Timberland Farm

4669 Vermont Rte 100, Londonderry. Vermont



For more information, please contact:

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Principal | Regional Managing Broker
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www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding *4669 Vermont Rte 100* 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	**4669 Vermont Rte 100**				Listed: 2/23/2026	$1,600,000
5077331	Active	**Londonderry**	**VT**	**05148**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windham
Village/Dist/Locale
Construction Status Existing
Year Built 1812
Architectural Style Cape
Color
Total Stories 3
Zoning Residential
Taxes TBD No
Tax Annual Amount $17,739.10
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 211.45
Lot Size Square Feet 9,210,762
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 10
Bedrooms Total 7
Bathrooms Total 5
Bathrooms Full 4
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $404.45
Above Grade Finished Area 3,956
AGFinSrc Plans
Above Grade Unfinished Area 494
AGUnfinSrc Plans
Below Grade Finished Area 693
BGFinSrc Plans
Below Grade Unfinished Area 1,285
BGUnfinSrc Plans
Total Finished Area 4,649
Days On Market 78
Activation Date

Public Remarks Encompassing over 200 acres of pasture and forest, Timberland Farm is anchored by an early 1800s farmhouse that feels at once timeless and lived-in, a place shaped by centuries of stories, music, and shared meals. The living spaces feel both intimate and generous, framed by hand-hewn beams and original wide pine floors. From the dining room to the music room, wood-burning fireplaces crowned with antique mantels add warmth and character, while the expansive kitchen hearth draws one in for easy conversation and board games. Built-in bookcases, plaster walls, wood paneling, and windows overlooking the land lend the house a quiet, grounded grace. The farmhouse also includes a lower-level guest apartment with a private entrance. Nearby, a charming guest cabin, once the town's blacksmith shop, provides a private haven for visitors. The barn has been thoughtfully reimagined and now houses a commercial kitchen, gym, and offices, offering flexibility for creative enterprise and agricultural ventures. A separate barn includes a woodworking shop. In recent years, pastureland surrounding the home and pond was reclaimed for grazing goats, restoring the agrarian rhythm of the property. Wildflowers and apple trees scatter the fields. A three-quarter-mile hike through the wood reveals a cool swimming hole. Additional woodland trails invite walking, snowshoeing, and foraging for berries, mushrooms and fiddleheads. Timberland Farm is a legacy holding, and very private, yet within easy reach of Stratton, Bromley, Magic Mtn. and Okemo. 17 miles from Manchester and 26 miles from Rutland Airport. 3 h from Boston and 4 h from New York. No showings through May 16th, 2026. Showings are by APPOINTMENT ONLY. Do not drive up the driveway to view the property. Home is owner-occupied and surveillance is in effect.

Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

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
Land Gains

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

Map
Block
Lot
SPAN Number 357-110-11420
Property ID
Deed Recorded Type Warranty
Deed Book 90
Deed Page 620
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Farm, Horse/Animal Farm, Open, Pond, Sloping, Timber, Trail /Near Trail, View, Wooded, Mountain
Construction Materials Post and Beam, Wood Frame, Clapboard Exterior, Wood Siding
Foundation Details Gravel/Pad, Stone
Roof Metal, Standing Seam
Utilities Cable, Satellite

Cooling Other, Mini Split
Electric 200+ Amp Service, Circuit Breaker(s)
Heating Propane, Oil, Electric, Heat Pump, Hot Air, Steam
Sewer Concrete, On-Site Septic Exists, Private
Water Source Drilled Well, Private

Basement Description Apartment(s), Climate Controlled, Partially Finished, Storage Space, Sump Pump, Basement Stairs
Garage Yes
Garage Capacity 3
Driveway Gravel

Road Frontage Type Paved
Road Frontage Yes
Road Frontage Length 3,409

Exclusions Tonal AI Smart Home Gym, unless negotiated with buyers

Right of First Refusal

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

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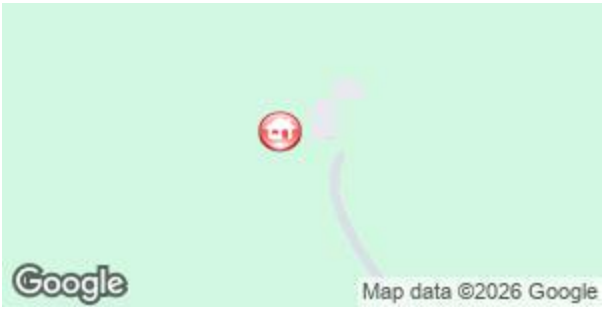
Off: 802-457-4977









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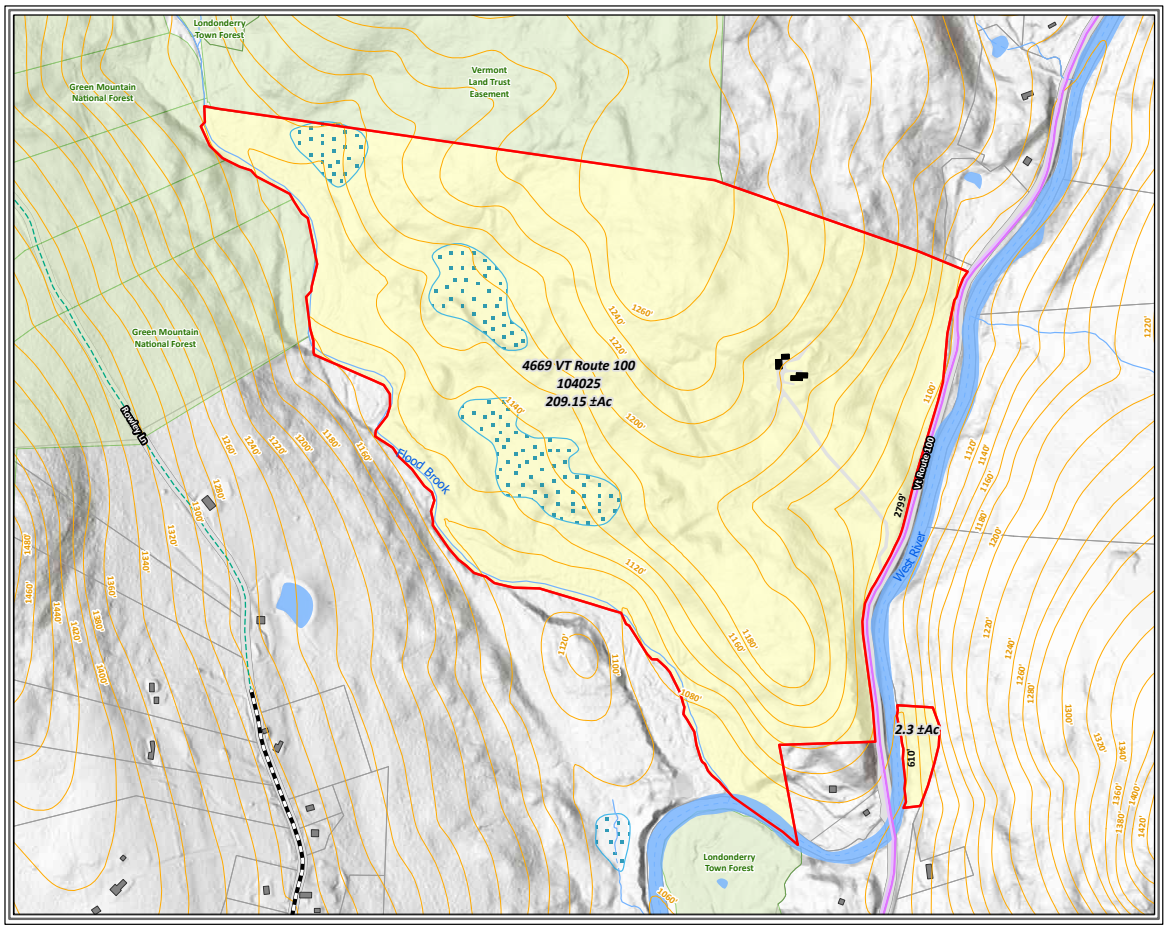


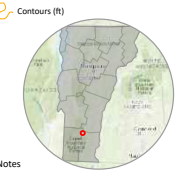
Timberland Farm

Londonderry, VT

Base Plan

Legend

- Subject Property - 211.45 ±Ac
- Class 3 (Gravel)
- Class 3 (State Hard Surface or Paved)
- Class 4 (Impasible or Untraveled)
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1649
Date: 02/22/26

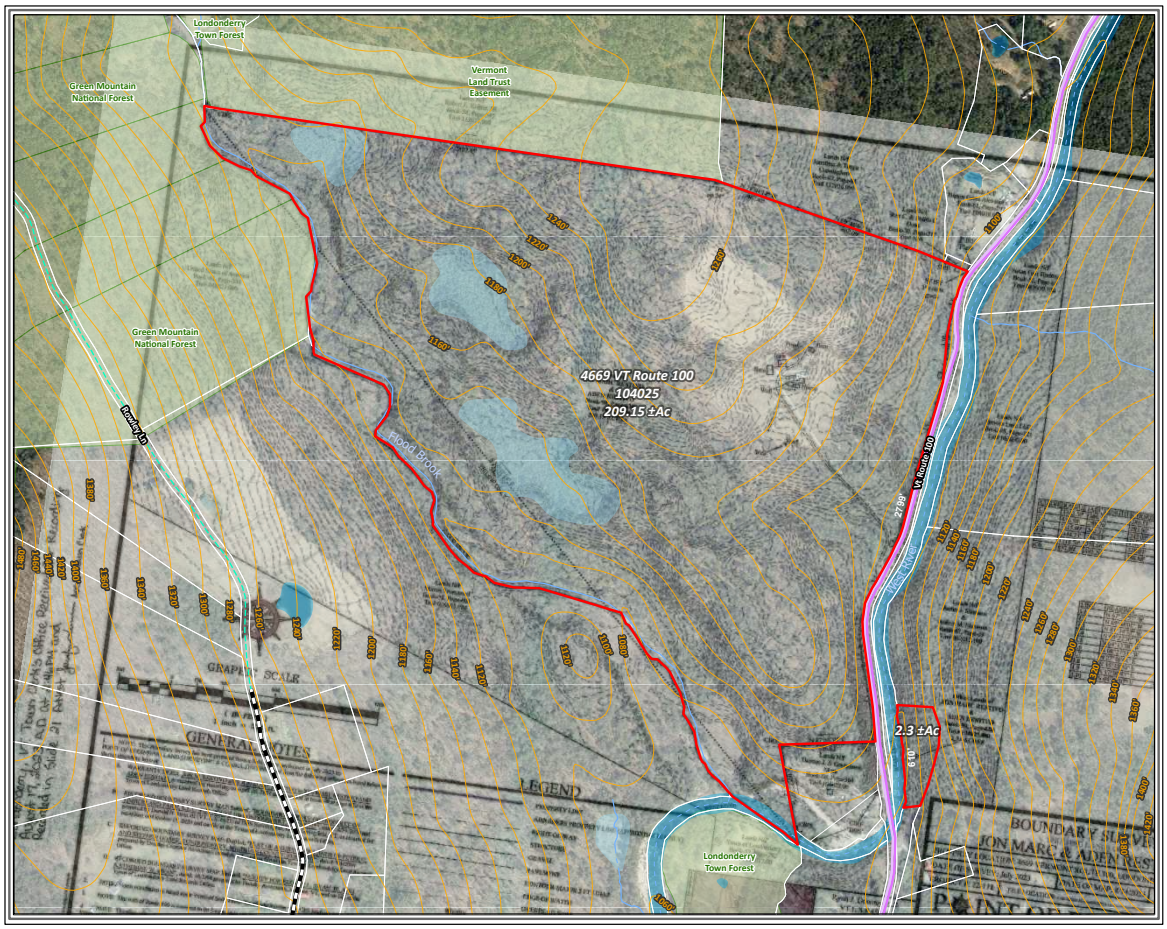
0 250 500 1,000 Feet

Scale: 1' = 500 "

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

LandVest

Path: \\kazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1649 Timberland Farm, Londonderry, VT\VT1649 base.aprx



Timberland Farm

Londonderry, VT

Base Plan Orthophotograph

Legend

- Subject Property - 211.45 ±Ac
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- Class 3 (State Hard Surface or Paved)
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Notes

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

Project Number: VT1649
Date: 02/22/26

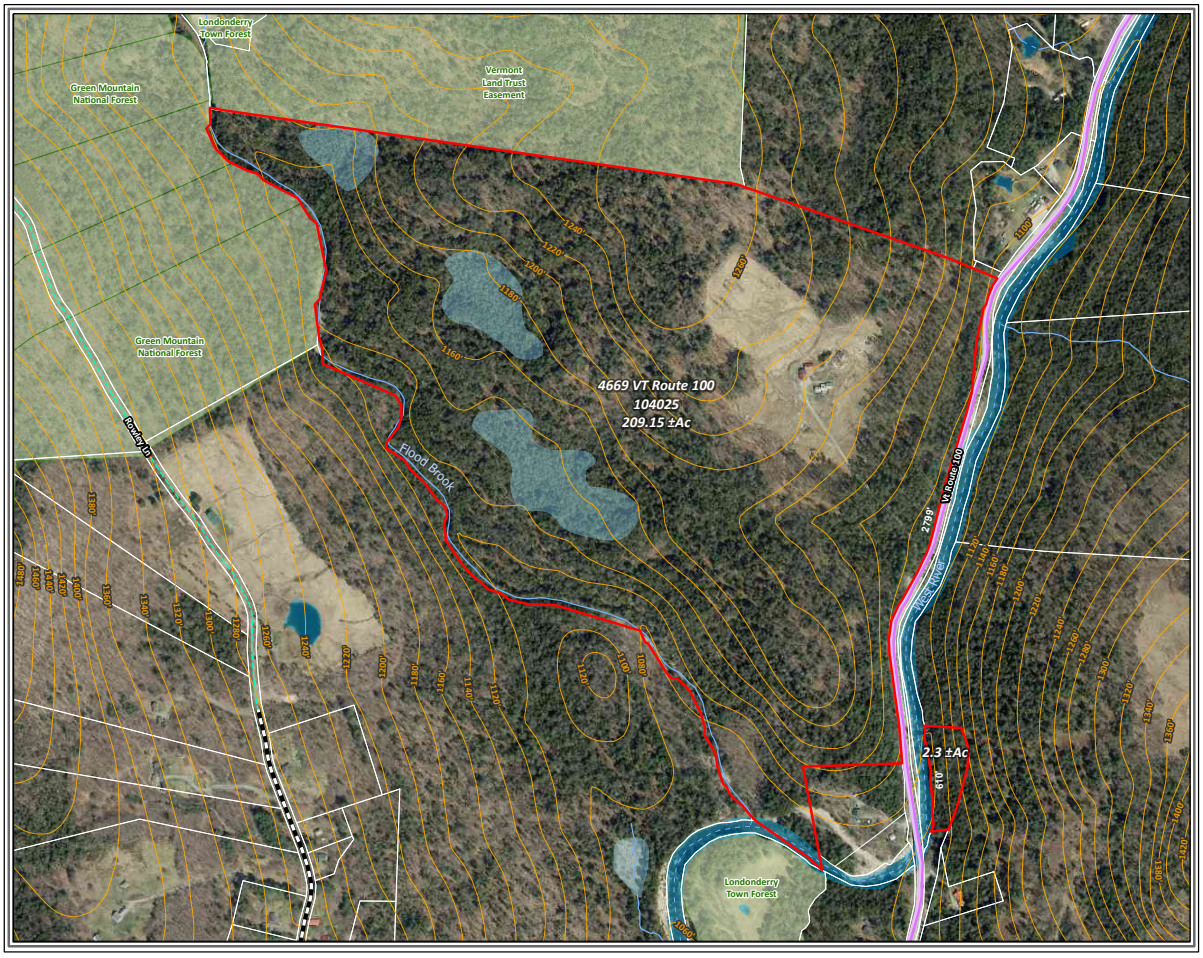
0 250 500 1,000 Feet

Scale: 1' = 500 "

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

LandVest

Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1649 Timberland Farm, Londonderry, VT\VT1649 ortho.aprx



Timberland Farm

Londonderry, VT

Base Plan Orthophotograph

Legend

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- Class 3 (State Hard Surface or Paved)
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Project Number: VT1649
Date: 02/22/26

0 250 500 1,000 Feet

Scale: 1' = 500 "

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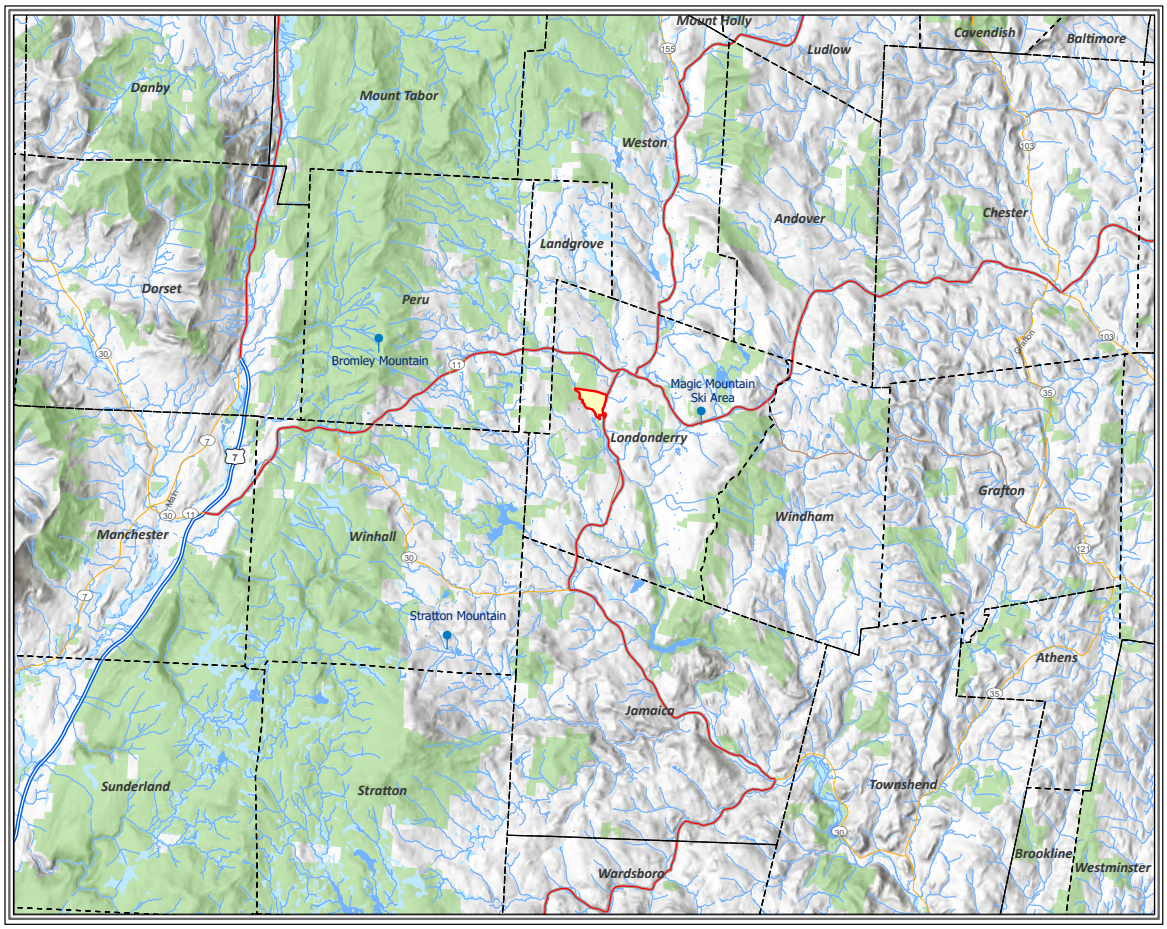
LandVest

Path: \\vaxgis-bos\REEG-GIS\aaGISOrg\Projects\Assigned\VT1649 Timberland Farm, Londonderry, VT\VT1649 ortho.aprx



Timberland Farm

Londonderry, VT

Regional Locus

Legend

- Subject Property - 211.45 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1649
Date: 02/22/26

0 5,000 10,000 20,000 Feet

Scale: 1' = 12,000 "

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

LandVest

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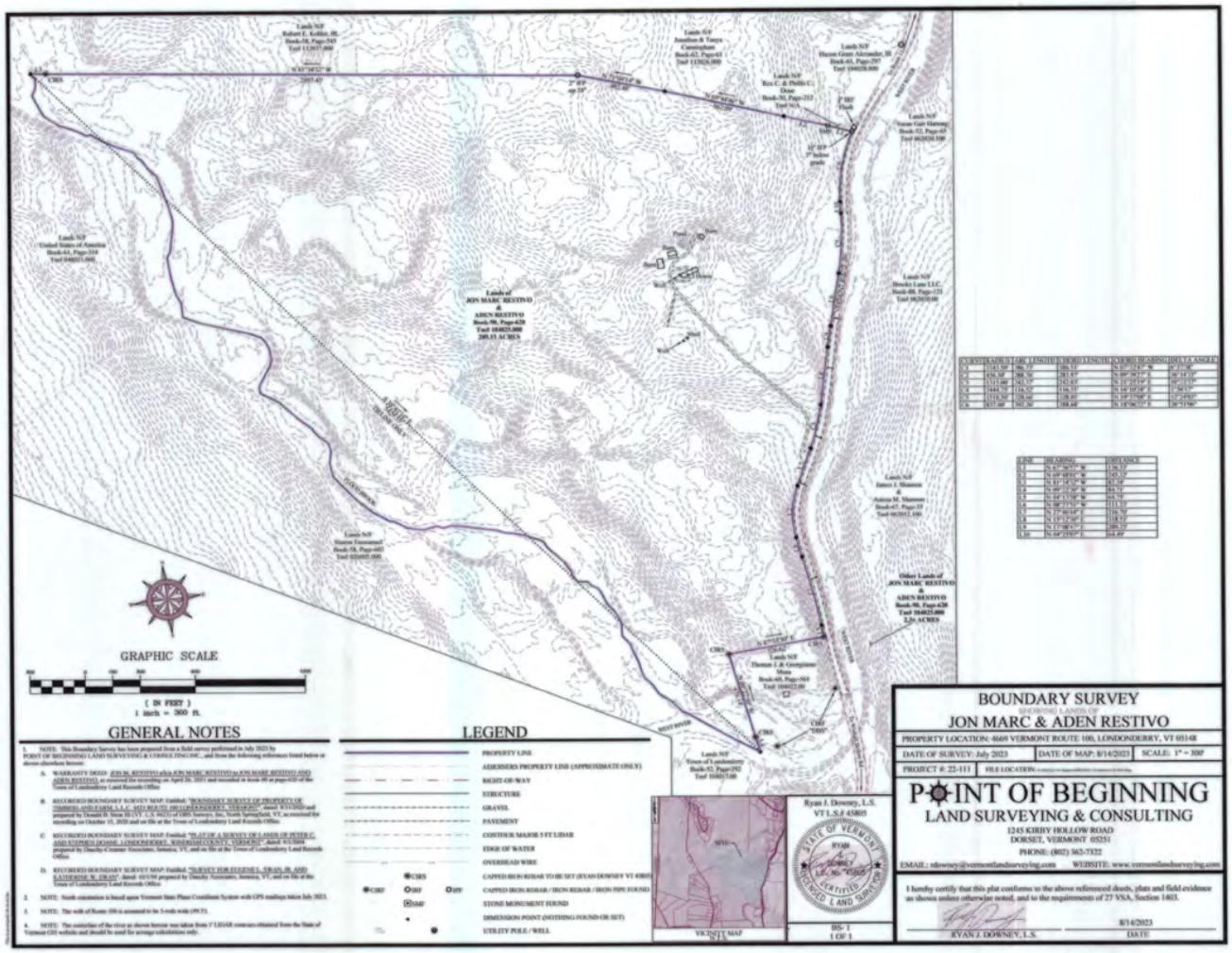
Londonderry, VT. Town Clerk's Office Received for Recording
August 17, 2023 A.D. at 2:46PM and
Recorded in Slide 21 Pursuant to ... Asst. Town Clerk



SURVEY CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1343.58'	2906.79'	1331.93'	N 75°01'33" W	26°29'16"
C2	436.38'	2906.79'	436.00'	N 89°39'59" W	08°36'07"
C3	1333.08'	2432.92'	1317.01'	N 61°55'59" W	31°23'53"
C4	1044.78'	1716.92'	1028.77'	N 54°10'54" W	34°51'51"
C5	1318.50'	2288.66'	1300.45'	N 69°37'08" W	32°59'57"
C6	837.09'	1952.96'	830.68'	N 78°06'27" W	24°33'06"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°29'07" W	196.31'
L2	N 69°48'01" W	240.31'
L3	N 81°14'27" W	82.24'
L4	N 69°27'10" W	84.71'
L5	N 68°27'10" W	104.75'
L6	N 68°27'10" W	111.31'
L7	N 7°36'34" E	216.76'
L8	N 21°47'10" E	318.51'
L9	N 13°08'47" E	189.19'
L10	N 16°27'59" E	314.49'

GENERAL NOTES

1. NOTE: This Boundary Survey has been prepared from a field survey performed in July 2023 by POINT OF BEGINNING LAND SURVEYING & CONSULTING INC., and from the following references listed below or shown elsewhere hereon:
   - A. WARRANTY DEED: JON M. RESTIVO a/k/a JON MARC RESTIVO to JON MARC RESTIVO AND ADEN RESTIVO, as received for recording on April 26, 2021 and recorded in book-98 at page-638 of the Town of Londonderry Land Records Office.
   - B. RECORDED BOUNDARY SURVEY MAP: Entitled, "BOUNDARY SURVEY OF PROPERTY OF TIMBERS AND FARM, L.L.C. 4420 ROUTE 100 LONDONDERRY, VERMONT", dated 8/15/2020 and prepared by Donald H. Sinon III CVT, L.S. #8251 of DHS Surveys, Inc, North Springfield, VT, as received for recording on October 15, 2020 and on file at the Town of Londonderry Land Records Office.
   - C. RECORDED BOUNDARY SURVEY MAP: Entitled, "PLAT OF A SURVEY OF LANDS OF PETER C AND STEPHEN JOANNE, LONDONDERRY, WINDHAM COUNTY, VERMONT", dated 9/1/2004 prepared by Dunsby-Cranmer Associates, Jamaica, VT, and on file at the Town of Londonderry Land Records Office.
   - D. RECORDED BOUNDARY SURVEY MAP: Entitled, "SURVEY FOR EUGENE L. SWAN, JR. AND KATHERINE W. SWAN", dated 10/1/94 prepared by Dunsby Associates, Jamaica, VT., and on file at the Town of Londonderry Land Records Office.
2. NOTE: North orientation is based upon Vermont State Plane Coordinate System with GPS readings taken July 2023.
3. NOTE: The width of Route 100 is assumed to be 3-rods wide (99.0').
4. NOTE: The centerline of the river as shown hereon was taken from 1' LiDAR contours obtained from the State of Vermont GIS website and should be used for acreage calculations only.

LEGEND

- CRS = Capped Iron Rebar to be Set (Ryan Downey VT 43805)
- IRF = Capped Iron Rebar / Iron Rebar / Iron Pipe Found
- SMF = Stone Monument Found
- DMP = Dimension Point (Nothing Found or Set)
- UPP = Utility Pole / Well

VICINITY MAP
N.T.S.

Ryan J. Downey, L.S.
VT L.S.# 43805

STATE OF VERMONT
RYAN
J. DOWNEY
L.S. No. 43805
CERTIFIED LAND SURVEYOR

BS- 1
1 OF 1

BOUNDARY SURVEY

SHOWING LANDS OF

JON MARC & ADEN RESTIVO

PROPERTY LOCATION: 4669 VERMONT ROUTE 100, LONDONDERRY, VT 05148

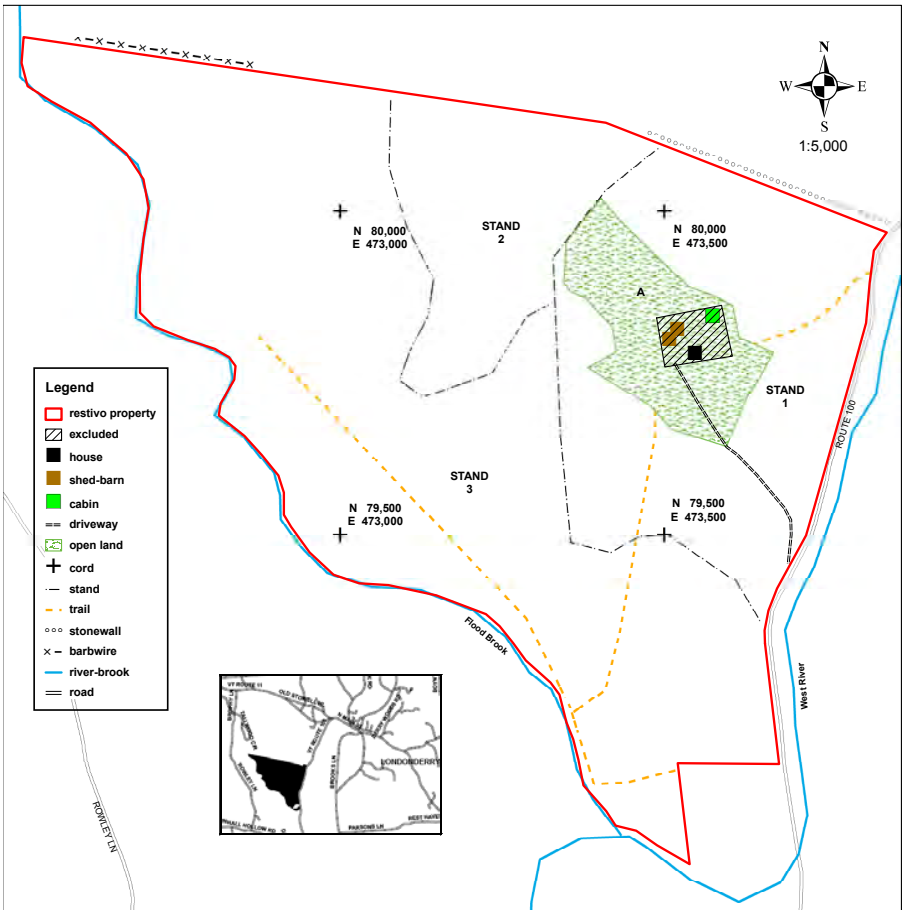
DATE OF SURVEY: July 2023 | DATE OF MAP: 8/14/2023 | SCALE: 1" = 300'

PROJECT #: 22-113 | FILE LOCATION: [redacted]

POINT OF BEGINNING
LAND SURVEYING & CONSULTING
1245 KIRBY HOLLOW ROAD
DORSET, VERMONT 05251
PHONE: (802) 363-7322
EMAIL: rdowney@vermontlandsurveying.com WEBSITE: www.vermontlandsurveying.com

I hereby certify that this plat conforms to the above referenced deeds, plats and field evidence as shown unless otherwise noted, and to the requirements of 27 VSA, Section 1403.

RYAN J. DOWNEY, L.S. — 8/14/2023 — DATE



Use Value Appraisal
Forest Management Map
Property of Jon Restivo
Londonderry, Vermont
150.08 Acres

Orthophoto Base: Sheet(s): 124076 and 124080
Series 5000, 2015
Span #: 357-110-11420
Scale: 1" = 417'

Town of Londonderry

Productive Forest Land

Area	Type	Map Acres	Factor	Prorated Acres	Excluded Acres
Stand 1	White-Red Pine Plantation	38.27	0.6999	26.79	3.00
Stand 2	Hardwood and Hemlock	26.75	0.6999	18.72	
Stand 3	Mixed wood and Hemlock	124.13	0.6999	86.89	
				132.40	
Open/Idle Land					
A	Open	20.98	0.6999	14.68	
		210.13		147.08	

Total Enrolled Acres	**147.08**
Excluded Housesite and Driveway	**3.00**
Total Grand List Acres	**150.08**

Prepared by:
Jock Harvey – Certified Forester #92
VT Licensed Forester – Credential # 148.0121867
Draftsperson: D.B. Emery
Forestry and Natural Resources, Inc.
P.O. Box 112
South Londonderry, Vermont 05155
April 2021

*This map is for forestry purposes only

Timberland Farm - Property Details

4669 VT-100, Londonderry, VT, 05148

Encompassing over 200 acres of pasture and forest, Timberland Farm is anchored by an early 1800s farmhouse that feels at once timeless and lived-in, a place shaped by centuries of stories, music, and shared meals.

The living spaces feel both intimate and generous, framed by hand-hewn beams and original wide pine floors. From the dining room to the music room, wood-burning fireplaces crowned with antique mantels add warmth and character, while the expansive kitchen hearth draws one in for easy conversation and board games. Built-in bookcases, plaster walls, wood paneling, and windows overlooking the land lend the house a quiet, grounded grace.

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Timberland Farm is a legacy holding, and very private, yet within easy reach of Stratton, Bromley, Magic Mtn. and Okemo. 17 miles from Manchester and 26 miles from Rutland Airport. 3 h from Boston and 4 h from New York.

PROPERTY SUMMARY

- 3,956 SQFT 7-Bedroom, 4 ¾-Bathroom farmhouse cape (based on floor plans)
    - Includes a 700 SQFT, 1-Bedroom, 1-Bathroom guest apartment on the lower level
    - Excludes 2,565 SQFT of unfinished space.
    - Total finished/unfinished 6,521 SQFT
- 700 SQFT, 2-Bedroom historic cabin (accessory dwelling)
- Barn with commercial kitchen/business licensing & commercial zoning
- 211.45 total acres
- Enrolled in Current Use, 2021 (Productive Forest, Open/Idle Ag)
- Sloping terrain, recently cleared open space
- Year-round access to outdoor recreation – skiing, hiking, biking
- Proximity to Londonderry Village, Stratton, Bromley, & Magic Mountains
- End-of-road privacy
- Stream access
- Stone walls
- Trails

MAIN HOUSE SUMMARY

- 3,956 SQFT Farmhouse Cape with 7-Bedrooms, 4 ¾-Bathrooms
    - Includes a 700 SQFT, 1-Bedroom, 1-Bathroom guest apartment on the lower level
- Original part of house likely built pre-1800's (year unknown)
- South-facing light
- Upgraded deck (Spring 2022)
- Post and beam construction
- Painted wood siding
- Standing seam metal roof
- Pine flooring throughout (kitchen recently sanded and refinished)
- Stone foundation
- Primary heating system – oil, steam

Main House - First Floor

Kitchen – Refinished pine floors. North American glass-door commercial refrigerator. Built-in wooden cabinets and shelves. Modern LED lighting. BlueStar 6-burner propane range with griddle and two ovens. Exposed brick chimney. Granite countertop. Bosch dishwasher. Porcelain farm sink with T&S faucet. Access to deck.

Dining Room – Pantry. Brick fireplace. Built-in cabinets. Ecobee smart thermostat. Access to basement.

Music Room – Built-in bookcases and cabinets. Brick fireplace. Chickering piano.

Back Office – Storage area for tools and supplies. Fireplace.

Living Room – Massive brick fireplace with granite mantel. Exposed antique timber frame beams. Modern overhead light fixture (stays with house).

¾ Bathroom – Exposed chimney brick. Shower stall. Porcelain sink.

Sitting Room – Stairs to second floor storage area. Access to deck. Stairs up to Bedroom 4.

Laundry Room – LG ThinQ washer/dryer set.

Bedroom 1 – Closet

Bedroom 2 – Brick fireplace. Closet.

Full Bathroom – Manufactured vinyl floor. Wainscot wall trim. Towel closet. Iron towel hooks. WoodCrafters vanity. Moen faucet. Porcelain bathtub and tiled shower stall.

Main House - Second Floor (WEST WING)

Bedroom 3 – Closet. Two built-in pine dressers. Exposed chimney brick. Senville mini-split.

Bedroom 4 – Closet. Built-in pine dresser. Stairs down to sitting room.

Full Bathroom – Manufactured vinyl floor. Wainscot wall trim. Porcelain bathtub and tiled shower stall. Bidet. Access to attic and storage area.

Main House - Second Floor (EAST WING)

Bedroom 5 – Walk-in closet. Small closet/storage. Built-in dressers. Brick fireplace.

Bedroom 6 – Wooden shelving. Access to attic.

Full Bathroom – Manufactured vinyl floor. Wainscot wall trim. Bidet. Modern vanity. Porcelain bathtub and tiled shower stall.

Main House – Lower Level Apartment

Bedroom 7 – Pine floors. Closet. Storage.

Full Bathroom – New floating laminate floors, bidet, towel closet, fiberglass tub and shower stall.

Office / Living Room – Pine floor. Shiplap ceiling. Fully painted. Storage closets. Ecobee smart thermostat.

Kitchen – Porcelain sink. New floating laminate floors. New oven to be installed. GE fridge/freezer.

Main House – Basement & Utilities

Basement – Stone foundation. Poured concrete floor, gravel. Sump pump. Frigidaire freezer. Shelving units. GE washer/dryer laundry appliances.

Heating System – Heating oil. 2 x 275-gallon tanks. Weil-McLain SGO-8 steam boiler furnace. September 2024.

Propane – 4 x 120-gal above-ground tanks. Cota & Cota.

Electrical – Two circuit breaker panels (200 amps). Generac backup generator (propane).

Water – Well water. Water Pro pressure tank. PH neutralizer. Takagi on-demand propane hot water.mini

Septic – No paperwork. Tank replaced for the main house in 2021.

Internet – Fidium fiber optic. Wired for cable with Comcast.

BARN SUMMARY

- 3-Bay garage
- Commercial kitchen added in 2023.
- ½ Bathroom
- 1,290 SQFT of finished space
- Post and beam construction
- Pine siding
- Standing seam metal roof, added 2011
- Mix of manufactured vinyl and pine flooring
- Spray-foam insulation, 2024
- Cinderblock & poured concrete foundation
- Primary heating systems – Electric mini-split inverters, plus propane space heater

Barn - First Floor

3-Bay Garage – Gravel floor. Manual sliding barn doors.

Entry/Storage

Home Gym

Wash Room – Utility sink. Takagi propane on-demand hot water heater (5.8-GPM). Bluegrass Living propane heater.

Shipping Room

Barn - Second Floor

Commercial Kitchen – Building originally headquarters for McDonald and Swan (design/builders). Then kitchen installed for Buster & Bella's Specialty Co. – Goat Milk Soap and Fudge. Maytag dishwasher. Stainless-steel hand-washing sink, two-bay sink, and commercial kitchen tables. Pioneer mini-split inverter. Access to unheated second-floor storage loft.

½ Bathroom

Office – Gladiator fridge/freezer. Shelving.

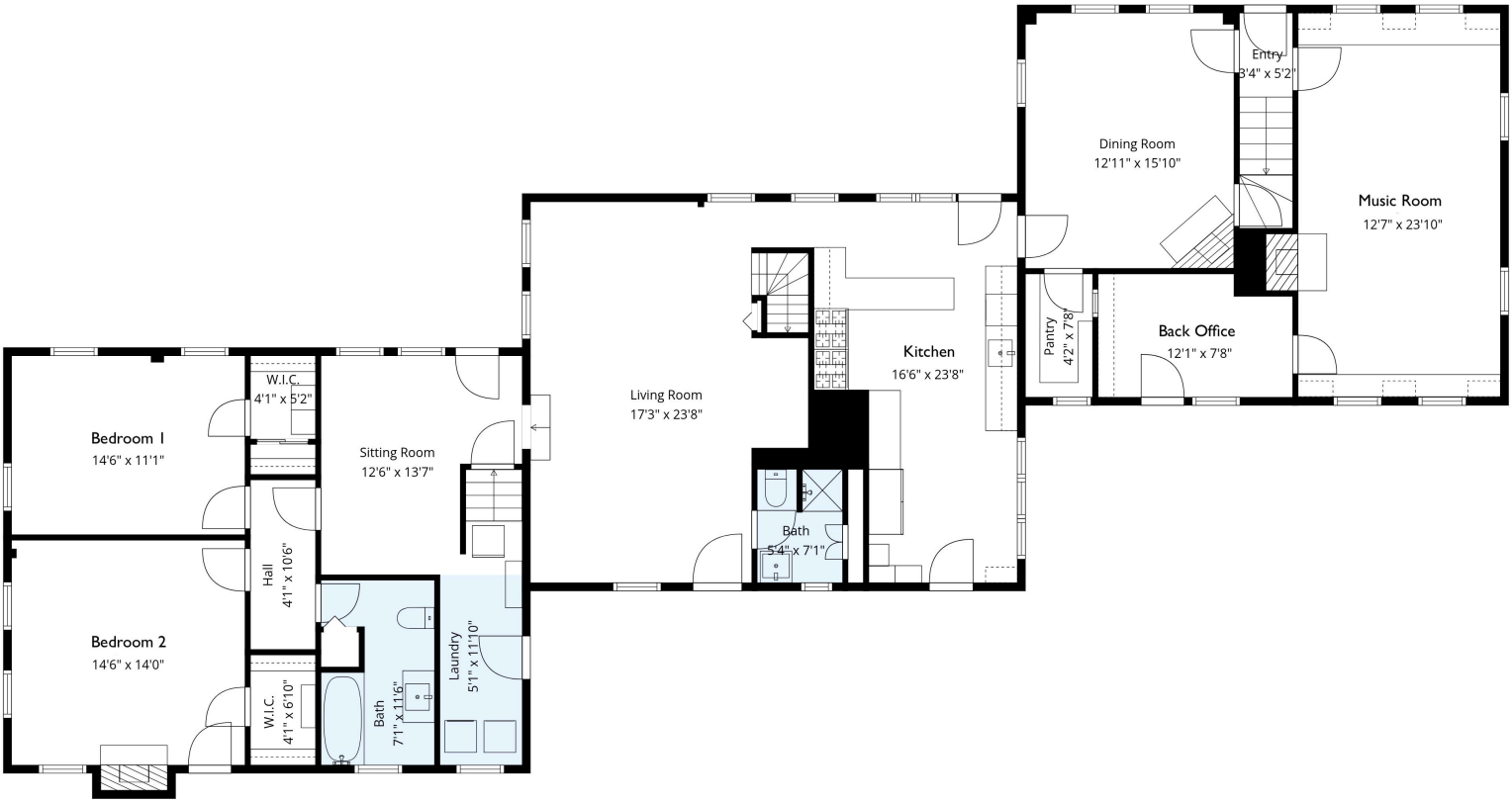
Storage Loft – Tool storage

Workshop

- 4-Bay covered equipment storage
- 575 SQFT workshop space
- Post and beam construction (roof timbers & lumber from NH)
- Pine siding
- Standing seam metal roof, 2011
- Poured concrete flooring
- Spray-foam insulation
- Mix of brick, stone, and cinder block foundation
- Cupola
- Hay loft

GUEST CABIN

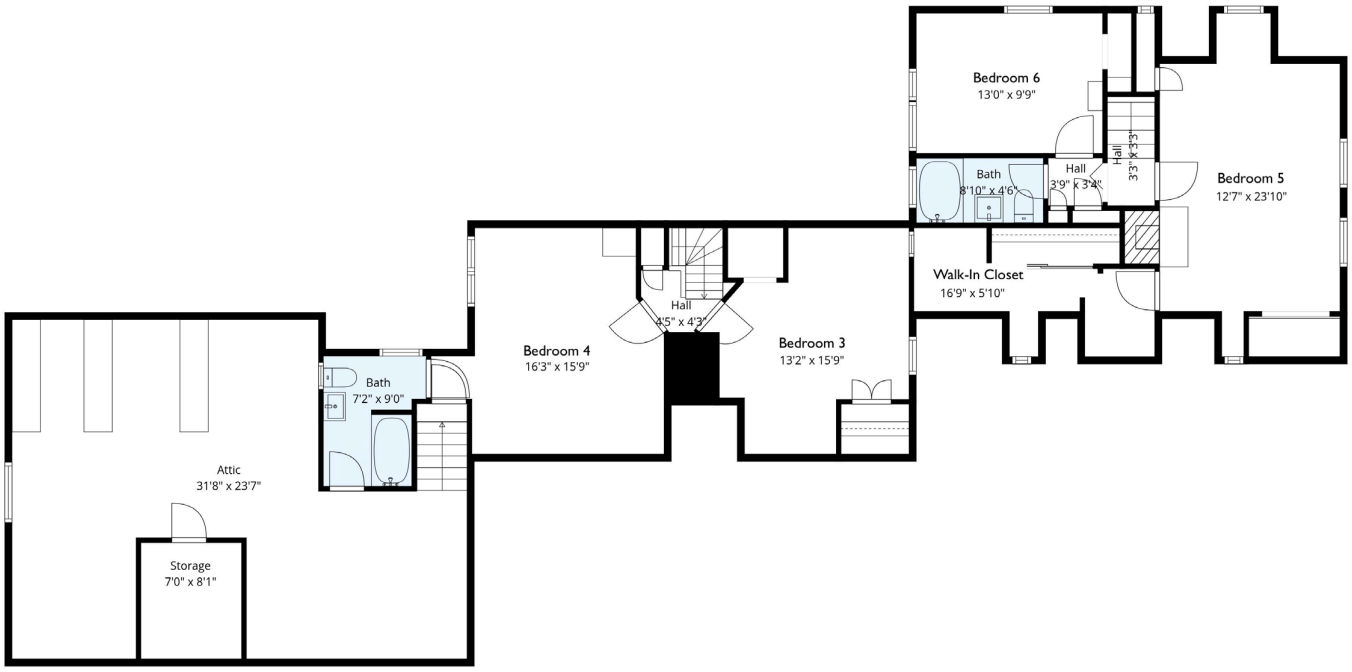
- 700 SQFT, 2-Bedroom, 1-Bathroom
- Separate 911 address from the Main House: 4671 VT Route 100, Londonderry, VT 05148
- Originally the Londonderry town blacksmithing shop. Relocated to Timberland (unknown year).
- Post and beam construction – structural enforcements made to front awning in 2025
- Pine siding
- Standing seam metal roof
- Antique pine flooring
- Ecobee smart thermostat
- First floor
    - Entry/Living room. Stone fireplace with woodstove (functional, not currently hooked up)
    - Kitchen – GE fridge/freezer. GE 5-burner propane range with hood fan. Wooden cabinets & shelves. Porcelain sink.
    - 50-gal Bradford White domestic electric hot water heater
- Second floor
    - Bedroom 1 – bunk beds
    - Full Bathroom
    - Bedroom 2
- Crawlspace/Utilities
    - Crawlspace entrance behind cabin.
    - York propane forced hot air furnace.
    - 2 x 120-gal propane tanks. Serviced by Cota & Cota
    - Cinder block foundation with spray foam insulation. Dirt/gravel floor.
    - Well water w/ Pentair Wellmate. Well location in front of cabin to the left. Tag number 53353, date 10/2019, LIC#265 (Gary Butts, Frost Wells & Pumps)
    - Oil tank present but discontinued (no heating oil used for the cabin anymore)



TOTAL: 3956 sq. ft

Basement 1: 693 sq. ft, 1st floor: 2239 sq. ft, 2nd floor: 1024 sq. ft
EXCLUDED AREAS: STORAGE: 83 sq. ft, BASEMENT: 1285 sq. ft, FIREPLACE: 8 sq. ft,
LOW CEILING: 340 sq. ft, ATTIC: 411 sq. ft, WALLS: 438 sq. ft

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



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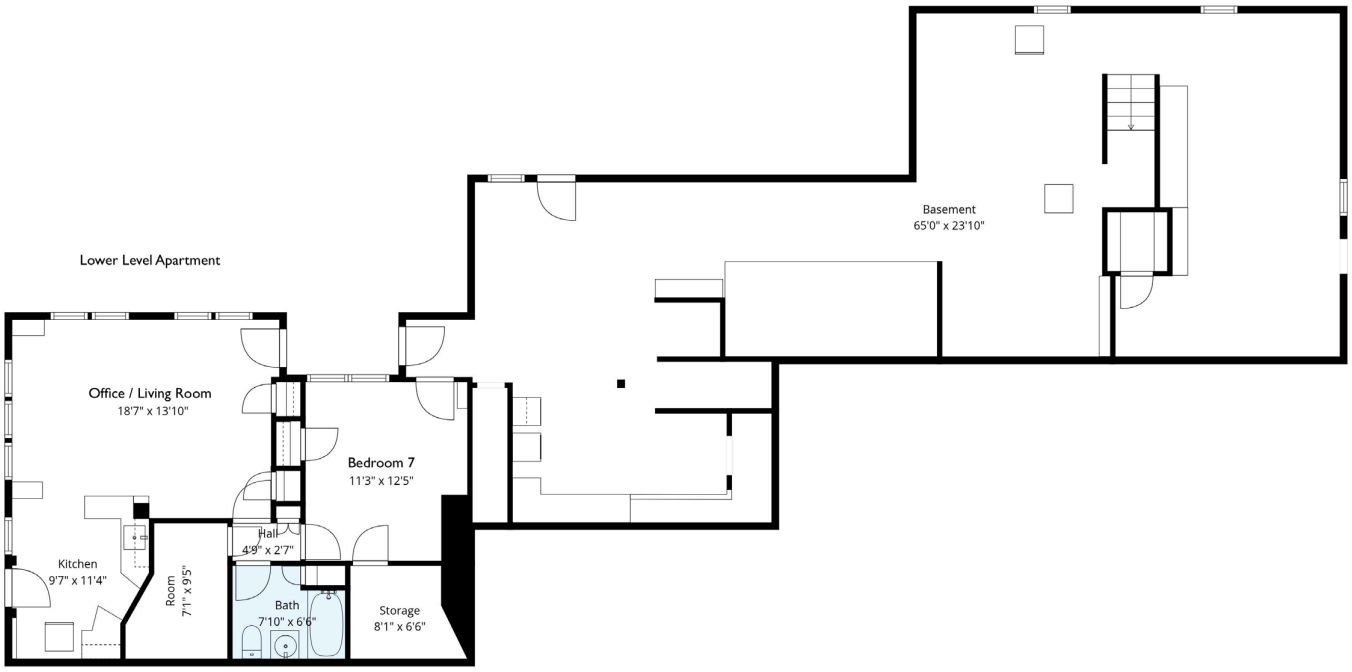

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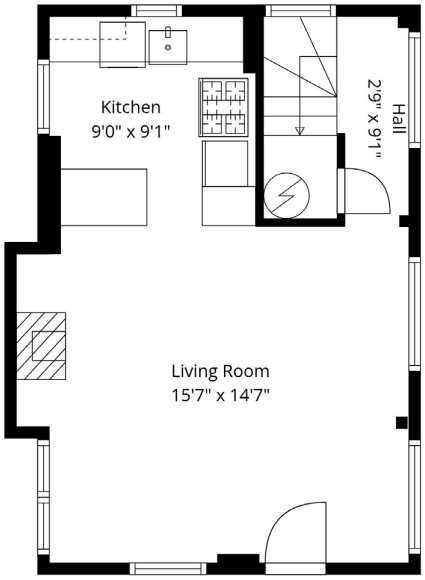
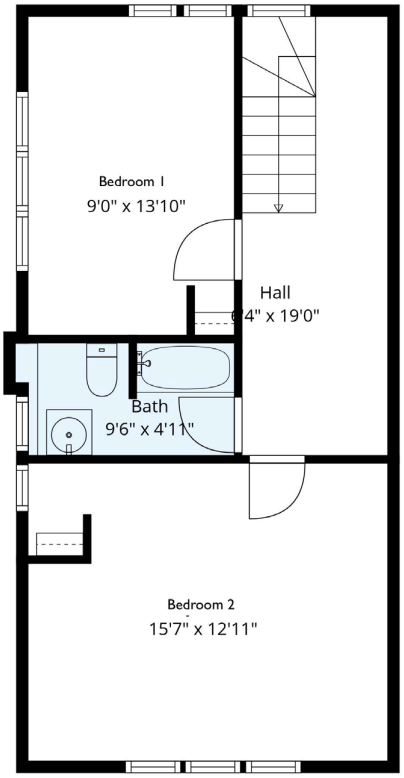


1st Floor



2nd Floor

TOTAL: 707 sq. ft
1st floor: 381 sq. ft, 2nd floor: 326 sq. ft
EXCLUDED AREAS: LOW CEILING: 180 sq. ft, WALLS: 91 sq. ft

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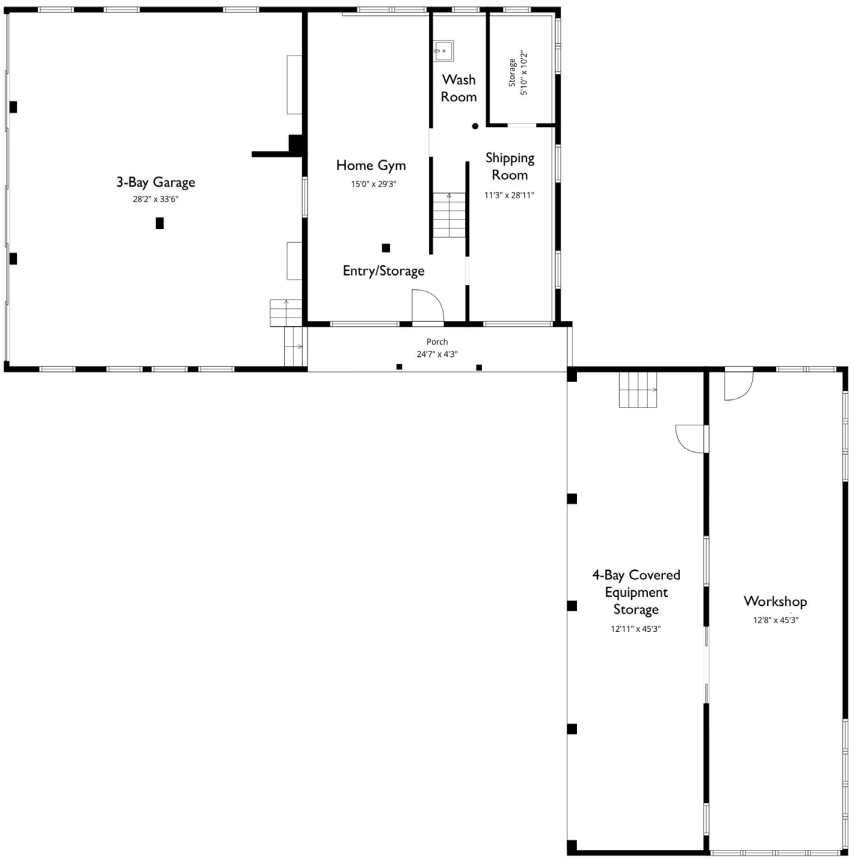
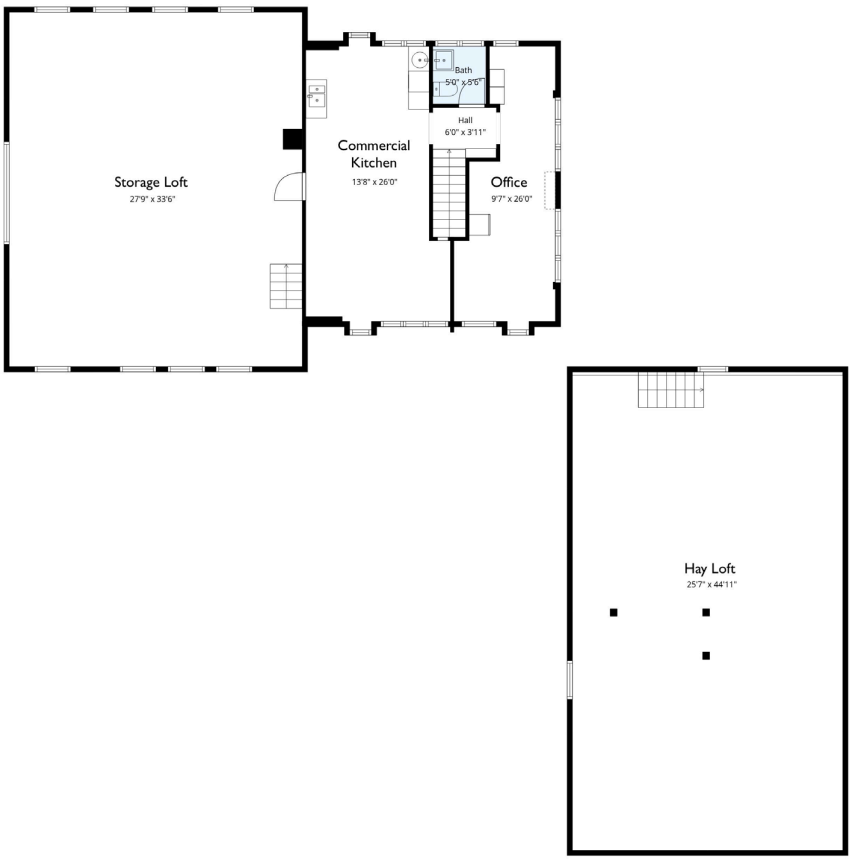


TOTAL: 1290 sq. ft

1st floor: 686 sq. ft, 2nd floor: 604 sq. ft

EXCLUDED AREAS: WORKSHOP: 572 sq. ft, COVERED PATIO: 585 sq. ft, PORCH: 105 sq. ft, CARPORT: 928 sq. ft, LOW CEILING: 316 sq. ft, ATTIC: 1785 sq. ft, BAY WINDOW: 6 sq. ft, WALLS: 334 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: 02/08/2026

Seller's Name(s): Jon Marc Restivo Aden Restivo

Physical Property Address: 4669 Vermont Route 100, Londonderry, VT 05148 (Main House)

Street City/Town

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

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

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

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

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☑ Other (explain): VT DOT - RT 100 Annual Cost(s): 0	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type:	☐ YES	☐ NO	☑ DON'T KNOW
(h)	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
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Survey markers	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? July 2023 By whom? Ryan Downey	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(n)	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:

We believe the property is benefitted by some easements for a freshwater spring and a logging road across neighboring properties. There are wetlands on some portions of the property as the property is surrounded by rivers on two boundaries. In 2023 the State of Vermont experienced heavy rain in a short amount of time. It caused erosion to portions of the gravel driveway, which we then upgraded and repaired for better drainage. The "fill" referenced above was Surepak gravel from local suppliers.

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☑ Steam ☐ Other (please explain): _____

(b) Age of Heating System: 1 year ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☑ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? 2025 (estimated By whom? Cota & Cota

(d) When was the **primary** heating system last serviced? N/A - Newly installed system
By whom? _____

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO

(f) **Primary** Annual Fuel Usage: 1460 Gallons (or other measure) Date Range: past 12 months
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Cota & Cota

(h) Secondary Heating System (check all that apply): ☐ Base Board ☑ Hot Air ☐ Radiant ☐ Direct ☑ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(i) Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☑ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☑ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? 2025
By whom? Suburban Propane

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☑ NO

(l) Secondary Annual Fuel Usage: Unknown Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: Previously Suburban - Currently Cota & Cota

(n) Property used: ☑ Full Time ☐ Seasonally

(o) Is there air conditioning? ☑ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): One Mini split and window units (for bedrooms)

(p) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☐ Domestic/Off Boiler ☑ On Demand ☐ Heat Pump Water Heater

(q) Age of Hot Water System: 2021 ☐ DON'T KNOW

(r) Hot Water Tank is: ☑ Owned ☐ Rented
If rented, from whom: _____ Monthly rental fee: $ _____

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: _____

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 200 Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $5,576.26 Date Range: Past 12 months *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☐ Beverage Cooler	☐ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☐ Ceiling Fans	☐ Irrigation System	Ο Owned Ο Leased
☑ CO Detectors - #_____	☑ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☑ Mini split	☑ Standby Generator
☑ Dehumidifier	☐ Pool – above-ground	☐ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☑ Sump Pump
☑ Dryer	☐ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☐ Radon Mitigation	☑ Washer
Number of transmitters _____	☐ Range-Electric	☑ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☑ OTHER: EV Charger
	☑ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property: Tonal AI Smart Home Gym, unless negotiated with buyers			

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: AT&T/Verizon	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Fidium Fiber/Xfinity	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☑ Broadband ☑ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: Comcast	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☑ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building Unknown - Estimated early 1800s Additions to Main Building: Unknown Additional Building(s): (a) Unknown (b) Unknown (c) Unknown (d) 2021 (3 sled shed)			
(c)	Have you 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? If "Yes," please explain: Extensive improvements have been made. Added the 3-bed sled with 200 amp service and drilled well for use with livestock. Entire home and outbuilding renovation, with extensive improvements to buildings/property If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☑ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need 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 repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs: Heavy rain damage in July 2023 caused driveway erosion, which was repaired and upgraded with culverts for drainage.	☐ YES	☐ NO	☑ DON'T KNOW

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(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail: Exterior French drain previously installed improperly, causing dampness in basement. Have replaced the french drain, and installed sump in basement for any potential moisture.	☑ YES	☐ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs: Improvements have been made in 2025 to replace a previously failed french drain, including poly membrane, buried drainage pipes, gravel and use of sump pumps. Entire basement floor has been replaced with poured concrete to stop moisture from exposed soil.	☑ YES	☐ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof? Previous owners advised 2011			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☐ NO	☑ DON'T KNOW

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6. 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 water supply that is not served by a public water system shall provide the Buyer 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

(a)	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 ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Frost Tag #: Unknown Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: Unknown
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☑ Other: Water neutralizer for drinking water PH ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? 11/7/2023 By whom? VT Department of Health Results: Negative	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 11/7/2023 By whom? VT Department of Health Results: Negative	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. 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 the 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

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ 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:
(b)	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:

(c)	Date system installed: Unknown			
(d)	Is the system entirely on your Property? If "No," where is it?	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? 2021 What was done? Tank replacement By whom? Uncle Bob's Septic	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☐ DON'T KNOW			
(g)	Septic tank capacity (in gallons) _____ ☑ DON'T KNOW			
(h)	Date septic tank last inspected? April 2023 ☐ DON'T KNOW By whom? Uncle Bob's			
(i)	Date septic tank last pumped? April 2023 ☐ DON'T KNOW By whom? Uncle Bob's			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom: _____	☐ YES	☐ NO	

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

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there 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)	Have you 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)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☑ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☑ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? 11/2020 By whom? Results: 0.3 pci/L	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☐ NO	☑ DON'T KNOW

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(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road 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: Actively treated for mice	☑ 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 surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☑ YES ☐ NO	☑ YES	☐ NO	☐ DON'T KNOW

Further explanation of any of the above:

Asbestos covered boiler and insulation removed from the property when it was purchased. With respect to pests, nothing more than common/ordinary mice, consistent with Vermont farmhouses, and they've been vigilantly controlled since the property was purchased by us with a dozen or so electric contact traps.

9. 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? If "Yes", what is the rule?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

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(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of 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/email:			
Further explanation of any of the above: _____				

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 the 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 the Seller.

Seller's Initials GMR 02/19/26 1:32 PM EST QR 02/20/26 7:47 AM EST Buyer's Initials

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Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates 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: Jon Marc Restivo dotloop verified 02/19/26 1:32 PM EST OHU8-BDBD-KIKM-D6E4 Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: Aden Restivo dotloop verified 02/20/26 7:47 AM EST ABRJ-FRIW-1JK7-QD4Q Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

dotloop signature verification: dtlp.us/Vund-Cul9-nubH

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 02/08/2026

Seller's Name(s): Jon Marc Restivo Aden Restivo

Physical Property Address: 4671 Vermont Route 100, Londonderry, VT 05148 (Cabin)

Street 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: We use it as a guest house. It has been used by previous owners as a rental.

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

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

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☐ NO	☑ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☑ Other (explain): VT DOT - RT 100 Annual Cost(s): 0	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type:	☐ YES	☐ NO	☑ DON'T KNOW
(h)	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
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Survey Markers	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? July, 2023 By whom? Ryan Downey	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(n)	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:

We believe the property is benefitted by some easements for a freshwater spring and a logging road across neighboring properties. There are wetlands on some portions of the property as the property is surrounded by rivers on two boundaries. In 2023 the State of Vermont experienced heavy rain in a short amount of time. It caused erosion to portions of the gravel driveway, which we then upgraded and repaired for better drainage. The "fill" referenced above was Surepak gravel from local suppliers.

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a)	**Primary Heating System (check all that apply):** ☐ Base Board ☑ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):
(b)	Age of Heating System: ☑ DON'T KNOW
(c)	**Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): If propane, who owns the propane tank? ☐ Owner ☑ Propane Supplier ☐ Association If oil, when was the tank last inspected? By whom?
(d)	When was the **primary** heating system last serviced? December 2025 By whom? Cota & Cota
(e)	**Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO
(f)	**Primary** Annual Fuel Usage: Unknown Gallons (or other measure) Date Range: n/a *Fuel consumption may vary by user, number of occupants and weather conditions.*
(g)	**Primary** fuel provider: Cota & Cota
(h)	Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):
(i)	Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association If oil, when was the tank last inspected? By whom?
(j)	When was the secondary heating system last serviced? By whom?
(k)	Secondary heating service and/or inspection reports attached? ☐ YES ☐ NO
(l)	Secondary Annual Fuel Usage: Gallons (or other measure) Date Range: *Fuel consumption may vary by user, number of occupants and weather conditions.*
(m)	Secondary fuel provider:
(n)	Property used: ☑ Full Time ☐ Seasonally
(o)	Is there air conditioning? ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.): Window
(p)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater
(q)	Age of Hot Water System: ☑ DON'T KNOW
(r)	Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: Monthly rental fee: $
(s)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?:
(t)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): Main Breaker Amperes: 200 (we believe) Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $Unknown Date Range: _____ *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

☐ Beverage Cooler	☐ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☐ Security System:
☐ Ceiling Fans	☐ Irrigation System	⊙ Owned ⊙ Leased
☑ CO Detectors - #_____	☑ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☐ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☐ Stove:
☐ Dishwasher	☐ Pool – in-ground	☐ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☐ Dryer	☐ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☐ Radon Mitigation	☐ Washer
Number of transmitters _____	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER: _____
	☐ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: AT&T	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Fidium Fiber	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☑ Broadband ☑ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: Comcast	☑ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☑ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building Unknown - We were told it was a blacksmith forge from the 1700s Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you 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? If "Yes," please explain: See main house disclosures If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☑ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need 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 repair:** Ripped/damaged window screens			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs: Heavy rain damage in July 2023 caused driveway erosion, which was repaired and upgraded with culverts for drainage.	☐ YES	☐ NO	☑ DON'T KNOW

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(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail:	☐ YES	☑ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☑ Other (describe) Partial rubber membrane on top ☐ DON'T KNOW Approximate age of roof? We were told by previous owner 2011			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☐ NO	☑ DON'T KNOW

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6. 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 water supply that is not served by a public water system shall provide the Buyer 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

(a)	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 ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Frost Tag #: Unknown Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: Unknown
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? 11/16/2020 By whom? Nelson Analytical Lab Results: Negative	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 11/16/2020 By whom? Nelson Analytical Lab Results: Negative	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. 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 the 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

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ 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:
(b)	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:

(c)	Date system installed: Unknown			
(d)	Is the system entirely on your Property? If "No," where is it?	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? 2023 What was done? Tank replaced By whom? Uncle Bob's Septic	☑ YES	☐ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☑ DON'T KNOW			
(g)	Septic tank capacity (in gallons) _____ ☑ DON'T KNOW			
(h)	Date septic tank last inspected? When installed in 2023 ☐ DON'T KNOW By whom? Installer/Uncle Bobs Septic			
(i)	Date septic tank last pumped? Hasn't been pumped/New tank ☐ DON'T KNOW By whom?			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom: _____	☐ YES	☐ NO	

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

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there 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)	Have you 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)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☑ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☑ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? 11/13/2020 By whom? Unknown Results: 0.6 PCI/L	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☐ NO	☑ DON'T KNOW

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(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road 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: Actively treated for mice	☑ 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 surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☑ YES ☐ NO	☑ YES	☐ NO	☐ DON'T KNOW
Further explanation of any of the above:				

9. 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? If "Yes", what is the rule?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

dotloop signature verification: dtlp.us/Vund-Cul9-nubH

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of 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/email:			
Further explanation of any of the above: _____				

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 the 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 the Seller.

Seller's Initials GMR 02/19/26 1:32 PM EST QR 02/20/26 7:48 AM EST _____ _____ Buyer's Initials _____ _____ _____ _____

dotloop signature verification: dtlp.us/Vund-Cul9-nubH

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates 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: Jon Marc Restivo dotloop verified 02/19/26 1:32 PM EST 67MQ-W9NB-BWRQ-WXWS Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: Aden Restivo dotloop verified 02/20/26 7:48 AM EST SICP-Z2IV-IUIA-7L1T Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

PAYABLE TO:
MAIL TO:

TOWN OF LONDONDERRY

TINA LABEAU, TREASURER
100 OLD SCHOOL STREET
SO. LONDONDERRY VT. 05155
802-824-3356

TAX BILL

If you sold your property after April 1, 2025 this is for information only.

PARCEL ID	BILL DATE	TAX YEAR
104025.	07/31/2025	2025

TAXES UNPAID AFTER THE DUE DATE ARE DELINQUENT. MAXIMUM INTEREST AS ALLOWABLE BY LAW WILL BE CHARGED IN ADDITION TO COLLECTORS FEE OF 8%. POSTMARKS ARE ACCEPTED.

Description: LAND & 2 DWL
Location: 4669 VT ROUTE 100

OWNER **RESTIVO JON MARC & ADEN**
4669 ROUTE 100
SOUTH LONDONDERRY VT 05155

SPAN # 357-110-11420 **SCL CODE: 110**
TOTAL PARCEL ACRES **211.45**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	811,800	811,800
EXEMPTION		
LAND USE	- 135,200	- 135,200
TOTAL TAXABLE VALUE	**676,600**	676,600
GRAND LIST VALUES	**6,766.00**	6,766.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN LOCAL AGREEMENT	0.0032	x6,766.00=	21.65
TOWN MUNICIPAL	0.6516	x6,766.00=	4,408.73

Revised Bill

TOTAL MUNICIPAL TAX 4,430.38
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.9670	x6,766.00=	13,308.72

1.7030 (state rate) / 86.58% (CLA ÷ SA) = 1.9670

Payments	
1	10/01/2025

TOTAL EDUCATION TAX 13,308.72
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education

TOTAL TAX 17,739.10
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF LONDONDERRY

PAYMENT DUE	TAX YEAR
10/01/2025	2025
OWNER NAME	
RESTIVO JON MARC & ADEN	
PARCEL ID	
104025-	
AMOUNT DUE	
AMOUNT PAID	

TO PAY BY E-CHECK/CREDIT CARD: https://payv3.xpress-pay.com/org/D6F2CEAF94204A6 SEPARATE FEES WILL BE APPLIED.

Revised Bill

90- 620

Londonderry, VT Town Clerk's Office
Received for Record
April 26 A.D. 20 21
at 10 o'clock 30 minutes A M
and Recorded in Book 90 Page 620-622
Attest Barbara M. Colby asst.
Town Clerk

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
• ACKNOWLEDGMENT •
Return Received
Signed Barbara M. Colby asst. Clerk
Date April 26, 2021 Return # 21-08

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Jon M. Restivo a/k/a Jon Marc Restivo,** of Londonderry, in the County of Windham, and State of Vermont, Grantor, in the consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, paid to my full satisfaction by **Jon Marc Restivo and Aden Restivo** of Londonderry, in the County of Windham, and State of Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **Jon Marc Restivo and Aden Restivo, a married couple, as tenants by the entirety**, and their heirs and assigns forever, certain lands and premises in Londonderry, in the County of Windham, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Jon M. Restivo, a/k/a Jon Marc Restivo, by Warranty Deed of Timberland Farm LLC dated December 31, 2020 and recorded January 6, 2021 in Book 89, Page 179 of the Londonderry Land Records and in said deed more particularly described as follows:

"Being the remaining portion of the same lands and premises conveyed to Polly Dyer by Decree of Partial Distribution of the Estate of Lilian T. Swan dated August 27, 2002 and recorded November 22, 2002 in Book 59, Page 546 of the Londonderry Land Records, and therein more particularly described as follows:

" 'House, outbuildings and 150 acres on the Westerly side of Route 100 in Londonderry, Vermont. Being the property conveyed to Ripley Alton Swan and Lilian Tingue Swan by Warranty Deed of Ambrose A. Snow and Addie F. Snow dated March 1, 1941 and recorded in Book 25, Pages 192-193; property conveyed to Lilian T. Swan and Ripley Swan by Quit Claim Deed of Vermont Savings Bank dated November 30, 1950 and recorded in Book 26, Page 450; and property conveyed to Lilian T. Swan and Ripley Swan by Warranty Deed of Vermont Savings Bank dated November 30, 1950 and recorded in Book 26, Page 450.'

"Also including the lands and premises known as "Whim and Whittle" which were decreed to William J. Tingue and Dookie Tingue by Decree of Partial Di[redacted]

Reference is hereby made to the following deeds and to the Londonderry Land Records for a more complete and accurate description:

1. Quitclaim Deed from Polly Dyer to Timberland Farms, LLC (sic) dated 30 December 2002 and recorded December 31, 2002 in Book 59, Page 615 of the Londonderry Land Records.

2. Quitclaim Deed from Daniel Dyer to Timberland Farms, LLC (sic) dated December 30, 2002 and recorded December 31, 2002 in Book 59, Page 616 of the Londonderry Land Records.

3. Warranty Deed from Polly Park Dyer to Timberland Farms, LLC (sic) dated February 26, 2005 and recorded March 12, 2005 in Book 62, Page 54 of the Londonderry Land Records.

4. Warranty Deed from Timberland Farm Irrevocable Trust to Timberland Farms, LLC (sic) dated March 3, 2005 and recorded March 12, 2005 in Book 62, Page 55 of the Londonderry Land Records.

The Grantor hereby conveys by Quit Claim only any interest it may possess to lands on the easterly side of Vermont Route 100 or the southerly side of the West River.

This transfer is conveyed subject to such rights of way, water, drainage, and pipeline rights, utility and other easements and encumbrances as exist of record."

Aden Restivo joins in this conveyance for purposes of conveying any marital or homestead interest he may have in and to the herein conveyed lands and premises.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Jon Marc Restivo and Aden Restivo, a married couple, as tenants by the entirety**, and their heirs and assign, to their own use and behoof forever; AND I, the said Grantor, **Jon M. Restivo a/k/a Jon Marc Restivo,** for myself and my heirs and assigns, do covenant with the said Grantees, **Jon Marc Restivo and Aden Restivo, a married couple, as tenants by the entirety**, and their heirs 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 the manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; AND I, **Jon M. Restivo a/k/a Jon Marc Restivo,** hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

90-622

IN WITNESS WHEREOF, we hereunto set our hands and seals this 8 day of April, 2021.

Jon M. Restivo a/k/a Jon Marc Restivo

Aden Restivo

STATE of VERMONT
Windham **COUNTY, SS.**

At the town/city of Londonderry, this 8 day of April, 2021, personally appeared **Jon M. Restivo a/k/a Jon Marc Restivo and Aden Restivo,** and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Bonnie M. Cobb
Notary Public

My Commission Expires: 1-31-2023

Bonnie M Cobb
Notary Public State of Vermont
Commission
★No. 157.0004780★
My Commission Expires January 31, 2023

Owner Information

Parcel 104025
Owner RESTIVO JON MARC & ADEN

4669 ROUTE 100
SOUTH LONDONDERRY, VT 05155

Location 4669 VT ROUTE 100
Descr: LAND & 2 DWL

Parcel Information

Tax Map #	MAP#4CU	NBHD	3
Span	357-110-11420	Acres	211.45
Status	A - Active	Last Update	02/09/26

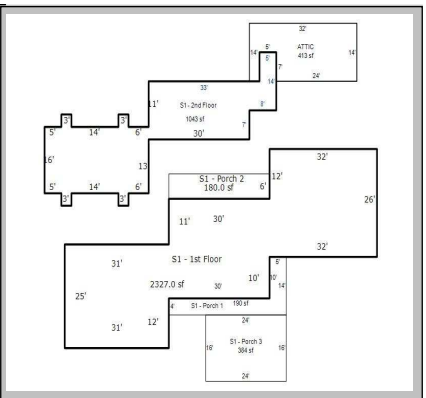
Sales Information

Book	90	Sale Date	04/14/21
Page	620-622	Sale Price	0

Parcel Value Information

Land Value	288,200	Homestead	761,900
Dwelling Value	398,900	Housesite	556,200
Site Imprvmnt	45,000		
Outbuildings	84,600		
Misc. Adj.	0		
Total	816,700		





Sketch Updated: 02/09/26

INSPECT	INSP.	Complete	INSP.	Inspecte	INSP.	Data Verif	APPT	Yes	APPTSCHD	Jon

BUILDING 1										
	Total Rooms	10	Year Built	1900	Building SF	3370	Energy Adj	Average	Roughins	1
	Bedrooms	7	Effect Age	40.0	Quality	3.75	Bsmt Wall	Conc 8"	Plumb Fixt	17
	Full Baths	5	Condition	Good	Style	1.5 Fin	Bsmt SF	1552.00	Fireplaces	2
	Half Baths	0	Phys Depr	16	Design	1.5 Sty	Bsmt Fin	Finish Apt	Porch	754
	Kitchens	2	Funct Depr	5	Bldg Type	Single	Bsmt Fin SF	641	Gar/Shed	0
			Econ Depr	0					% Complete:	0

NOTES

A 2024 survey established updated boundary lines for the property, documenting 21d + 61.37 acres. During this period, the owner relocated a home-based business into a renovated outbuilding that is now used as retail space. The main residence received a series of upgrades including electrical and plumbing improvements, installation of a second-floor half bath, new or refinished flooring, updated fixtures, improved interior wall finishes, and additional heating provided by mini-split heat pumps.

BUILDING 2										
	Total Rooms	4	Year Built	1945	Building SF	715	Energy Adj	Average	Roughins	2
	Bedrooms	2	Effect Age	50.0	Quality	2.75	Bsmt Wall	NoData	Plumb Fixt	4
	Full Baths	1	Condition	Avg/Good	Style	1.5 Fin	Bsmt SF	0.00	Fireplaces	1
	Half Baths	0	Phys Depr	25	Design	CapeCod	Bsmt Fin	No Data	Porch	429
	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete:	0

NOTES

90-647

TOWN OF LONDONDERRY VT
100 OLD SCHOOL ST, SOUTH LONDONDERRY VT 05155

ZONING PERMIT 2021-8

Owners of Record	Jon Restivo	Date of Application	3/22/2021
Applicant	Jon Restivo	Application Complete	3/22/2021
Parcel Number	104025	Date approved	4/27//21
Address	4669 Rt.100	Appeal By	5/27/21
Deed Book-Page	61-533,62-054,62-055,59-615	Permit Expires	4/272023

Based on application materials submitted by the applicant, the following land development is found to meet the provisions of the Town of Londonderry Zoning Bylaw and is hereby **APPROVED**.

HOME BUSINESS, HAS STATE PERMITS

The project shall be completed in accordance with the application and all sketch or site plans of record, and any decisions of the Development Review Board related to this project. No alterations shall be made to the project except where prior written application to the Zoning Administrator has been made and the required approvals obtained.

A Zoning Permit Notice placard issued with this permit must be posted and in place at the property and easily viewable from the adjacent public road for a period of 15 days starting from the date the permit is issued. The permit is effective on the 16th day after the date of this permit. If a mylar copy of the survey with the new boundaries has not been submitted in 90 days, reapplication for a new zoning permit shall be required, unless an extension has been granted by the Zoning Administrator.

NOTICE OF RIGHT TO APPEAL: The decision by the Zoning Administrator to issue this permit may be appealed to the Londonderry Development Review Board by an interested person, pursuant to 24 V.S.A. 4465. An appeal must be taken within 15 days of the date of the Zoning Administrator's decision. After the 15-day period, the decision of the Zoning Administrator becomes final.

William Goodwin, Zoning Administrator 4/27/21 Date

NOTICE: State of Vermont permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for and obtain relevant State permits. Call 802-279-4747 to speak to the Regional Permit Specialist before beginning any earth work or construction.

Received on this 27 day of April, 2021 at 10:15 AM/PM and Recorded in Book 90, Page 647 of the Londonderry Land Records

Kelly Pajala, Town Clerk

Summary of Capital Improvements for Timberland Farm

Property-Wide System & Infrastructure Upgrades

Comprehensive restorations were completed across the entire property, including interior and exterior work for all buildings. Electrical service was standardized and upgraded to 200 amp across all structures. Where the house, basement apartment ("Squirrel Hole"), and cabin previously operated on separate meters—some with above-ground feeds—the system was consolidated to a single meter, and all inter-building connections were replaced with proper direct-burial wire rated for full 200 amp capacity. A whole-property propane generator (20 kilowatt) was installed to power every building during outages. Four propane tanks tied to the main house supply prolonged backup capability, historically far beyond the typical 1–2 day local outages.

Water systems on the main house were modernized with a water neutralizer to slightly raise pH for drinking, a new water pressure tank serving the shop, apartment, and main house, and widespread plumbing upgrades from 1/2 inch copper to 3/4 inch PEX for improved flow. Hot water was upgraded to on-demand for the main house and apartment, delivering unlimited hot water. Every toilet on the property and most sinks were replaced with American Standard fixtures for reliability. Secondary washer and dryer units in the basement received servicing for efficiency and proper venting.

Property-wide smart technology now enables remote monitoring and control. Many switches were replaced with smart devices; thermostats and temperature sensors are placed strategically; an oil tank meter tracks consumption and alerts for refills. Internet coverage was transformed: every building is hardwired to the main router, with mesh hubs ensuring broad outdoor and indoor wifi coverage.. The house is protected by a monitored security system covering door entry, motion, freezing temperatures, and is connected to local authorities for fire, smoke, or intrusion. A secondary interconnected fire alarm system was upgraded so a single trigger sets off all alarms. Carbon monoxide detectors were installed throughout.

The main house septic system—previously under daily vehicle traffic in the driveway—was replaced with a new tank. Driveway access over the tank was permanently blocked. Risers and filtration were added to allow access to both sides and ensure free flow to the leach field via cleanable filters.

The cabin's infrastructure was independently strengthened with 200 amp electrical service, electric hot water (on the main house meter), and a drilled well providing a separate water supply.

Main House: Interior Renovations & Restorations

Floors across the main house were extensively sanded and refinished to correct severe damage, staining, and prior paint. A commercial-grade finish (Bona Traffic HD) in matte was applied to preserve a natural look, resist scratching from pets and shoes, and avoid yellowing over time. Carpeting was removed from targeted areas, and affected staircases were refinished.

Basement improvements were substantial. Non-original partition walls were removed, and obsolete mid-20th century utilities (old boilers, furnaces, hot water tanks, and a freezer) were dismantled and removed. Drainage was integrated into the basement floor to capture moisture during wet seasons,

routing through sump pumps to a side wall discharge down the driveway. This system significantly reduces humidity year-round. The formerly exposed dirt/gravel sections of the basement received a continuous poured concrete floor, eliminating dust migration upstairs and materially improving indoor air quality throughout the entire home. Structural and mechanical enhancements included repairing the previously sagging basement staircase, sealing gaps in the fieldstone foundation against pests and water intrusion, adding storage shelving, installing a ventilation fan to exhaust basement air (aiding overall cooling without traditional AC), and insulating exterior walls from the basement to correct prior lack of insulation. The steam boiler was fully replaced, and steam radiator piping was insulated to minimize heat loss.

Smart technology was implemented throughout the house for remote control and monitoring, consistent with the property-wide upgrades. Plumbing upgrades to 3/4 inch PEX increased water delivery volume. The on-demand hot water heater now serves both the main house and apartment with unlimited capacity. Secondary laundry appliances in the basement were serviced to ensure efficient operation and venting.

The “Squirrel Hole” apartment underwent heavy restoration with substantial insulation improvements for warmth and comfort. Floors (including kitchen and bathroom areas) were refinished, the entire interior repainted, and the forced-air furnace received significant maintenance and replacement parts to increase reliability and enable remote control. Across the property, all toilets were replaced with American Standard models, and most sinks were updated., with antique ones being restored.

Second-floor renovations in the original portion included restoring the main bedroom: removal of wallpaper, painting, and refreshing finishes, with high-speed internet brought to that side of the house and electrical prepared for a wall-mounted TV. A mini-split was installed to cool the entire second floor (two bedrooms and a bathroom), with heating capability available but primarily used for air conditioning; a wall thermostat is present, with preferred wireless app control. The second-floor bathroom was updated—improving light fixtures while keeping the original tub. Light fixtures throughout the entire property were modernized, and select single-pane antique divided-light windows were restored to preserve original character rather than replaced.

In the dining room, extensive cracked horsehair plaster was meticulously repaired, and antique wooden trim was restored. The room was repainted, and cabinet hardware was replaced with pieces matching original style where parts were missing, damaged, or rusted.

Kitchen renovations were extensive. An irreparable wood-fired cookstove (with a failed water jacket) was removed and replaced with a Blue Star propane cooking range (believed to be 48 inches wide). Countertops were rebuilt using Vermont Bethel White granite. Many handmade wooden latches and hardware were restored. A handmade Amish island was added for prep work. Multiple outlets were placed on independent circuits to reliably support simultaneous appliances. A two-door glass-front commercial refrigerator was installed. Dilapidated built-in cabinetry that reduced usable space was removed. A handmade ceiling light now brightens the room, addressing prior inadequate illumination. The sink was replaced with a farmer-style sink, hidden trash and recycling were integrated within cabinetry, and the dishwasher was upgraded.

The middle portion of the house above the living room was largely left intact to retain its Vermont farmhouse character (visible post and beam ceilings). Old carpeting was removed and the space reconfigured into a bedroom and gaming room. The upstairs bathroom serving these bedrooms was

updated—retaining the original tub while replacing the sink, toilet, and light fixtures. An adjacent attic (off the bathroom above the living room and accessible from the convalescent room stauircase) had an open cupola and lacked insulation; the cupola was sealed to prevent pests and moisture and to improve thermal performance. Old debris was cleared. The attic is large, with windows on each side for light.

The central living room was refreshed, including installing a distinctive ceiling light fixture, refinishing one wall, and cleaning accumulated smoke and dirt from others to restore brightness; all fixtures were updated. The half bathroom off the living room was restored—preserving the original sink and hardware—while installing a new toilet and refinishing floors and walls, including the shower with epoxy. The convalescent room was converted into a bright seating area by removing built-in utility closets and refinishing surfaces.

The laundry room's layout was optimized: new appliances were repositioned against the window to free space; shelving was installed; and plumbing/water supplies were completely redone and relocated to the new washer/dryer position.

In the newest addition (above the Squirrel Hole), two bedrooms were updated with paint and trim repair; floors were not refinished due to their already excellent raw condition. The bathroom was updated with a new sink, toilet, floor, walls, and lighting while retaining its original—and largest—bathtub.

Main House: Exterior & Structural Improvements

On the north side, an old pressure-treated deck functioning as a patio and main entrance to the house was removed and replaced with stamped concrete designed to replicate bluestone. Structural supports for the post-and-beam section holding the small roof over the patio were rebuilt. Clapboards outside the kitchen and living room, as well as the wall by the laundry room and bedroom in the newest addition, were replaced due to extensive damage. Antique doors and hardware on this side of the house were restored. Improvised rock "stepping stones" used by previous owners were replaced with properly cut stones serving the bedroom and office off of the music room. Chimney flashing by the first-floor bedroom was redone.

The entire north perimeter was excavated down to the foundation and a French drain installed to intercept roof runoff, channeling water away from the house on both sides via gravel and perforated pipe, and sending it downhill. This system materially reduced basement water intrusion. A 12-person ski rack is discreetly located under the porch outside the kitchen and living room. All exterior light fixtures were replaced.

Septic improvements to the main house and apartment included replacing the tank, blocking off driveway access above the tank to prevent vehicle traffic over it, and installing risers and filtration to allow access to both sides and maintain free flow to the leach field.

On the south side—visible from the driveway—the deck was replaced and expanded, with metal railings and on-demand propane plumbed for outdoor grilling. Extensive perennial, rose, and shrub plantings enhanced aesthetic appeal on this elevation. A support wire by the patio facilitates bird feeding while preventing bear access; a Wi-Fi–integrated camera triggers a loud siren upon identifying nighttime bear activity, deterring them effectively. An outdoor cattle-trough bathtub (150 gallons, suitable for two

people) was installed for seasonal use; it is removed in winter, with quick-connect plumbing remaining for easy reinstallation.

Outbuildings: Comprehensive Upgrades & Renovations

A small outbuilding referred to as a “three-sled shed” was installed and is visible from the south side of the house. It has 200 amp electrical service, a drilled well providing unlimited water, and hardwired internet. The building footprint could be expanded if desired. It has been used for livestock. Internet from this shed extends further down the driveway to support a camera security system monitoring all arrivals and departures; the system is capable of reading license plates.

The old barn, called “the shop,” comprises an attached garage and an old hayloft above. The garage was upgraded with compacted gravel replacing the former dirt floor. Insulation was added to exterior walls on both the first and second floors, and an EV charger was installed. Tool racks were added, and the garage provides ample parking (excavator and three vehicles, potentially four or five depending on size). A loading dock and sliding bay door were installed for pallet handling. The shop/garage/commercial kitchen share an exterior septic system, which now has risers for easy cleaning access after inspection. Propane service was brought to the shop for auxiliary heating, and two powerful mini-splits were installed that can heat the entire building using electricity. Damaged single-pane side windows (compromised by snow collapse and wood rot) were replaced, and the two main entrance windows were replaced with picture windows to admit abundant light. The antique entry door was refinished, and the pressure-treated patio landing to the workshop was refinished. Vinyl flooring was installed throughout the shop’s first and second floors. Washer drainage was added and plumbed to an old dry well for drainage, along with an auxiliary propane space heater, a shop sink, and a propane on-demand hot water heater providing unlimited hot water to both floors and the commercial kitchen. A wall-mount tonal resistance AI gym was installed for personal use. Shelving was added for tools (kept warm in winter) and in a storage room for shipping supplies and documents. Electrical service was upgraded and paint was refreshed throughout.

The commercial kitchen—, previously a carpeted office and initially in rough condition—was brought up to VT health department standards with a dedicated handwashing station sink, a dishwashing station, and a sanitizing dishwasher that reaches the required temperatures for federal regulations. Ceilings were redone, and bright LED lighting installed. A second mini-split is wall-mounted in this room. The space is currently utilized for storage and an office. The second-floor bathroom received a new toilet while retaining its antique sink; old ductwork and forced-air piping were removed. The second office beside this bathroom features refinished wooden floors (Bona Traffic HD), hardwired Ethernet from the main house, and installed shelving racks.

Above the garage, a massive loft with a staircase to the first floor was insulated and is used for storage. Two large sliding loft doors were restored but remain shut to prevent pigeons we share the property with from gaining entrance.

Adjacent to the shop, “the workshop” comprises a lower level with a hayloft above. The workshop provides four bays for heavy machinery and attachments and stores UTVs, skid steers, and multiple skid steer attachments. Power was run outside for security cameras. Speakers were also installed, which are connected via Wi-Fi to the main house Sonos system. The workshop walls and ceiling were insulated to keep conditions workable in winter without a formal heating system, but a propane space heater can easily be installed and tied into the tanks beside it at the shop. The building received 200 amp service

directly from the house, hardwired internet, and functions as the central hub distributing internet from the main basement to all outbuildings. Debris was removed, and much of the electrical was restored with upgraded wiring. The hayloft—previously filled with unusable building materials—was cleared and is now used primarily for building material storage; It has held up to 600 bales of hay, with a front hay door used for ground-level loading via hay tractor.

The shop originally had a slate roof that was failing due to compromised underlying wood. All slate was removed, damaged wood replaced, and a new asphalt shingle roof installed.

Cabin (historically called the Whim & Whittle) renovations were wide-ranging. Interior cosmetic work included refinishing floors and updating the bathroom (keeping the original sink and tub) with improved shower walls and lighting. Structural reinforcement addressed a sagging main bedroom overhang over the patio; concrete and sono tubes were used to stabilize and level the building under the bed area. The entry's pressure-treated deck was removed and replaced with compacted gravel to prevent water ingress and divert runoff away from the cabin. Historic field stones from the main house kitchen door were repurposed at the cabin entry to preserve original charm. The cabin's heating system was upgraded with replacement parts and wireless thermostats for remote control, and plumbing repairs were completed. Electrical service was upgraded to 200 amp. The forced-air furnace was serviced and fitted with new parts for reliability. A wood stove was removed and the chimney sealed internally to prevent guests from burning fires; the chimney was inspected and repaired and can be easily unsealed if future use is desired. Two propane tanks supply heat and cooking gas. Hot water is electric (on the main house meter). A drilled well provides independent water.

Land, Driveway & Grounds Enhancements

Approximately 20 acres surrounding the house lot and upper pasture were cleared, restoring the landscape to its original meadow purpose. The lower section now contains a fenced fruit orchard with mixed varieties and pollinators; wire fencing and a solar-powered electric charger prevent deer from consuming young trees. The lower portion was seeded with a Vermont native wildflower mix, while the upper pasture was seeded with a meadow mix of native grasses and clover. Protective caps were installed on all chimneys to prevent animal entry to all buildings.

The driveway from the main house to route 100—about a quarter mile—was excavated and reconstructed using compacted Surepak gravel. New culverts were installed at selected points for proper drainage. At the property entrance, mail service was restored after persistent advocacy with USPS; a large mailbox is now in place and deliveries occur daily without the need for a PO box. The entryway—previously shaped like a half circle with a huge drainage ditch in the middle and impeded access for large equipment and pallet deliveries—was excavated, loam removed, and redesigned as a single large entry easily accessible from route 100, enabling tractor-trailer deliveries as needed.

Miles of trails across the property were restored for hiking, snowshoeing, and snowmobiling by removing deadwood and encroaching limbs. New trails were created to allow vehicle access to favored destinations such as Paradise for those not wishing to make the half-hour hike. The cabin's immediate grounds were regraded so water runs away from the structure.

dotloop signature verification: dtlp.us/liLA-URZH-m8PQ

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: 4669 Vermont Route 100, Londonderry, VT 05148 (Main House)

Seller's Disclosure
(initial applicable sections)

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. — QR 02/19/26, JMR 02/19/26

2. Records and reports available to the Seller:

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. — QR 02/19/26, JMR 02/19/26

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.*

Seller's Initials — JMR 02/08/26 12:03 PM EST dotloop verified; QR 02/08/26 12:07 PM EST dotloop verified

Buyer's Initials

dotloop signature verification: dtlp.us/liLA-URZH-m8PQ

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)

☐ 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: Jon Marc Restivo dotloop verified 02/19/26 1:32 PM EST CQL5-OEWK-JPFI-TIX5
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Aden Restivo dotloop verified 02/19/26 1:09 PM EST YMA7-IUIN-3LZR-OYMW
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

dotloop signature verification: dtlp.us/ueGX-AB7o-PXuj

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

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: 4671 Vermont Route 100, Londonderry, VT 05148 (Cabin)

Seller's Disclosure
(initial applicable sections)

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. (02/19/26)

2. Records and reports available to the Seller:

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. (02/19/26 1:09 PM EST) (02/19/26 1:32 PM EST)

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.*

Seller's Initials (02/19/26 1:32 PM EST dotloop verified) (02/19/26 1:09 PM EST dotloop verified)

Buyer's Initials

dotloop signature verification: dtlp.us/ueGX-AB7o-PXuj

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)

SJ 02/19/26 12:18 PM EST 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: Jon Marc Restivo dotloop verified 02/19/26 1:32 PM EST CQPR-XSKO-CR04-YG5M (Signature) Date

Purchaser: (Signature) Date

Seller: Aden Restivo dotloop verified 02/19/26 1:09 PM EST YG8A-2NQ9-UO9R-UZE1 (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

dotloop signature verification: dtlp.us/cQR0-okww-RbMX

Vermont Mandatory Flood Disclosure

Date Prepared: 02/08/2026

Seller's Name(s): Jon Marc Restivo Aden Restivo

Property Address: 4669 Vermont Route 100, Londonderry, VT 05148 (Main House)
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=4669%20Vermont%20Route%20100%2C%20Londonderry%2 ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the 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
1a	If yes, please describe: Gravel driveway was damaged by the Great Vermont Flood in July 2023 and repairs were done to improve drainage		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

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

Seller: Jon Marc Restivo dotloop verified 02/08/26 12:03 PM EST K1YC-YUPA-MAAL-TUGU (Signature) (Date)

Seller: Aden Restivo dotloop verified 02/08/26 12:07 PM EST MTDB-EQJ8-4X6A-2CBB (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

dotloop signature verification: dtlp.us/Ztkj-iZ6z-1NJp

Vermont Mandatory Flood Disclosure

Date Prepared: 02/08/2026

Seller's Name(s): Jon Marc Restivo Aden Restivo

Property Address: 4671 Vermont Route 100, Londonderry, VT 05148 (Cabin)
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=4669%20Vermont%20Route%20100%2C%20Londonderry%2 ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the 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
1a	If yes, please describe: During the July 2023 flood there was damage tot he gravel driveway caused by exception and unusual flooding. Improved drainage was installed.		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

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

Seller: Jon Marc Restivo dotloop verified 02/08/26 12:02 PM EST BXCO-GVDS-UHY7-LE9D (Signature) (Date)

Seller: Aden Restivo dotloop verified 02/08/26 12:07 PM EST NERI-7WO4-MHVS-PNSN (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (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