWING THE LANDS OF

WCCE FAMILY FARM LLC.

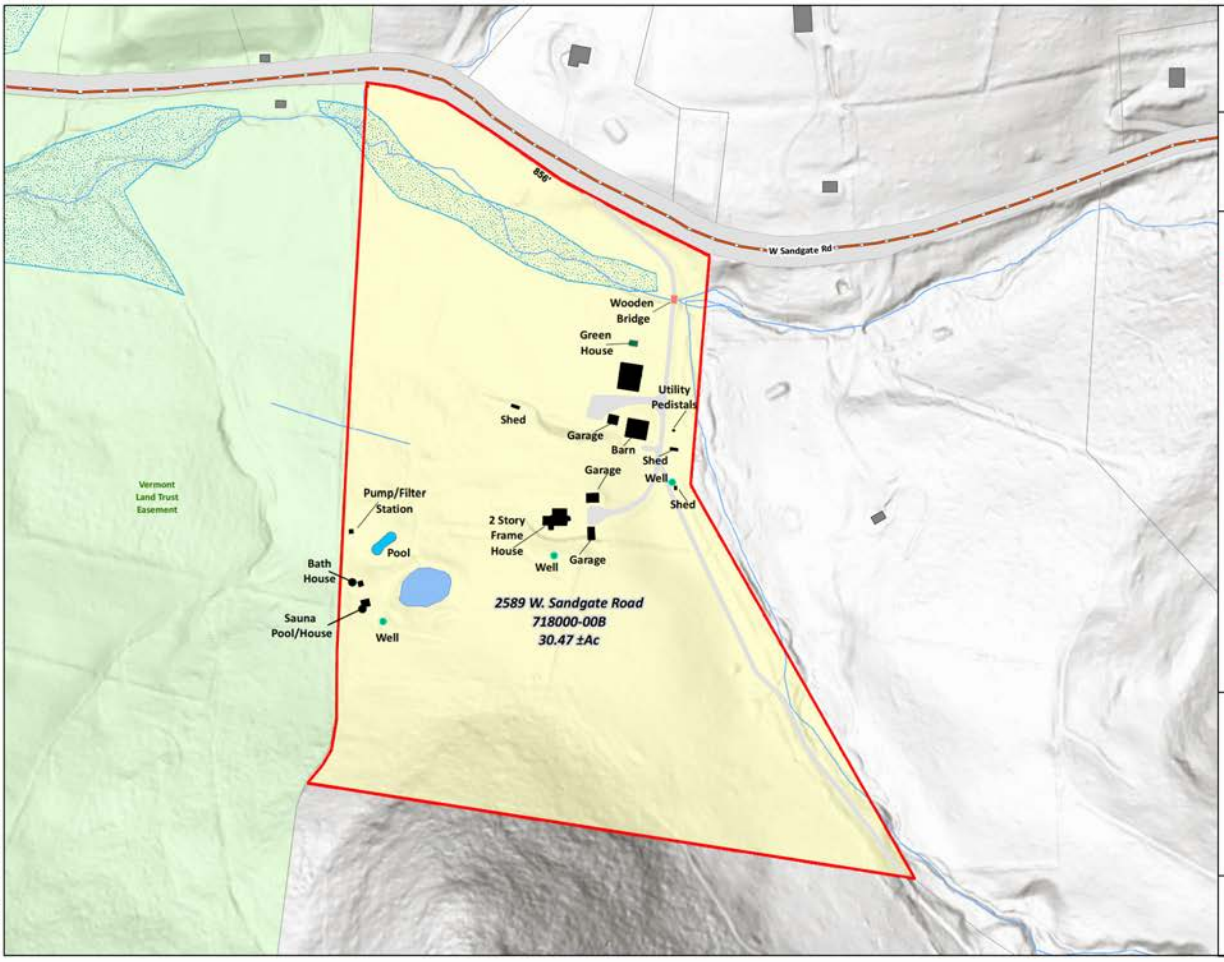
CODY ANDRUS HICKS
VT L.S. #132670

2589 WEST SANDGATE RD, SANDGATE TWP. BENNINGTON COUNTY, VERMONT

STATE OF VERMONT
CODY ANDRUS HICKS
No. 132670
LICENSED LAND SURVEYOR

CAH LAND SURVEYING
CAHLANDSURVEYING.COM

DRAWING #: 24-12
SHEET 1 OF 1
MAP DATE: 6/27/24
DATE OF SURVEY: JUNE
SCALE: 1" = 100'
REVISION DATE:



Two Pigs Farm

Sandgate, VT

Base Plan

LEGEND

- Subject Property - 30.47 ±Ac
- Class 2 (Gravel)
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

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

Date: 06/16/25

Project Number: VT1571

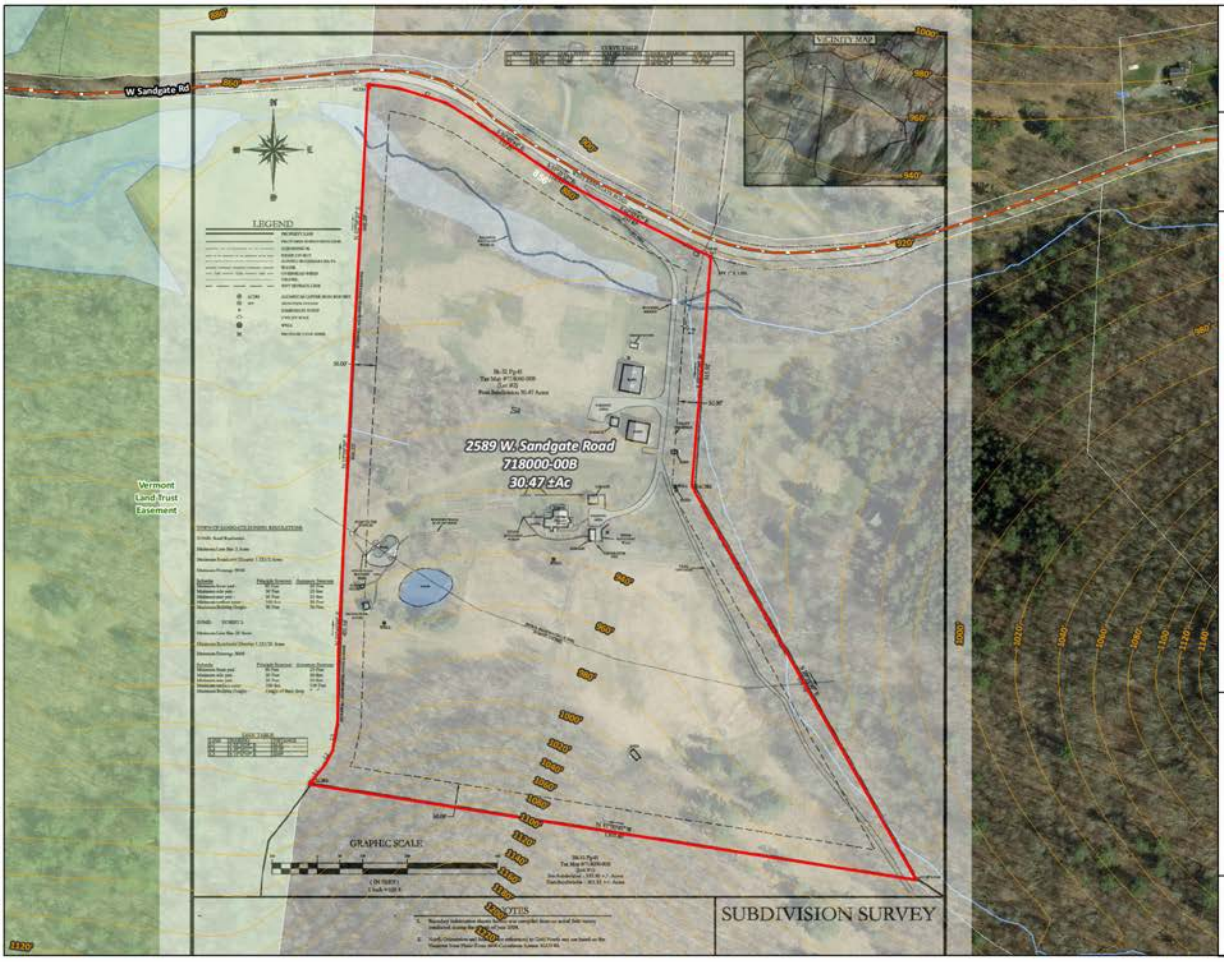
0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: VT1571 base



Two Pigs Farm

Sandgate, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 30.47 ±Ac
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Notes:
Credits: 2023 imagery from ESRI 'World Imagery' map service.

Date: 06/16/25

Project Number: VT1571

0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: VT1571 ortho



Two Pigs Farm

Sandgate, VT

Base Plan Orthophotograph

LEGEND

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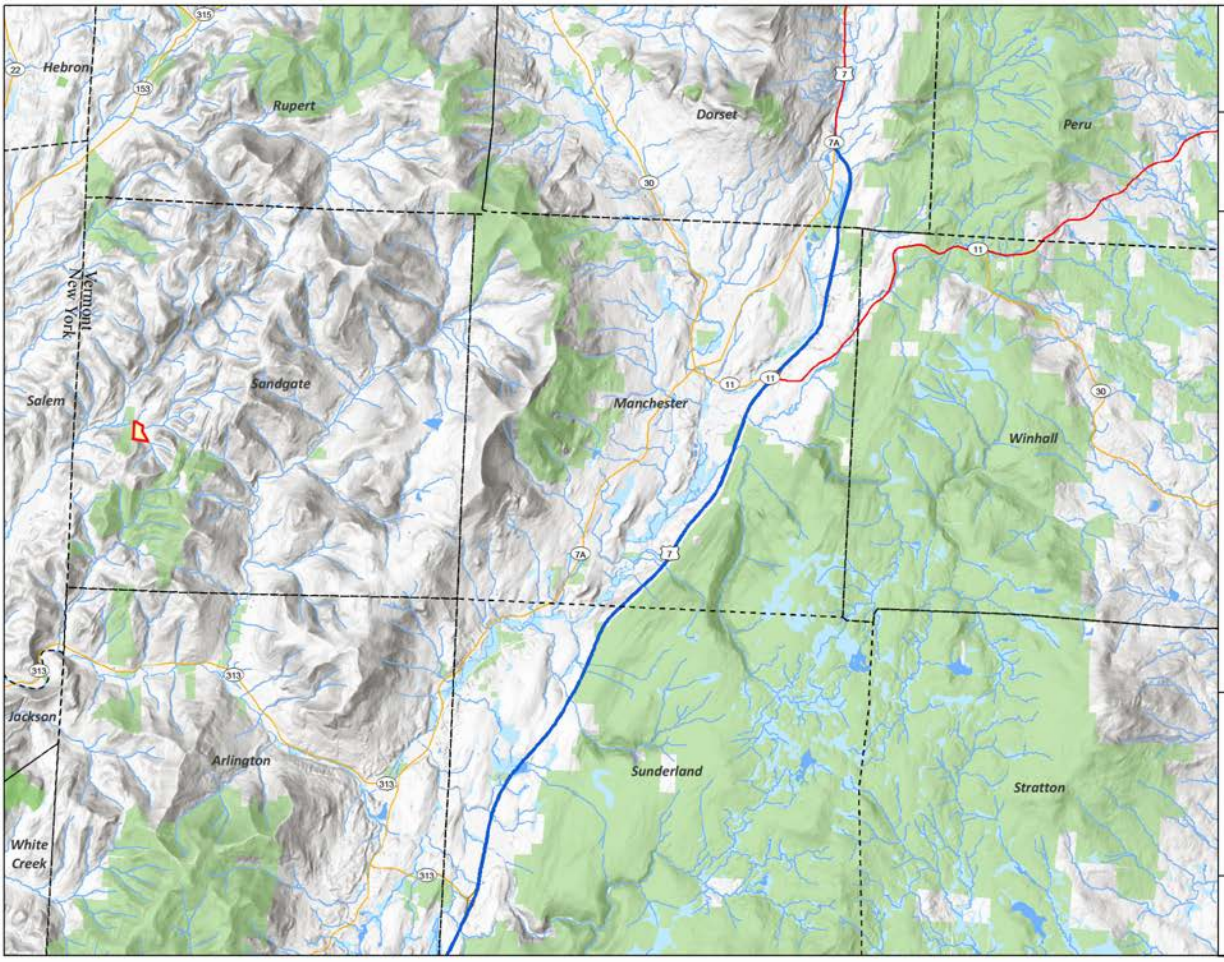
0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: VT1571 ortho



Two Pigs Farm

Sandgate, VT

Regional Locus

LEGEND

- Subject Property - 30.47 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 06/13/25

Project Number: VT1571

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.

LandVest

Document Name - VT1571 regional locus



Two Pigs Farm

Sandgate, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 30.47 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (20 ft)

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

Date: 06/17/25

Project Number: VT1571

0 500 1,000 2,000 Feet

Scale: 1 " = 1,000 '

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

LandVest

Document Name: VT1571 ortho zoomed

PROPERTY DETAILS ADDENDUM
TWO PIGS FARM
2589 W. SANDGATE ROAD
SANDGATE, VERMONT
05250

PROPERTY SUMMARY

- 30.47 Acres
- 5 bedrooms, 3 bathrooms
- Views of the Taconic Mountains
- Very private
- Saltwater Infinity Pool and Bath house
- Cabin with Sauna
- Swimming pond
- Edible Landscape - apples, pears, cherries, plums, raspberries, blackberries, currents, blueberries, rhubarb and herbs
- Perennial Gardens
- Pastures and hay meadows
- 2 brooks
- 110 Solar Panels
- Glass Greenhouse
- Car barn
- 7-stable horse barn

MAIN RESIDENCE

- Year Built: 1989
- 4,959 square feet
- Farmhouse
- Built by TNB Construction
- Maple flooring
- Ceiling Height - 8’10”
- Recessed lighting
- Basement
    - Poured concrete floor and foundation
    - Partially-finished
    - Refrigerated root cellar
    - Ample storage space
- Exterior material – wooden clapboards, shingles
- Roof material – slate, asphalt shingles

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2025.

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SANDGATE, VERMONT
05250

MAIN RESIDENCE DETAILS

FIRST LEVEL

Entry Mudroom
- Blue slate tile floor
- Narrow bead board
- Double closet

Old Kitchen
- AGA stove - propane
- Antique Frigidaire – excluded from sale
- Pine flooring
- Ceiling height 8'10"

¾ Bathroom
- Porcelain pedestal sink
- Pine floors
- Tile shower stall w/ glass door

Kitchen
- Pine floor, partial brick floor
- Soapstone countertops
- 2 soapstone farm sinks
- KitchenAid dishwasher
- Viking industrial stove with six burners, stovetop grille, and two ovens. Complete with Viking commercial hood vent
- Built-in Viking convection oven
- Island with hanging pot rack above.
- 2 Marble pastry stations
- Viking professional side-by-side fridge and freezer unit
- Recessed lighting
- Built-in bookcases and cabinets

Pantry
- Wooden countertops
- Cabinets and drawers
- Ceiling height 8'10"

Office off Pantry
- Built-in cabinets and shelves

3 Season Screened-In Porch
- Glass windows for shoulder seasons
- Painted wood floors
- Soapstone dining table and set of wooden dining chairs - will convey with sale
- Door out to open-air porch

Porch

Dining Room
- Maple flooring
- Fireplace
  - Marble hearth – locally quarried
  - wood-burning
- Raised Panel Wainscot
- Recessed lighting
- Ceiling height 8'10"

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Living Room
- Maple Flooring
- Fireplace
  - Marble hearth – locally quarried
  - wood-burning
- Ceiling height 8'10"

Library
- Maple Flooring
- Fireplace
  - Marble hearth – locally quarried
  - wood-burning
- Built-in speakers (functional)
- TV and all other peripheral electronics – convey with sale
- Built-in bookshelves & cabinets
- Raised wood panel walls
- Daybed bay window seat

Terrace – Off Kitchen
- Stone patio, granite and slate
- Wood-fired grille
- Stone walls

SECOND LEVEL

Primary Bedroom
- Maple flooring
- 2 Closets
- Built-in window seats and drawers
- Fireplace – wood burning
- **Primary Bathroom**
- Pine Flooring
- Marble Countertop, porcelain sink vanity
- Marble surround tub/shower
- Closet

South Bedroom
- Maple Flooring
- Closet

2 Linen Closets

Northwest Bedroom
- Maple Flooring
- Fireplace – wood burning
- Closet

Southeast Bedroom
- Maple Flooring
- Closet

Northeast Bedroom
- Maple Flooring
- Closet
- Fireplace – wood burning

Full Bathroom
- Marble Flooring
- Porcelain pedestal sink
- Closet
- Porcelain Shower/Tub

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THIRD LEVEL

- Storage
- Unfinished attic

BASEMENT LEVEL

Play Room

- Vinyl flooring
- Recessed Lighting
- Ceiling height 7'4"

Laundry

- Whirlpool washing machine
- Estate dryer

Workshop / Tool Room

Maple Syrup / Wine Cold Storage Room

- Refrigeration system

Utilities/Systems

- Hydro-air heating system (1999)
- Propane-fired hot water
- Wood-burning furnace backup
- 80-gallon HTP domestic hot water tank – New in May 2025
- Sump pump - occasionally drains moisture that drips in from the electrical conduit servicing the sugarhouse. Poses no major risks.
- 200-amp service
- Security – Royal Group
- WiFi – Fiber Optic
- 2 freezers – convey with sale
- Electrical utilities are buried
- Three underground propane tanks - see survey for location (tanks are leased from Suburban).
- Window A/C for each bedroom
- Well water
- 1,000-gallon 5BR septic system in good condition, last emptied and inspected in April, 2024
    - Tank is under the stone patio off the kitchen. Access built into the low stone wall by kitchen door.
- 12kw Winco Generator installed in 2007. Provides backup power to the house, carriage house, and sugarhouse – located behind Sugarhouse

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POOL AREA

- Saltwater Infinity Pool
- Pool furniture – convey with sale
- Hot Tub
- Outdoor lights
- Running water
- Bath house with a toilet, sink, and outdoor shower
- Septic system
- Cabin with sauna and loft
- Well water
- Swimming Pond with dock

OUTBUILDINGS

Sugarhouse (16x25)

- One bay garage
- Electricity and running water
- Poured concrete floor
- Wood clapboard siding
- Slate roof
- Well water

Carriage Barn Garage (24x20)

- Renovated 1999
- Architectural shingles
- Wood clapboard siding
- Poured concrete first floor
- Second level painted floor
- 3-season - no heat
- Sliding door
- Workshop/tool bench

Horse Barn

- Solar Energy System
  - CPG # 21-1885-NMR
  - Installed by Green Mountain Solar in October, 2021
  - 110 panels, 360 Watts each. Total system is 39.6 kWatts.
  - Produces approximately 42,500 kWatt hours annually
  - Returns roughly $6,375 in electrical bill credit annually
  - 25-year warranty
  - No battery backup
  - Completed 10/27/2021
- 7 box stalls – 6 with Dutch doors
- Poured concrete floor
- Tack room w/ electric heat
- Pressure tank
- Hay loft
- New roof installed in 2000
- Well water

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Car Barn w/ Studio

- Renai – On-demand propane hot water heater
- Forced hot air propane heat
- Commercial kitchen on first floor (not currently permitted)
- Heated workshop
- ½ bath - Incinerating toilet.
- 2nd floor 1br apartment /art studio
    - 14’ ceiling height
    - Painted wood floors
    - Kitchen
        - Manufactured marble countertops
        - Electric stove
        - Porcelain farm sink
        - Frigidaire refrigerator
    - Bath/Shower/Sink
- Poured concrete floor
- Double doors on either side, one with overhead garage door
- Gray water runs into a dry well (Not a septic system)

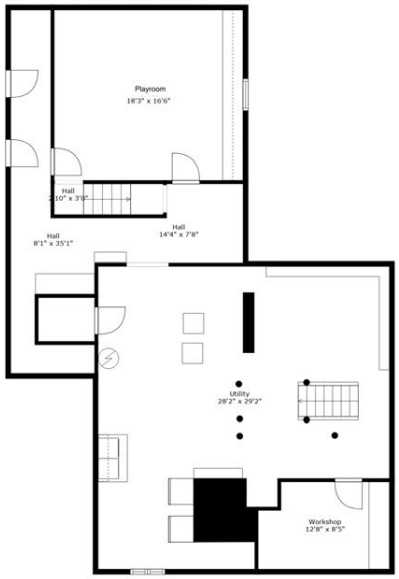
Other Outbuildings and Information

- Bee house
- Turnout shed at the top of the meadow
- Chicken coop, new roof in 2020
- Equipment Shed, new roof in 2000
- Glass Greenhouse
    - Frost free hydrant
    - Propane heat
    - Manufacturer - National Greenhouse Company
- Frost free hydrant in upper meadow
- Driveway bridge – built using solid steel for bearing heavy loads. Decking is 6”x6” pressure-treated beams. No damage in Irene.
- 3 wells – See survey for location
    - House well feeds house and sap house
    - Pump house well feeds horse barn, car barn, greenhouse, and hydrant in the pasture.
    - Pool well feeds the pool and bath house.

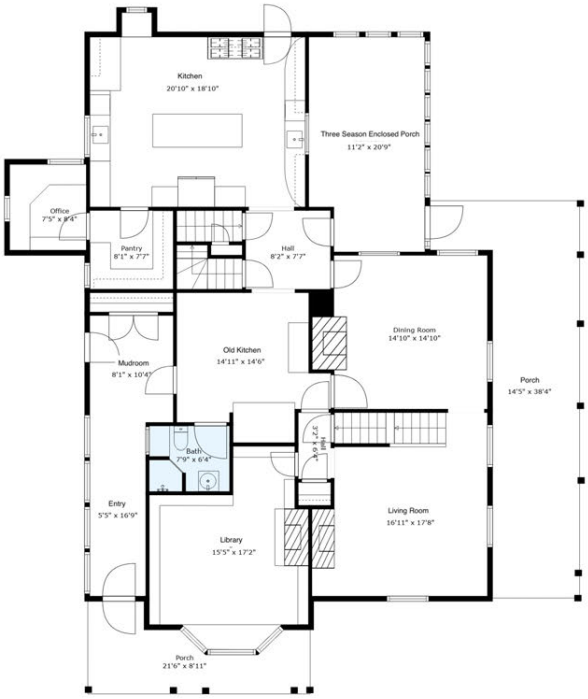
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Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

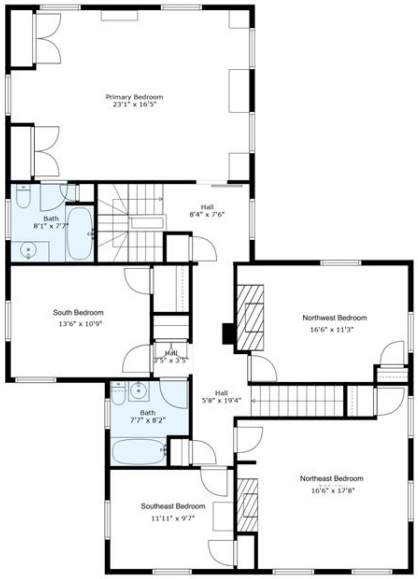
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Floor 1



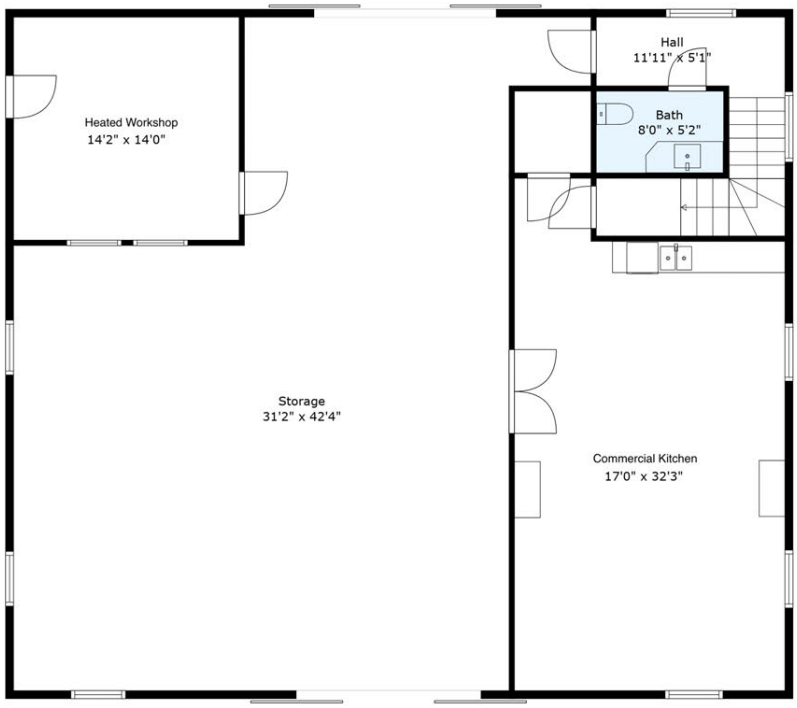
Floor 2



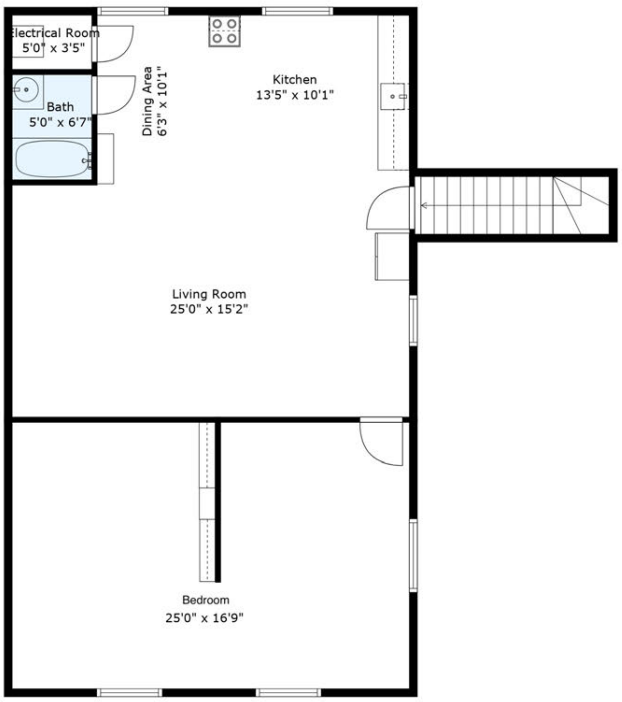
Floor 3

TOTAL: 4959 sq. ft
BELOW GROUND: 1364 sq. ft, FLOOR 2: 2077 sq. ft, FLOOR 3: 1518 sq. ft
EXCLUDED AREAS: WORKSHOP: 101 sq. ft, PORCH: 130 sq. ft, DECK: 351 sq. ft
WALLS: 292 sq. ft

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



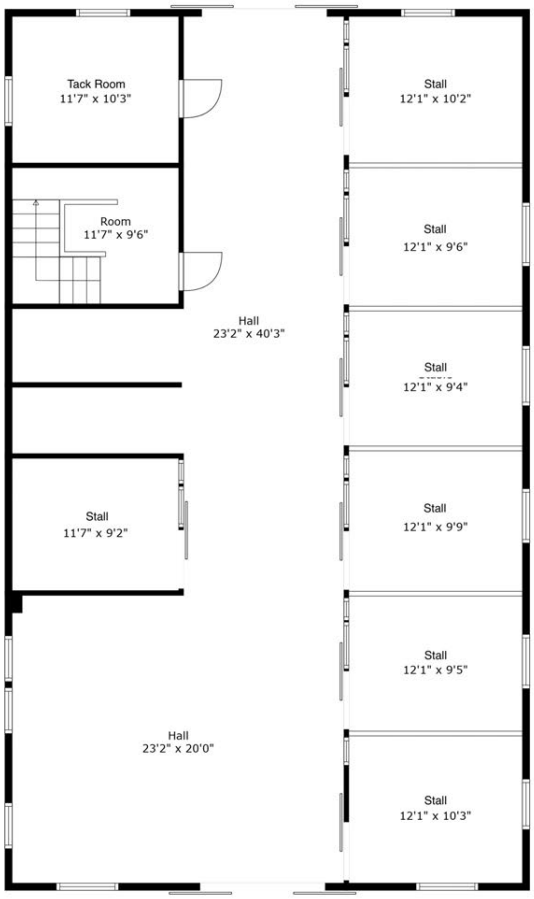
Floor 1



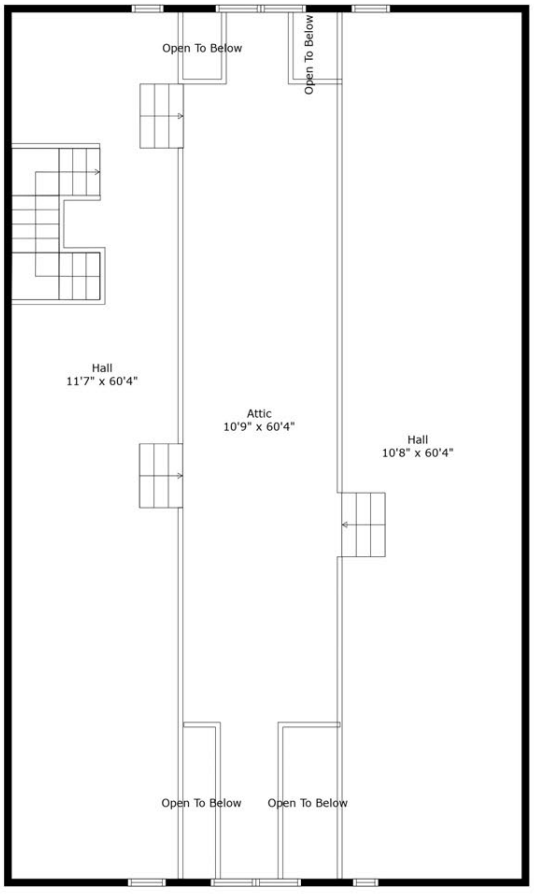
Floor 2

TOTAL: 2009 sq. ft
FLOOR 1: 922 sq. ft, FLOOR 2: 1087 sq. ft
EXCLUDED AREAS: STORAGE: 1134 sq. ft, ELECTRICAL ROOM: 17 sq. ft
WALLS: 173 sq. ft

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



Floor 1



Floor 2

TOTAL: 2426 sq. ft
FLOOR 1: 1190 sq. ft, FLOOR 2: 1236 sq. ft
EXCLUDED AREAS: STABLE: 956 sq. ft, LOW CEILING: 262 sq. ft, OPEN TO BELOW: 100 sq. ft,
ATTIC: 548 sq. ft
WALLS: 195 sq. ft

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

Two Pigs Farm

2589 W Sandgate Rd, Sandgate, VT 05250

Area Guide

GROCERIES

1. **Wayside Country Store** (Arlington) — 6 mi, 12 mins
2. **Cambridge Food Co-op** (Cambridge, NY) – 14 mi, 20 mins
3. **Shaw's** (Manchester) – Recently renovated – 18 mi, 30 mins
4. **Nature's Market** (Manchester) – 19 mi, 30 mins
5. **Hannaford's** (Bennington) — 25 mi, 34 mins
6. **Price Chopper** (Bennington) — 23 mi, 35 mins

RESTAURANTS

1. **West Mountain Inn's Restaurant** (Arlington) — Pizza Tavern — 9 mi, 15 mins
2. **Bronwyn-on-Battenkill** (Arlington) — German — 11 mi, 18 mins
3. **The Restaurant at Hill Farm** (Sunderland) — Farm-to-Table — 13 mi, 21 mins
4. **The Reluctant Panther** (Manchester) — Fine dining — 17 mi, 26 mins
5. **Silver Fork** (Manchester) — American Cuisine — 17 mi, 26 mins
6. **Copper Grouse** (Manchester) — Upscale American — 18 mi, 27 mins
7. **Depot 62** (Manchester) — Lebanese — 19 mi, 30 mins
8. **Dorset Inn** (Dorset) — Classic tavern — 17 mi, 31 mins
9. **Barrows House Inn & Restaurant** (Dorset) – 18 miles, 31 mins
10. **Arlington Dairy Bar** (Arlington) — Ice cream and Lobster Rolls — 10 mi, 17 mins

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HIKING, FISHING, WATERFALLS, SCENIC AREAS

1. **Bear Mountain** (Sandgate) — Scenic hike to 3,301 ft peak — 4.8 mi, 12 min
2. **Saint Bruno Scenic Viewing Center** (Arlington) — Scenic view — 19 mi, 38 mins
3. **Battenkill River** (Arlington, Dorset, Manchester) — Trout fishing, kayaking, tubing — 5-10 mi.
4. **Equinox Mountain** & **Lookout Rock Trail** (Manchester, VT) — 6.3-mile trail with summit views — 25 mi, 45 mins
5. **Mount Equinox Skyline Drive** (Arlington, VT) — Scenic switchback road with amazing views — 19 mi, 28 mins

6. **Lye Brook Falls Trail** (Manchester, VT) — 4.7 mile hike to a big waterfall — 26 mi, 38 min
7. **Green River** (Sandgate, VT) — Swimming and fishing
8. **The Long Trail** — Hiking — 12 mi, 25 min

SKIING

1. **Bromley Mountain** (Peru, VT) — ~12 mi, 20 min
2. **Magic Mountain Ski Area** (Londonderry, VT) — ~19 mi, 29 min
3. **Stratton Mountain Resort** (Stratton, VT) — ~25 mi, 35 min
4. **Okemo Mountain Resort** (Ludlow, VT) — ~32 mi, 44 min
5. **Mount Snow** (Dover, VT) — ~33 mi, 49 min
6. **Killington Resort** — ~47 mi, 75 min
7. **Prospect Mountain Nordic Center** (Bennington, VT) — ~7 mi, 15 min for cross-country skiing.
8. **Viking Nordic Center** (Londonderry) - ~38 mi, 50 min

CULTURAL ATTRACTIONS

- **Mount Equinox / Charterhouse of the Transfiguration** (Sandgate/Mt Equinox) — ~5 mi, 12 min; includes monastery and scenic tower
- **Martha Canfield Library** (Arlington) — ~8 mi, 15 min; community library with local events
- **Southern Vermont Arts Center + CurATE Café** (Manchester) — ~12 mi, 20 min; visual arts exhibitions plus dining
- **Hildene, The Lincoln Family Home** (Manchester) - ~16 mi, 26 min
- **Bennington Museum** (Bennington, VT) — ~20 mi, 25 min; local history and fine art.
- **Cambridge, NY** – 14 mi, 21 min; small town with diner, bookstore, and theater
- **Owner-Favorites**
    - **Dorset Farmers Market** – 18 mi., 31 min
    - **Dorset Theater Festival** – 18 mi., 31 min
    - **Saratoga Racetrack and SPAC** (Music Venue) – 34 mi., 55 min
    - **Hathaway's Drive-In Movie Theater** – 22 mi, 31 min.

TRANSPORTATION

Airports

- **William H. Morse State Airport (JZU)** Private planes only - ~26 mi, 44 min
- **Rutland–Southern Vermont Regional Airport (RUT)** — ~49 mi, ~1 hr

- **Albany International Airport (ALB)** — ~56 mi, ~1 hr
- **Bradley International (BDL, Hartford)** — ~83 mi, ~1 hr 40 mins

Train

- **Albany-Rensselaer Station** (Albany, NY) – 51 mi, 1:20 min

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SELLER FAVORITES

- **The Ox Roast**, put on every August by the Depeister family, open to all, they post a sign on the road announcing it. It's a big potluck and yes they roast a cow and there's tap dancers. Quirky and delightful small town event.
- **Sandgate Table**, a new event hosted monthly at the Town Hall, run by Elizabeth Daut (she lives in the house with the red roof right across the road). It's a community meeting of sorts, they have informational sessions about wildlife, gardening, etc., anything folks request or offer to talk about. It's become very popular! Great way to meet neighbors and join the community.
- **Mettowee Players** - a puppet theater troupe that comes through annually and performs on the Sandgate Methodist Church lawn
- **Sandgate Church**, very active and well attended
- **The old schoolhouse** across from the church is occasionally used to host art exhibits.
- **The Wayside Store** is truly the hub of the local community. They know everyone and can serve as a wonderful resource. They host a knitting night once a week and are also a great place for local produce, organic milk and grab and go. Three generations working together to run the business. *Seven Days* says...With the motto "If we don't have it, you don't need it," the store draws shoppers for provisions, take-home dinners and deli sandwiches. Locals gather for coffee and political chat starting at 5 a.m.

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 06/04/2025

Seller's Name(s): [redacted] [redacted]

Physical Property Address: 2589 West Sandgate Road (Street) Sandgate (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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Purchaser's Initials: [ ] [ ] [ ] [ ]

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane x3 tanks	☑ YES	☐ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ 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? Tree blazes, corner posts, and posted signs	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? June 2024 By whom? CAH Land Surveying	☑ 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: _____ Secondary Fuel Type ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☐ Owner ☑ Propane Supplier ☐ Association Property used: ☐ Full Time ☐ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.) Window units for each bedroom
(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: Owned
(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 Amp Amps ☐ Don't Know
(f)	Has a Vermont Home Energy Profile been created? ☐ YES ☐ NO ☑ DON'T KNOW If yes, when? _____ By whom? _____
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail: Hot water heater replaced in May 2025

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider: Consolidated/Fidium
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Cellular via wifi
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Consolidated/Fidium 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 _____ ☑ Security Alarm System ☐ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? _____
☐ Whirlpool Bath ☑ Swimming Pool ☑ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): _____ ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☐ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer
☐ Intercom ☐ Ceiling Fans ☐ Woodstove ☑ Sump Pump ☑ Well Pump ☐ Satellite Dish ☑ Indoor/Outdoor Grill
☐ Attic Fan(s) ☑ Window A/C ☐ Mini Split ☐ Compost Bin
☑ Wood/Gas/Pellet/Other Stove (describe): AGA gas stove
☐ 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. 1988 Additions to Main Bldg. 1999 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:
Seller built all structures on the property. Prior to current owners, property was used only for agricultural fields and had no house site. House was originally about half its current size and was expanded in 1999. Additional structures were added at various times over the years.

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: Foundation of outbuilding

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:
Foundation of "sap house" and adjacent retaining wall are cracked. Details in inspection report.

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☑ NO
If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

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

ROOF: ☑ Shingle ☑ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? 1999
Has the roof ever leaked since you have owned the Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," explain: Slate tile slipped and caused small leak. Tile was repaired, leak did not reoccur.
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? All roofs are inspected annually and repairs made as needed to maintain good condition.
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: 1988 (pump new 2014)
If Drilled Well: Drilled by: all info is written on pressure tank 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? Spring 2024 By whom? Acorn Inspections Results: All clear
Has any other water quality or water chemistry testing been done? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? Spring 2024 By whom? Acorn Inspections Results: All clear
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 ☐ Don't Know
Date Septic Tank Last Inspected? Spring 2024 ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☑ NO
Date Septic Tank Last Pumped? Spring 2024 ☐ Don't Know By whom? Aaron Septic and Drain
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? December 2023	☐ 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

Seller's Initials CK 06/04/25 1:55 PM EDT dotloop verified CK 06/04/25 2:01 PM EDT dotloop verified ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/DGyK-8AgM-vMUx

(j)	Has the Property been tested for Radon Gas? If "Yes," when? Spring 2024 By whom? Acorn Inspections Results: Clear	☑ 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 CK 06/04/25 1:55 PM EDT dotloop verified CK 06/04/25 2:01 PM EDT dotloop verified ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/DGyK-8AgM-vMUx

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: [redacted] dotloop verified 06/04/25 1:55 PM EDT 7BQE-JIRB-DBUC-UU8Y	Purchaser:		
(Signature) (Date)	(Signature) (Date)		
Seller: [redacted] dotloop verified 06/04/25 2:01 PM EDT LMNT-1FNW-MUWS-SOI4	Purchaser:		
(Signature) (Date)	(Signature) (Date)		
Seller:	Purchaser:		
(Signature) (Date)	(Signature) (Date)		
Seller:	Purchaser:		
(Signature) (Date)	(Signature) (Date)		

Estimated 2025 Operation and Maintenance Expenses				
	Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES				
Oil	***N/A***	***N/A***	***N/A***	$0.00
Propane	***Suburban Propane***	***1-800-PROPANE***	***300 gallons/mth***	$12,000.00
Electric*	***Green Mountain Power***	***1-888-835-4672***	***500 kwH/month***	$480.00
*This is based on roughly $35/mth for non-bypassable charges. Otherwise, all power used is covered by net metering credits from solar panels.				
Cable/Satellite TV	***N/A***	***N/A***	***N/A***	$0.00
Internet	***Consolidated/Fidium***	***1-844-4-FIDIUM***	***1 Gig Fiber internet + phone***	$1,377.48
Water	***3 wells on property***	***N/A***	***N/A***	$0.00
Rubbish Removal*	***Casella***	***802-390-2838***	***and recycling dumpsters***	$3,600.00
*Not currently using it. I believe it was around $300 per month for one each small trash and recycling dumpsters.				
Snow Removal	***Joe Nolan***	***Available on request***	***Varies***	$1,400.00
Pest Control	***N/A***	***N/A***	***N/A***	
Generator Service	***Gary's Generator Service***	***802-375-6172***	***Annual inspection and service***	$350.00
Landscaping	***Pickering's Landscaping***	***802-375-2939***	***Annual spring cleanup***	$5,000.00
Caretaking + Mowing	***Tom Bacchiochi (caretaker)***	***Available on request***	***Full caretaking services and mowing of fields and lawn***	$25,000.00
*Monthly caretaking fee paid to check the house regularly and handle seasonal changes. He charges hourly for additional maintenance as needed and for mowing throughout the growing months.				
Security	***Royal Group***	***(802) 773-3313***	***Alarm monitoring***	$500.00
Pool maintenance * (weekly in summer)	***Vermont Pool Service***	***(802) 375-2557***	***$140/week for cleaning***	$2,500.00
*We use a different service for cleaning the pool vs for opening and closing it.				
closing (twice per year)	***K&K Gunite Pool Builders***	***(518) 895-2973***	***$1000/ service***	$2,000.00
Other				
TAXES				
Current Property Taxes (will be lower due to subdividing)				$24,624.26
TOTAL				$78,831.74

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

PAYABLE TO:
MAIL TO:

Town of Sandgate
3266 Sandgate Road
Sandgate VT 05250

802-375-9075

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
718000.00B	07/23/2025	2025/2026

Taxes are due IN HAND on October 1, 2025 Taxes unpaid after 10/1/25 are subject to interest as allowable by law and an 8% collector's fee. Postmarks are NOT accepted as a timely payment.

Description: 332 ACRES
Location: 2589 WEST SANDGATE RD

OWNER [redacted]
2589 WEST SANDGATE RD
SANDGATE VT 05250

SPAN # 564-178-10056 SCL CODE: 178
TOTAL PARCEL ACRES 332.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,329,700	1,329,700
EXEMPTION		
LAND USE	- 236,600	- 236,600
TOTAL TAXABLE VALUE	1,093,100	1,093,100
GRAND LIST VALUES	10,931.00	10,931.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.2032	x10,931.00=	2,221.18
HIGHWAY	0.5136	x10,931.00=	5,614.16
LOCAL	0.0026	x10,931.00=	28.42

Revised Bill

TOTAL MUNICIPAL TAX	7,863.76
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	7,863.76

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.5333	x10,931.00=	16,760.50

1.7030 (state rate) / 111.07% (CLA + SA) = 1.5333

Payments		
1	10/01/2025	24,624.26

TOTAL EDUCATION TAX	16,760.50
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	16,760.50

TAX SUMMARY
Municipal + Education

TOTAL TAX	24,624.26
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	24,624.26

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Town of Sandgate

PAYMENT DUE	TAX YEAR
10/01/2025	2025/2026

OWNER NAME
[redacted]

PARCEL ID
718000-00B

AMOUNT DUE	24624.26
AMOUNT PAID	

Town Hall will be open on Wednesday, Oct.1st 8AM-1PM and 3-5 PM for tax payments.

Revised Bill

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

That I, [redacted] of Cambridge, County of Middlesex and Commonwealth of Massachusetts, Grantor, in the consideration of One Dollar ($1.00) and other good and valuable consideration paid to my full satisfaction by [redacted] a Delaware Limited Liability Company, Grantee, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said [redacted] and its successors assigns forever, certain lands and premises in Sandgate, in the County of Bennington, and State of Vermont, described as follows, viz:

Said premises are described on **Schedule A** attached hereto and made a part thereof.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof to [redacted] Grantee, and its successors and assigns, to its own use and behoof forever; and I, the said Grantor, for myself, my heirs, executors, and administrators, do covenant with the said Grantee, [redacted] 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 the same are FREE FROM EVERY ENCUMBRANCE, except as set forth herein; and I the said Grantor, hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as herein stated.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 16th day of October, 2012.

In the Presence of:

[redacted]

Witness

[redacted]

COMMONWEALTH OF MASSACHUSETTS
NORFOLK COUNTY, SS.

At 20 William Street, Suite G-75, Wellesley, Massachusetts, in said County and Commonwealth, this 16th day of October, 2012, [redacted] who was proved to me through satisfactory evidence of identification, (which evidence of identification was based on my personal knowledge of his identity), to be the person whose name is signed on this document, personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Asa E. Phillips III
Notary Public: Asa E. Phillips III
My commission expires: 10/11/2013

ASA E. PHILLIPS, III NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES OCT 11 2013

SANDGATE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 26th DAY OF October A.D. 2012
AT 1 O'CLOCK P M AND RECORDED IN
SANDGATE LAND RECORDS, VOL. 52 PG. 81-83
ATTEST: Melissa Roberts TOWN CLERK

[redacted] Schedule A

Being all and the same lands and premises conveyed by Warranty Deed of [redacted]

"Being the same lands and premises conveyed by [redacted] as restated 10/12/05, dated December 28, 2005 and recorded January 2, 2006 in Book 45 at Pages 96-99 of the Sandgate Land Records, and therein described as follows:

"'Being all and the same lands and premises conveyed by [redacted] individually, and [redacted] Realty Trust, u/t/d October 9, 1997 to [redacted] and recorded May 21, 1998 in Book 37, at Page 180 of the Sandgate Land Records, and therein described as follows:

"' "Being a parcel of land containing 330 acres, more or less, located on the South Side of the West Sandgate Road and being the first parcel of land described in a Deed from Dean W. Jones and Julie J. Jones to Merrill D. Freeman and Elizabeth T. Freeman, dated September 11, 1957, and recorded in Book 24, Page 320-22 of the Land Records of the Town of Sandgate, Vermont, except for so much thereof that was conveyed to Bruce M. and Corrine Minnix by Stuart S. Tarrant in a boundary line agreement between the said Minnixes and said Tarrant dated July 22, 1983 and recorded in Book 29, Pages 340-343 of Sandgate Land Records. The parcel conveyed by this deed is described as follows:

"' "Beginning at a point in the southerly side of the West Sandgate Road in the line of an old stonewall marking the northeast corner of land formerly of Sarri, later of Mrs. William Lomberg, and being a northwest corner of the parcel hereby conveyed;

"' **"THENCE**, in a generally southerly direction, a distance of 4,513 feet, more or less, as follows:

"' "Along the easterly line of the Lomberg property marked partly by a stonewall and an old wire fence until it reaches a point marking the southeasterly corner of the Lomberg property said point being marked by an iron pipe driven into the ground near a spring of water, said point also being the northeast corner of lands now or formerly of Henry Hallenbeck.

"' **"THENCE**, in a southerly direction along the easterly line of the Hallenbeck property marked by an intermittent woven wire fence to an iron pipe driven in the ground marking the southeasterly corner of the Hallenbeck property and the northeasterly corner of lands now or formerly owned by Harold R. and Nancy L. Stryker, formerly a portion of the Millared Smith Farm;

"' **"THENCE**, S 09° 41' W along a blazed and painted yellow line and the easterly line of Stryker a distance of 431.90 feet to a stake and stones marking a southeasterly corner of said Stryker and the northeasterly corner of lands now or formerly of S. Lyton Scott, believed now to be in the name of New England Forestry Foundation, Inc.;

"' **"THENCE**, along the following courses and distances which are taken from a survey map prepared by Charles M. Stewart, Registered Land Surveyor for the New England Forestry Foundation, dated March 29, 1976:

"' "S 36° 15' E a distance of 674 feet to an iron pipe at the top of a ridge;

"' **"THENCE**, S 82° E a distance of 1,164 feet to an iron pipe driven in the ground by the 'Tate Hill Road' so-called;

"' **"THENCE**, N 88° E a distance of 130 feet along the Tate Hill Road to an iron pipe in stones;

"' **"THENCE**, N 59° 15' E a distance of 2,350 feet along a newly blazed and painted yellow line to an iron pipe set next to a Basewood tree;

"' **"THENCE**, S 85° 45' E a distance of 823 feet to an old stake and stones at a point marking an easterly corner of the within conveyed lands and premises, a northeasterly corner of said New England Forestry Foundation and in the westerly line of lands now or formerly of Schwarz;

"' **"THENCE**, in the following courses along a westerly line of lands of Bruce M. Minnix and Corrine Minnix, the following courses and distances:

"' "N 52° 15' W, 430. 2 feet to an iron pipe;
"' **"THENCE**, N 42° 00' W, 95.4 feet to a stone pile;
"' **"THENCE**, N 37° 15' W, a distance of 845.2 feet to a stone pile;
"' **"THENCE**, N 42° 30' W, 1,442.2 feet to an iron pipe;
"'**THENCE**, N 16° 00' W, 1,000 feet to a survey point;
"' **"THENCE**, N 17° 30' E, 512.2 feet to an iron pipe driven in the ground on the southerly side of Town Highway No. 2;
"' **"THENCE**, westerly along the southerly line of Town Highway No. 2, a distance of 792 feet, more or less, to the point and place of beginning.

"' "It being the same lands and premises described in a deed from Merrill D. Freeman and Elizabeth T. Freeman to Stuart S. Tarrant dated November 3, 1980 and recorded in Book 28, Pages 510-511 of the Sandgate Land Records, except for a small parcel of land containing 0.6 acres, more or less, conveyed to Bruce M. Minnix and Corrine Minnix in the boundary line agreement between them and Stuart S. Tarrant Dated July 22, 1983. Said parcel of land contained 332 acres, more or less, and meaning to convey all interest to the center line of Town Highway No. 2 bordering said parcel on the north.

"' "There is included in this conveyance a small parcel of land containing 1 (one) acre, more or less, conveyed by Bruce M. Minnix and Corrine Minnix to Stuart S. Tarrant in the boundary line agreement dated July 22, 1983 and recorded in Book 29, Pages 340-343 of the Sandgate Land Records.

"' "Being the same premises conveyed to the grantor by deed of Stuart S. Tarrant c/o Standard Chartered Bank dated November 14, 1986, and recorded in Sandgate Land Records at Book 30, Pages 411-413."

"'Premises are subject to Land Use Value Appraisal Lien of record in the Town of Sandgate.'"

Subject to mortgage with the Berkshire Bank.

Itemized Property Costs

From Table: MAIN Section 1 — **Town of Sandgate 2019** — **Record #** 1144

Property ID: 71800000B **Span #:** 564-178-10056 **Last Inspected:** 10/20/2020 **Cost Update:** 05/11/2022

Owner(s): [redacted]

Address: 2589 WEST SANDGATE RD
City/St/Zip: SANDGATE VT 05250
Location: 2589 WEST SANDGATE RD
Description: 332 ACRES CU##
Tax Map #:

Sale Price: 100,000 **Book:** 41 **Validity:** No Data
Sale Date: 10/08/2002 **Page:** 149-50
Bldg Type: Single **Quality:** 4.00 GOOD
Style: 2 Story **Frame:** Studded
Area: 4532 **Yr Built:** 1995 **Eff Age:** 27
 # Rms: 0 **# Bedrm:** 0 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 2

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		92.15	
ADJUSTMENTS					
Roof #1:	Slate	100.00		5.22	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		8.00	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Good			2.44	
ADJUSTED BASE COST			4,532.00	107.81	488,594
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			1.00	2,380.00	2,380
Roughins (beyond allowance of 1)				760.00	
Fireplaces	2 Story / Double		4.00	9,600.00	38,400
Porch #1:	WoodDck/NoWall/Roof/C		192.00	48.57	9,325
Porch #2:	WoodDck/NoWall/Roof/C		400.00	40.54	16,216
Porch #3:	WoodDck/NoWall/Roof/C		144.00	51.79	7,458
Basement	Conc 8"		2,359.00	22.91	54,045
Finished Basement	Partition		1,120.00	43.25	48,440
Subtotal					664,857
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					664,857
Condition	Very Good	Percent			
Physical depreciation		10.00			-66,486
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					598,400

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	2.00		90,000
AC Other	330.00	1.00	0.90		333,900
Total	332.00				423,900

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical	Average	5,000
Sewer	y / y	Typical	Average	10,000
Ponds	y / y	Extensive	Average	8,000
Pool	y / y	--		20,000
Total				43,000

OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	
Barn, GP	y / y	80	2257	14.35		32,400
Hayloft	y / y	80	800	9.83		7,900
Mat storag	y / y	80	448	17.18	SAPHOUSE	7,700
DGS 2S	y / y	80	480	65.89		31,700

Itemized Property Costs

From Table: MAIN Section 1 **Town of Sandgate 2019** **Record #** 1144

Property ID: 71800000B **Span #:** 564-178-10056 **Last Inspected:** 10/20/2020 **Cost Update:** 05/11/2022

Owner(s): [redacted]

Address: 2589 WEST SANDGATE RD
City/St/Zip: SANDGATE VT 05250
Location: 2589 WEST SANDGATE RD
Description: 332 ACRES CU##
Tax Map #:

Sale Price: 100,000 **Book:** 41 **Validity:** No Data
Sale Date: 10/08/2002 **Page:** 149-50
Bldg Type: Single **Quality:** 4.00 GOOD
Style: 2 Story **Frame:** Studded
Area: 4532 **Yr Built:** 1995 **Eff Age:** 27
 # Rms: 0 **# Bedrm:** 0 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 2

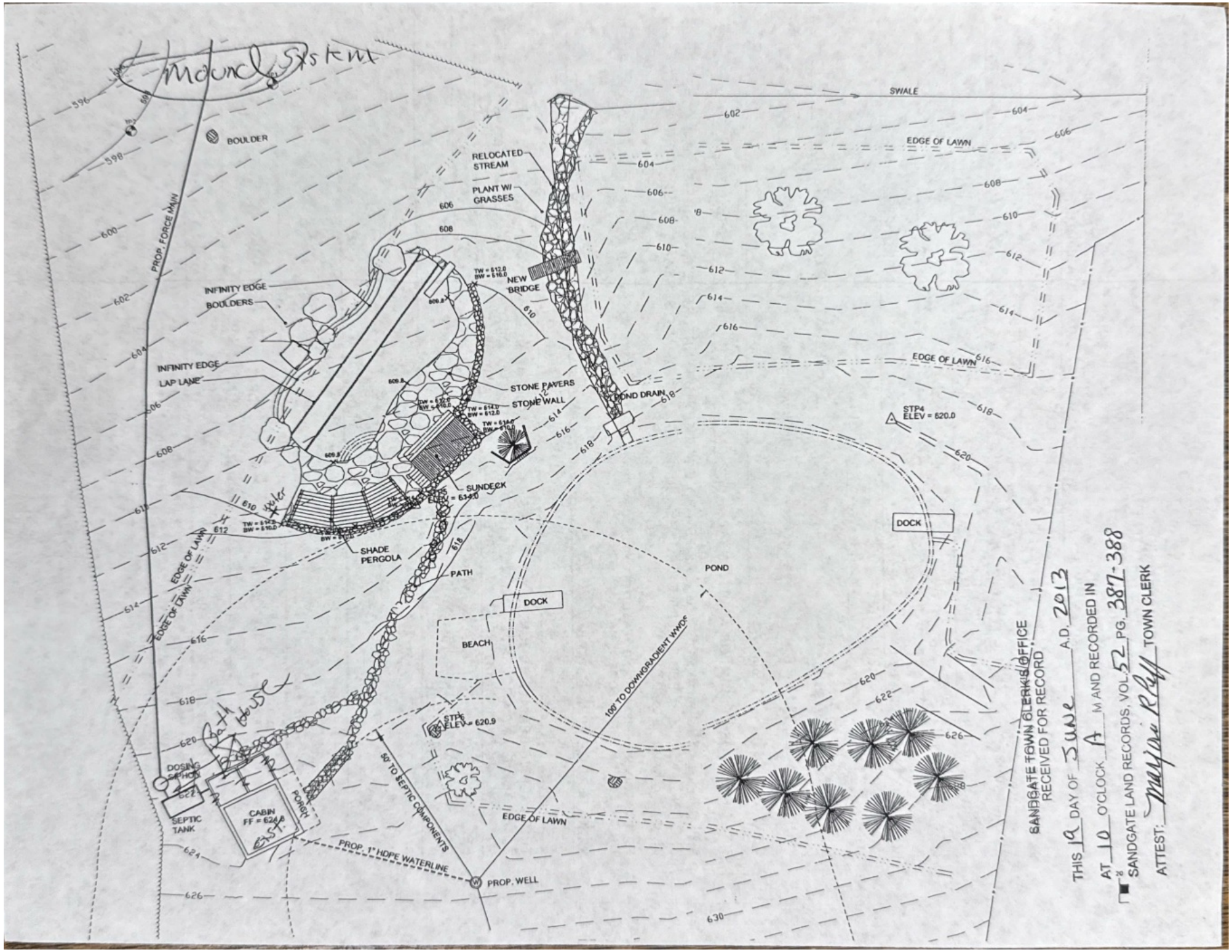
Item		Description	Percent	Quantity	Unit Cost	Total
Equip shed	y / y	80	320	16.27		5,200
Freestall	y / y	80	720	11.71		8,400
CAMP	n / y	0	1	25,000.00		25,000
DGS 1.5S	y / y	80	3300	43.46		143,400
Equip bldg	y / y	80	168	16.32		2,700
Total						264,400

TOTAL PROPERTY VALUE 1,329,700

NOTES

HOUSESITE VALUE : . 970,800
HOMESTEAD VALUE : . 1,329,700

2020 Outbuilding all prev. 95% complete


Mound System
BOULDER
PROP. FORCE MAIN
RELOCATED STREAM
PLANT W/ GRASSES
NEW BRIDGE
INFINITY EDGE
BOULDERS
INFINITY EDGE
LAP LANE
STONE PAVERS
STONE WALL
FOUND DRAIN
SUNDECK
SHADE PERGOLA
PATH
EDGE OF LAWN
SWALE
EDGE OF LAWN
EDGE OF LAWN
STP4
ELEV = 620.0
DOCK
POND
DOCK
BEACH
100' TO DOWNGRADIENT WWDS
STP6
ELEV = 620.9
50' TO SEPTIC COMPONENTS
EDGE OF LAWN
Bath house
DOSING SIPHON
SEPTIC TANK
CABIN
FF = 624.8
PORCH
PROP. 1" HDPE WATERLINE
PROP. WELL
SANDGATE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 19 DAY OF June A.D. 2013
AT 10 O'CLOCK A M AND RECORDED IN
SANDGATE LAND RECORDS, VOL. 52 PG. 387-388
ATTEST: Marjorie R Duff TOWN CLERK

Department of Environmental Conservation

Well Completion Report Searchable Database

Printed 6/12/2025

Field Name	Field Value
Date Well Was Completed	10/27/1998
Date Report Received	01/11/1999
Drilled By	WellDrillerID: 196 Frederick Morey, Morey Well Servicing
Well Report Number	7700
Well Number/Tag Number	623
Comments	
Town	Sandgate
Map Cell	18A3
Tax Map	
E911 Address	
Sub Division	
Lot Number	
Owner's Firs tName	[redacted]
Owner's Last Name	
Purchaser's First Name	
Purchaser's Last Name	
Well Use Code	01 = Domestic
Reason For Well Code	5 = Provide additional supply
Drilling Equipment Code	2 = Rotary (AP)
Total Depth Of Well (in feet)	120.00
Yield (in GPM)	10.00
Yield Test Tested For (in hours)	0.00
Static Water Level (in feet)	10.00
Well is OverFlowing	N
Date Measured	
Depth To Bedrock (in feet)	46.00
Total Casing Length (in feet)	73.00
Casing Diameter (in inches)	6.00
Casing Length Below Land Surface (in feet)	71.00
Casing Length Exposed (in feet)	0.00
Casing Material	1 = Steel
Casing Weight (in lbs/foot)	17.00
Casing Finish Code	2 = Above ground, unfinished

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	
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	3 = Compressed air
Well Development Code	
Not Steel Casing	N
Has Water Been Analyzed	N
Well Has Screen	N
AW Partial	N
Unique GIS Name	SF7700
Latitude	43.15946
Longitude	-73.24040
Well Not Visible At Latitude/Longitude	N
Location Determination Method	4 = screen digitized
Well Type	
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	N
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	75844

Lithology

Starting Depth	Starting Depth	Water Bearing	Lithology Code	Lithology Code Description	Lithology Description

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 4:56:59 PM	Tim Phillips	SignedForm	N	NULL

Department of Environmental Conservation

Well Completion Report Searchable Database

Printed 2/26/2026

Field Name	Field Value
Date Well Was Completed	03/06/2013
Date Report Received	03/13/2013
Drilled By	OPR License: 165.0000056 WellDrillerID: 93 Clarence Gould Sr., Gould & Sons Well Drilling
Well Report Number	48636
Well Number/Tag Number	48636
Comments	133 feet-12 GPM 152 feet-15 GPM 215 feet-20 GPM 374 feet-30 GPM 400 feet-30 GPM
Town	Sandgate
Map Cell	
Tax Map	
E911 Address	2589 West Sandgate Rd.
Sub Division	
Lot Number	
Owner's Firs tName	[redacted]
Owner's Last Name	
Purchaser's First Name	
Purchaser's Last Name	
Well Use Code	03 = Agricultural
Reason For Well Code	1 = New Supply
Drilling Equipment Code	
Total Depth Of Well (in feet)	400.00
Yield (in GPM)	30.00
Yield Test Tested For (in hours)	4.00
Static Water Level (in feet)	62.00
Well is OverFlowing	N
Date Measured	
Depth To Bedrock (in feet)	16.00
Total Casing Length (in feet)	62.00
Casing Diameter (in inches)	6.00
Casing Length Below Land Surface (in feet)	38.00

Casing Length Exposed (in feet)	24.00
Casing Material	1 = Steel
Casing Weight (in lbs/foot)	17.00
Casing Finish Code	
Length Of Liner Used (in feet)	
Liner Diameter (in inches)	
Liner Material	
Liner Weight (in lbs/foot)	
Liner Type	
Grout Type	4 = Clay/Seal Bentonite
Seal Type	
Diameter Drilled In Bedrock (in inches)	
Depth Drilled In Bedrock (in Feet)	
Screen Make And Type	
Screen Material	
Screen Length (in feet)	
Screen Diameter (in inches)	
Screen Slot Size (in Inches)	
Depth To Top of Screen Below Land Surface (in Feet)	
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	SF48636
Latitude	43.15894
Longitude	-73.24222
Well Not Visible At Latitude/Longitude	N
Location Determination Method	14 = GPS location
Well Type	Bedrock
Depth To Liner Top (in feet)	
Hydro Fractured	N
Hydro Fractured Resulting Flow (GPM)	
Well Location Submitted As A Dot On A Map	N
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	109973

Lithology

Starting Depth	Starting Depth	Water Bearing	Lithology Code	Lithology Code Description	Lithology Description
0.00	16.00		H	Hardpan	hardpan and rocks
16.00	213.00		R	Rock, bedrock, ledge	black and gray limestone w/brown fractures
213.00	400.00		R	Rock, bedrock, ledge	green slate and shale rock

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 5:48:06 PM	Admin Admin	SignedForm	N	NULL
4/18/2013 10:55:00 AM	Heather Campbell	DrillerLicenseNumber	93	0
4/18/2013 10:55:00 AM	Heather Campbell	Comments	133 feet-12 GPM 152 feet-15 GPM 215 feet-20 GPM 374 feet-30 GPM 400 feet-30 GPM	
4/18/2013 10:51:00 AM	Heather Campbell	OverBurdenThickness	16	0

STATE OF VERMONT - DEPT. OF ENVIRONMENTAL CONSERVATION

Drinking Water & Groundwater Protection Division, 103 So. Main St., Waterbury, VT 05671-0403
Tel. (802) 241-3400

WELL COMPLETION REPORT

WELL TAG No. 48636 (Fill In Number from Tag)

WELL LOCATION
Well Owner or Purchaser: [redacted]
E-911 Address: 2307 West Sandgate Rd. Sandgate Vt
Town: Sandgate Vt
Subdivision Name:
Lot Number:

GEOGRAPHIC LOCATION (Complete A **OR** B, not both) **Date Well Drilled:** 3/6/13

(A) GPS Location: 43° 09' 322" N (Latitude Rdg.) 073° 14' 320" W (Longitude Rdg) Garmin III plus (GPS Make/Model) ____ (# of Satellites Used (Min. 3))

(OR)

B. Attach a Town Map showing location of well with a dot.

WELL TYPE (Check One)
- ☒ Bedrock
- ☐ Gravel
- ☐ Monitoring
- ☐ Other: ____

WELL USE (Check one)
- ☐ Domestic
- ☐ Public
- ☒ Agricultural
- ☐ Industrial
- ☐ Other: Fire pond

REASON FOR WELL (Check one)
- ☒ New Supply
- ☐ Replace Existing Supply
- ☐ Deepen Existing Supply
- ☐ Additional Supply
- ☐ Test/Exploration
- ☐ Other: ____

WELL CONSTRUCTION INFORMATION

DEPTHS
To Bedrock 16 ft
Total: 400 ft.

SEALING METHOD
- ☒ Drive Shoe
- ☐ Grouted
  Grout Type: ____

CASING
Total Length: 62 ft
Casing Exposed: 24 in.
Diameter: 6 in.
Material: Steel
Weight: 17 lb/ft

LINER OR INNER CASING
Total Length : ____ ft.
Depth to Liner Top: ____ ft.
Diameter: ____ in.
Material: ____
Weight: ____ lb/ft
Seal Type: ____

SCREEN DETAILS
Make/Type: ____
Material: ____
Diameter: ____ in.
Depth to Screen Top: ____ ft.
Slot Size: ____
Gravel Pack (Type & Size): ____

YIELD TEST
Tested for 4 hr. @ 30+ GPM
Static Water Level 62 Ft. Below Land Surface
- ☐ (Check Here if Overflowing)
- ☐ Hydrofractured. Resulting flow= ____ GPM

WELL LOG

From	To	Formation Information and Water Bearing Fractures
0	16	Hardpan & rocks
16	213	Black & gry limestone w/Brown Fractures
213	400	Green Slate & shale rock

WELL DRILLER INFORMATION
Drilled By: Clarence W. Could Jr
Company: C. Could & Sons Lic#: 93
Clarence W. Could Jr
Signature of Qualifying Individual

SITE SKETCH (Optional)

COMMENTS
133' - 12 GPM
152' - 15 "
215' - 20 "
374' - 30 "
400' - 30

White Copy - WSD Yellow Copy - Owner Pink Copy - Driller 09/01/99

dotloop signature verification: dtlp.us/EN5Y-9HXg-eJn6

Vermont Mandatory Flood Disclosure

Date Prepared: 06/04/2025

Seller's Name(s): [redacted] [redacted]

Property Address: 2589 West Sandgate Road, Sandgate, VT 05250
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: [redacted] dotloop verified 06/04/25 1:55 PM EDT ZIZQ-QPT6-MNGX-MWCS (Signature) (Date)

Seller: (Signature) (Date)

Seller: [redacted] dotloop verified 06/04/25 2:01 PM EDT Q6T7-ZL4G-0MC0-KORG (Signature) (Date)

Seller: (Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

73°14'45"W 43°9'49"N



73°14'8"W 43°9'23"N

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

1:6,000

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 7/25/2025 at 1:08 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.

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