Taplin Hill Farm

$1,795,000 | 1817 Taplin Hill Rd, Corinth, Vermont





Wade Weathers
Luxury Real Estate Broker
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Court Merrigan
Agricultural Consulting
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LandVest®

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Taplin Hill Farm: A Vermont Sanctuary with Unmatched Potential

Set on 180+/- acres of rolling pastures and woodlands in Vermont's unspoiled hill country, Taplin Hill Farm is more than a property—it's a living landscape offering substantial income and development potential. With sweeping White Mountain views, vast open skies, and a sense of timeless calm, the farm captures the very essence of quiet rural beauty. This remarkable offering features three distinct, thoughtfully designed dwellings—the secluded Cabin on Cabin Hill, the sophisticated Modern Farmhouse, and the tranquil Cottage on Mulligan's Pond—all set within one remarkable landscape.

Taplin Hill Farm is a space for creativity, restoration, and genuine connection to the land. Explore miles of wooded trails lined with sugar maples and birch, swim in the spring-fed, half-acre pond stocked with bass, or watch the light shift across the mountains from one of the farm's many lookouts. Whether you're seeking a remote working hub, a private family retreat, or a source of seasonal revenue, each residence provides its own rhythm and perspective on Vermont's enduring countryside.

The Residences: Three Retreats in One Landscape

Cabin on Cabin Hill

A true writer's or artist's haven, this 280 sq. ft. secluded, off-grid hideaway is perched high above the valley. It features a cozy one-room layout with a propane wall stove, a full bath, a kitchenette, and an expansive deck with panoramic White Mountain views. The rugged construction includes finished pine board flooring and a corrugated metal roof. The cabin operates via a Generac generator and a rainwater-fed cistern (500-gallon septic tank and leach field).

The Modern Farmhouse

Blending antique charm with contemporary design, this bright and comfortable 1,510 sq. ft. residence offers two bedrooms and two 3/4 baths. The heart of the home features high-end appliances, including a Bosch induction range and a wall-mount oven with a microwave. Unique details include built-in bookshelves with a hidden closet and two adjacent main-level offices (convertible to a third bedroom). Large windows frame sweeping pasture views, and the spacious deck includes a luxurious saltwater hot tub.

- **Modern Comforts:** Heating and cooling are handled by an efficient Mitsubishi heat pump. The home runs on full power and features a backup Kohler generator with a switching system. Water is supplied by a well with a softener and tankless water heater.

- **Infrastructure:** The house has a mound septic system and is connected to V-Tel Fiber Optic Internet (project underway on the highway). Two sets of LG washers and dryers and extensive horse fencing complete the package.

Cottage on Mulligan's Pond

Overlooking the tranquil pond, this modern 640 sq. ft. cottage includes a bedroom with a king bed and workspace, and a 3/4 bath. It features natural pine board flooring and a distinctive glass garage door to a screened porch. The upper-level deck is perfect for morning coffee or sunset reflection. It features retro appliances (gas fridge and electric range) and is heated by a propane wall stove.

- **Utilities:** The cottage has full power, a well (with softener and tankless water heater), and a septic system with a pump past the pond. It is also positioned to benefit from the ongoing V-Tel Fiber Optic Internet project.

Investment & Development Potential

The farm's acreage and three distinct dwellings create multiple pathways for future use and financial gain.

Income Potential

The separation and privacy of the dwellings means the property could generate significant rental income via short-term rental platforms (AirBnB/Vrbo):

- **Flexible Revenue Streams:** A new owner could reside in the Modern Farmhouse while generating revenue by renting the private Cabin and Cottage seasonally or year-round.
- **Peak Season Leasing:** The entire compound could be leased during high-demand seasons for maximum financial returns.

Development Opportunity

The expansive land is primed for future development:

- **Family Compound or Expansion:** Several scenic locations across the farm are ideal as additional homesites, offering the chance to create a multi-generational family compound or to build a larger primary residence.

- **Infrastructure Advantage:** The existing wellhead and electric service strung to the Farmhouse could be extended to support a new homesite, providing a clear path for expansion.

Key Property Features:

- **Farming Infrastructure:** Barn, shed, and chicken coop all have power. The barn is equipped with a Hi-Hog cattle chute.
- **Outbuildings:** A shed behind the Farmhouse contains two metal storage containers and has the potential to become a garage.
- **Logistics:** Property has a large propane tank, Green Mountain Power, and an all-weather gravel driveway.

Taplin Hill Farm offers a rare combination of simplicity, beauty, and balance, just 30 minutes from Hanover, New Hampshire, and 40 minutes from Montpelier, Vermont.

ADDENDUM

TAPLIN HILL FARM
CORINTH, VERMONT



PROPERTY
All-weather gravel driveway
0.5 acre deep pond stocked with bass
Shed behind Farmhouse currently has two metal containers; could be used as a garage
Shed, barn, and chicken coop have power
Barn has Hi-Hog cattle chute for humane livestock handling
Green Mountain Power
Large propane tank

CABIN
280 sf. living area
1 Bedroom - 3/4 bath
Gravel bed foundation
Wood exterior
Corrugated metal roof
Finished pine board flooring
Deck



Utilities
Heat - Propane wall stove with thermostat Cooling – N/A
Sewer – 500-gal septic tank with leach field and pump
Water – Rainwater cistern
Large water heater
Electric - Generac generator
Internet – N/A

FARMHOUSE
1510 sf living area
2 Bedroom – Two 3/4 bath
1 Bedroom upstairs
Two adjacent main-level offices which could be combined into one bedroom
Footings and a slab foundation
Board and batten exterior
Standing seam roof
Engineered hardwood floor

Bosch induction range

ADDENDUM

TAPLIN HILL FARM
CORINTH, VERMONT



Wall mount oven with microwave
Dishwasher
Fridge
Two sets of LG washers and dryers, one up and one downstairs
Built-in bookshelves with hidden closet
Deck with hot tub
Porch
Four-plank fence
Four-strand tensile horse fence

Utilities
Heat- Mitsubishi heat pump
Cooling – Mitsubishi heat pump
Sewer – Mound septic system
Water – Well , water softener, constant water pressure system, tankless water heater, pressure tank. Wellhead below. could be used to support new homesite
Electric - full power
Electric strung to the farmhouse could be extended to new homesite
Internet - V-Tel
*Fiber optic project currently underway on the highway below.
Back up Kohler generator with switching system

COTTAGE



640 sf. living area
1 Bedroom - 3/4 bath
Gravel bed foundation
Board and batten exterior
Retro appliances featuring gas fridge and electric range
Porch
Deck

Utilities
Heat - Propane wall stove with thermostat
Cooling – N/A
Sewer - Septic with pump past the pond
Water – Well, water softener, tankless water heater and pressure tank
Electric – Full power
Internet – V-Tel
*Fiber optic project currently underway on the highway below.

Date Printed 10/24/25

Owner Information

Parcel 073-01817
Owner CORNWELL STEVEN W
PO BOX 510
CORINTH, VT 05039
Location 1817 TAPLIN HILL RD
Descr: LAND & DWLS

Parcel Information

Tax Map #	073-01817	NBHD	13
Span	159-050-11069	Acres	177.90
Status	A - Active	Last Update	10/06/25

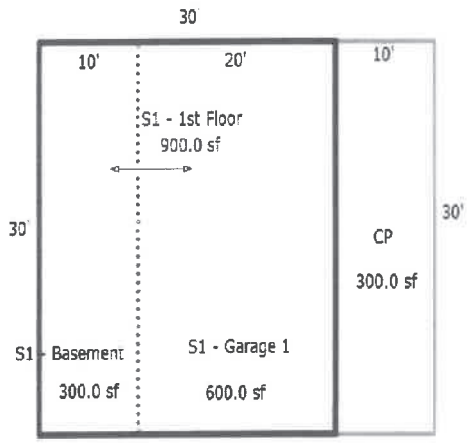
Sales Information

Book	101	Sale Date	12/15/16
Page	747-751	Sale Price	290,000

Parcel Value Information

Land Value	431,100	Homestead	468,500
Dwelling Value	102,700	Housesite	98,700
Site Imprvmnt	25,000		
Outbuildings	11,800		
Misc. Adj.	0		
Total	570,600		





East

Sketch Updated: 05/30/23

BUILDING	Total Rooms	3	Year Built	0	Building SF	900	Energy Adj	Average	Roughins	1
	Bedrooms	1	Effect Age	0.0	Quality	3.00	Bsmt Wall	NoData	Plumb Fixt	4
	Full Baths	1	Condition	Salvage	Style	2 Story	Bsmt SF	0.00	Fireplaces	0
	Half Baths	0	Phys Depr	0	Design	Two Story	Bsmt Fin	No Data	Porch	300
	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	900
			Econ Depr	0					% Complete:	10

Notes

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD

NOTES

3/26/2024 email from owner, main dwelling destroyed by fire, see section 1

5/23/2023 sect 1 is owners residence over garage/barn, sect 2 is rental cottage behind main house, sect 3 is rental cottage by pond, separate well/septic

2022 Housesite values raised to reflect excellent access, privacy & long range views. Two sites added for camps. Two OB added appx sf. New camp started, platform only, no valu. Property is available for rental through airbnb, homestead removed.

2019 Change acreage to agree with survey of boundaries
April 2018 Raise housesite grade to 1.3 long range views in two directions Cabin moved to section two; OB/ 2 sty DGS Section one apt over garage cost as gla, 1st flr fin area utility $3000
Reap 2017 Pre built cabin moved in last fall 14 x 20 with bathroom (water brought in), est porch Marshall & Swift cost tables presume that the camp is completely finished - less than 100% complete; no fin flrs, no heat, no insulation, no plumbing enter None in appropriate catagory; Deduct 10% no interior walls, 5% no interior finish, 5% no ceilings, 5% no wiring, 5% no kitchen

PAYABLE TO:
MAIL TO:

Town of Corinth

PO Box 461
Corinth, Vermont 05039

802-439-5850

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
073-01817.	08/27/2025	2025-2026

1/2% interest per month will be added after the due date on all unpaid taxes. Taxes not paid on or before final due date will be processed as Delinquent and assessed with penalty & interest charges.

Description: LAND & DWLS
Location: 1817 TAPLIN HILL RD

OWNER **CORNWELL STEVEN W**
GREGOIRE KENT
PO BOX 510
CORINTH VT 05039

SPAN # 159-050-11069 **SCL CODE: 050**
TOTAL PARCEL ACRES **177.90**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	570,600	570,600
TOTAL TAXABLE VALUE	**570,600**	570,600
GRAND LIST VALUES	**5,706.00**	5,706.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.1749	x5,706.00=	997.98
HIGHWAY	0.5376	x5,706.00=	3,067.55
LOCAL AGREEMENT	0.0051	x5,706.00=	29.10
FIRE STATION	0.0391	x5,706.00=	223.10
TOTAL MUNICIPAL TAX			4,317.73
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			4,317.73

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.7365	x5,706.00=	9,908.47

1.7030 (state rate) / 98.07% (CLA ÷ SA) = 1.7365

Payments		
1	09/09/2025	7,113.10
2	02/09/2026	7,113.10

TOTAL EDUCATION TAX	9,908.47
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	9,908.47

TAX SUMMARY
Municipal + Education

TOTAL TAX	**14,226.20**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**14,226.20**

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Corinth
TAX YEAR 2025-2026

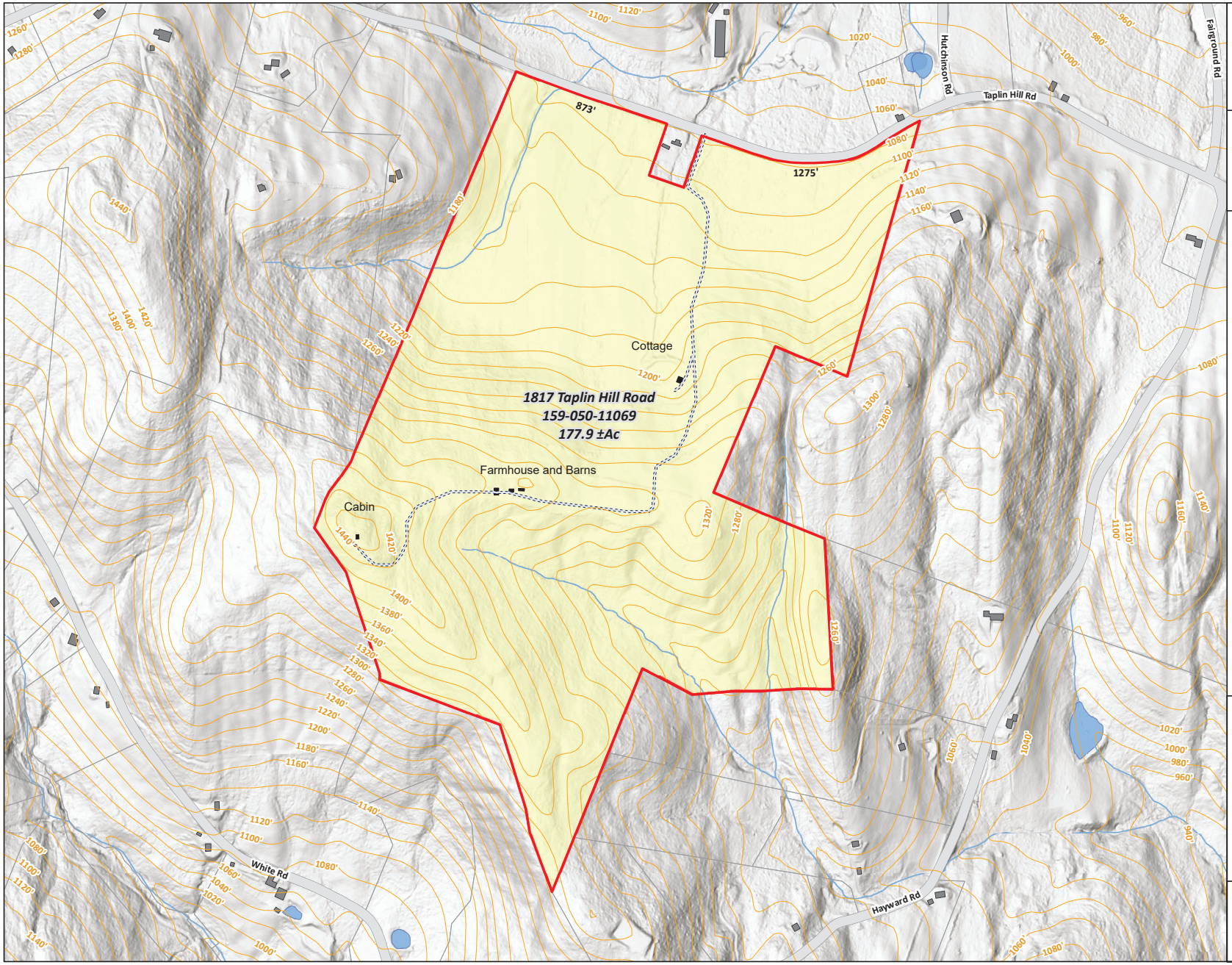
1ST PAYMENT DUE	
09/09/2025	
OWNER NAME	
CORNWELL STEVEN W	
PARCEL ID	
073-01817	
AMOUNT DUE	7113.10
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.

Town of Corinth
TAX YEAR 2025-2026

2ND PAYMENT DUE	
02/09/2026	
OWNER NAME	
CORNWELL STEVEN W	
PARCEL ID	
073-01817	
AMOUNT DUE	7113.10
AMOUNT PAID	

Postmarks are NOT accepted. Payment must be received in the office before the close of business on or before due date to avoid interest and/or delinquent charges.



Taplin Hill Farm

Corinth, VT

Base Plan

LEGEND

- Subject Property - 177.9 ±Ac
- Adjacent Properties
- Building Footprints
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 10/30/25

Project Number: VT1607

0 250 500 1,000 Feet

Scale: 1 " = 500 '

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

LandVest

Document Name: VT1607 base



Taplin Hill Farm

Corinth, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 177.9 ±Ac
- Adjacent Properties
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 10/30/25

Project Number: VT1607

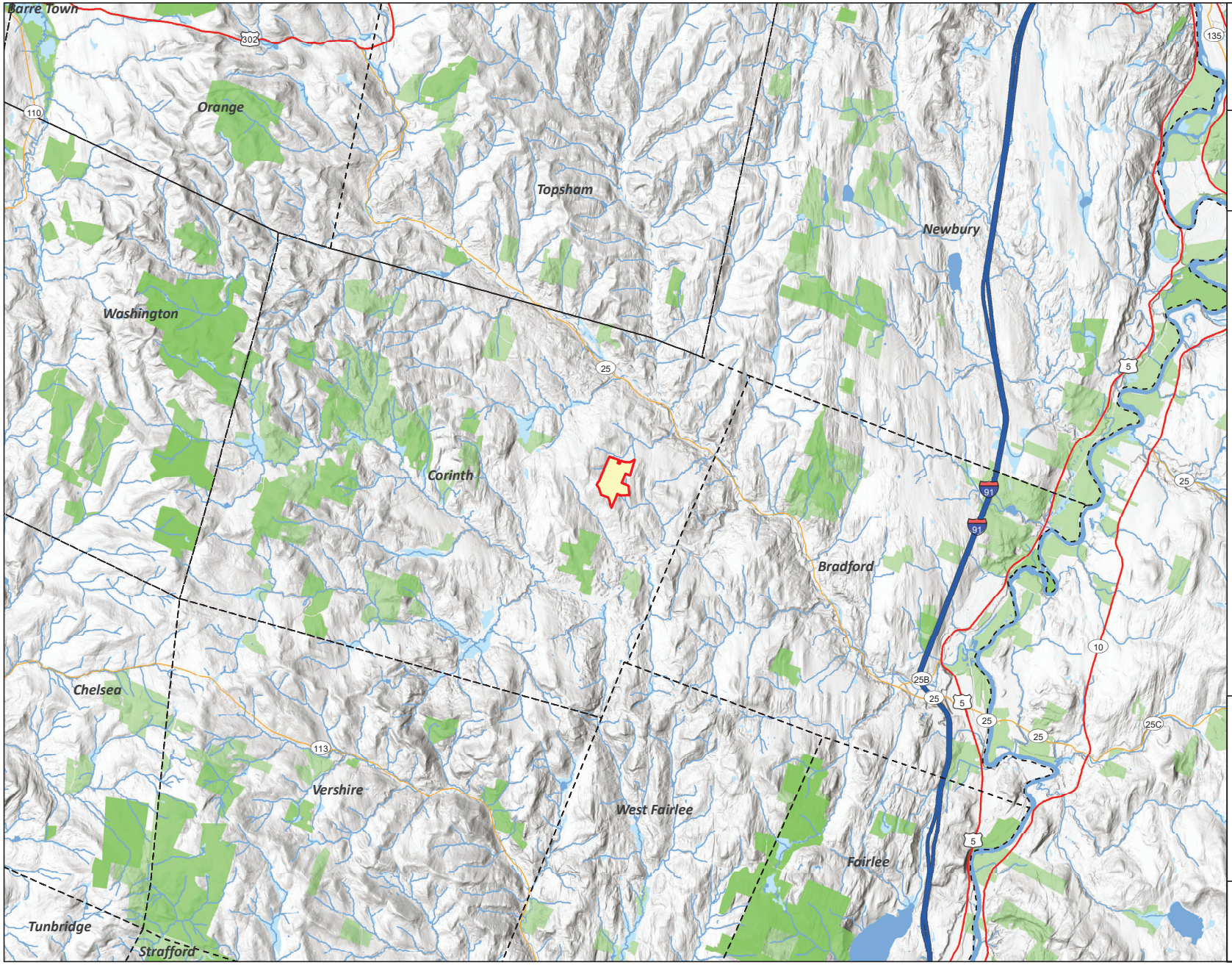
0 250 500 1,000 Feet

Scale: 1 " = 500 '

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

LandVest

Document Name: VT1607 ortho



Taplin Hill Farm

Corinth, VT

Regional Locus

LEGEND

- Subject Property - 177.9 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 10/30/25

Project Number: VT1607

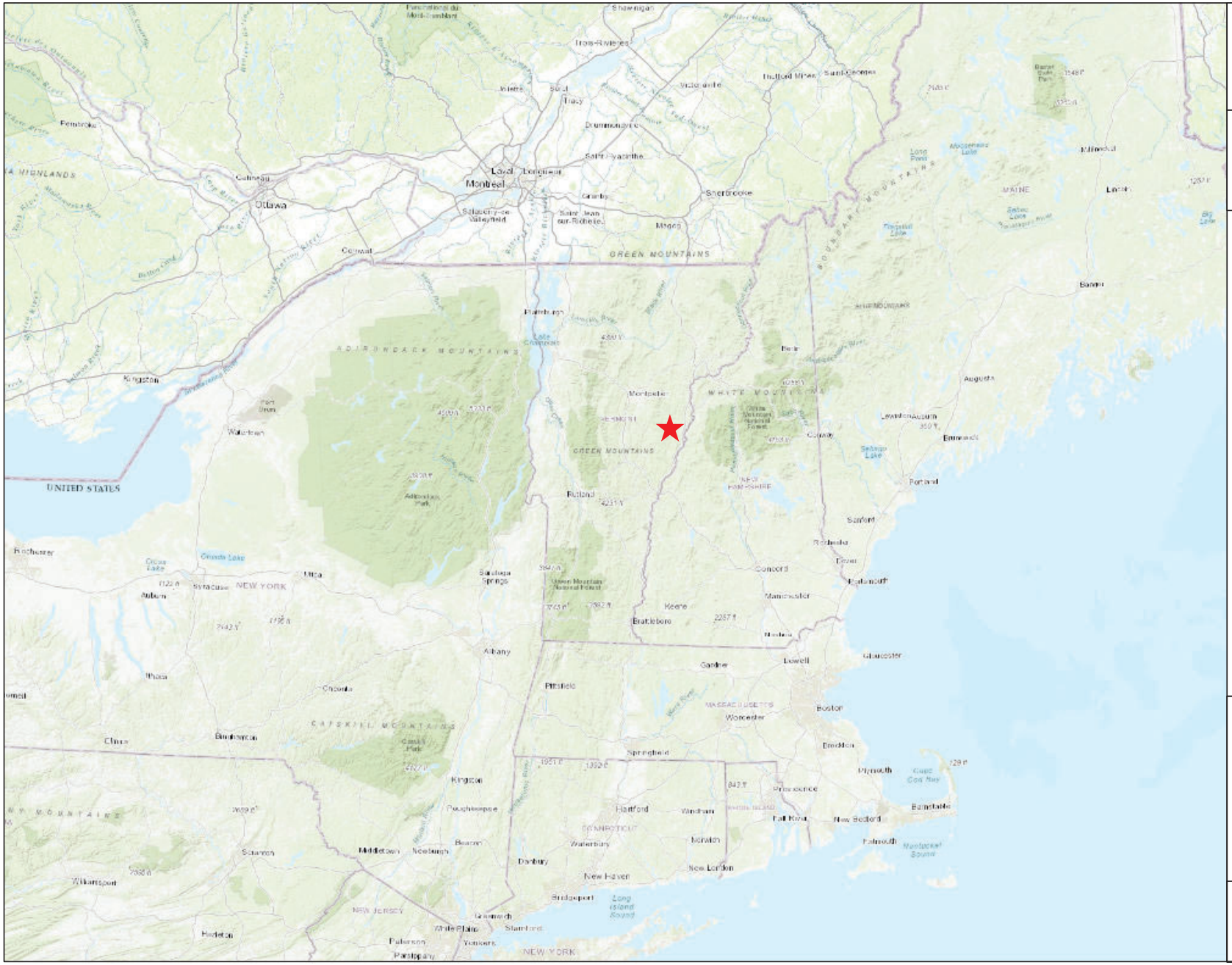
0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

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

LandVest

Document Name: VT1607 regional locus



Taplin Hill Farm

Corinth, VT

Regional Locus

LEGEND

★ Subject Property - 177.9 ±Ac



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

Date: 11/05/25

Project Number: VT1607

0 100,000 200,000 400,000 Feet

Scale: 1 " = 200,000 '

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

LandVest

Document Name: VT1607 regional locus zoomed

CORINTH TOWN CLERK'S OFFICE
RECEIVED FOR RECORDING
DATE 1-9-2017 TIME 11:20 AM
RECORDED IN BOOK 101 PAGE 247-251
ATTEST [signature] TOWN CLERK

VERMONT QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, STEVEN W. CORNWELL, joined by my spouse, KENT J. GREGOIRE, of Atlanta, Georgia, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to my satisfaction by STEVEN W. CORNWELL and KENT J. GREGOIRE, a married couple, of Atlanta, Georgia, Grantees, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantees, STEVEN W. CORNWELL and KENT J. GREGOIRE, and their heirs and assigns forever, a certain piece of land in the Town of Corinth, County of Orange and State of Vermont, described as follows:

Being all and the same lands and premises conveyed to Steven W. Cornwell by Warranty Deed of Joyce M. Appleton a/k/a Joyce Appleton, Kenneth A. Appleton a/k/a Kenneth Alton Appleton, William G. Appleton, Jerald L. Appleton and Mary Virginia Appleton dated September 20, 2016 and recorded on September 22, 2016 at Book 101, Pages 373-376 of the Corinth Land Records, described as follows:

"Being a parcel of land estimated to contain 150 acres, be the same more or less, with no building situated thereon located adjacent to Taplin Hill Road in the Town of Corinth. These are a portion of those lands and premises conveyed to William G. Appleton, Jerald L. Appleton, Kenneth Alton Appleton, and James L. Appleton (since deceased), by Warranty Deed of Nelson A. Willey and Margaret L. Willey, dated April 16, 1976 and recorded at Book 36, Pages 76-79 of the Town of Corinth Land Records.

The within conveyed parcel is all that remains after the following out conveyances:

Conveyance of the so called "Taplin Hill Schoolhouse" to Dawn V. Visintini by Warranty Deed of William G. Appleton, Jerald L. Appleton, Kenneth Alton Appleton, and James L. Appleton dated July 31, 1982 and recorded at Book 41, Page 271-273 of the Town of Corinth Land Records.

Conveyance of a 300 foot by 200 foot portion of the property to Dale M. Miles and Jeannette R. Miles, by Warranty Deed of William G. Appleton, Jerald L. Appleton, Kenneth Alton Appleton, and James L. Appleton dated September 11, 1986 and recorded at Book 44, pages 428 - 429 of the Town of Corinth Land Record.

Conveyance of the so called "Karl E. Carter homefarm" to Ernst Aebi by Warranty Deed of William G. Appleton, Jerald L. Appleton, Kenneth Alton Appleton, and James L. Appleton dated August 15, 2003 and recorded at Book 76, Pages 717-719 of the Town of Corinth Land Records.

The one-quarter interest of James L. Appleton is vested in Joyce M. Appleton as evidenced by Amended Final Decree of Distribution of the Estate of James L. Appleton dated December 20, 2012 and recorded at Book 95, Pages 640-641 of the Town of Corinth Land Records.

Mary Virginia Appleton joins in this conveyance in order to convey her interest described in a Quitclaim Deed from Jerald L. Appleton to Mary Virginia Appleton and Jerald L. Appleton, husband and wife dated August 30, 1993 and recorded in Book 55, Pages 119-120 of the Town of Corinth Land Records.

The herein-conveyed lands and premises are conveyed subject to, and with the benefit of, any applicable utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated."

Reference should be made to the above-mentioned deeds and records, and to the deeds and records referred to therein for a more complete and particular description of the property to be conveyed.

TO HAVE AND TO HOLD all my right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantees, STEVEN W. CORNWELL and KENT J. GREGOIRE, a married couple as tenants by the entirety, and their heirs and assigns forever.

AND FURTHERMORE we, the said Grantors, STEVEN W. CORNWELL and KENT J. GREGOIRE, do for myself and my heirs and assigns, covenant with the said Grantees, STEVEN W. CORNWELL and KENT J. GREGOIRE, and their heirs and assigns forever, that from and after the ensealing of these presents I will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of December, 2016.

STEVEN W. CORNWELL

KENT J. GREGOIRE

STATE OF GEORGIA
COUNTY OF Cobb, SS

At Marietta (Town/City) in said County this 15th day of December, 2016 personally appeared STEVEN W. CORNWELL and KENT J. GREGOIRE and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Chris Ruthruff
Notary Public
My Commission Expires: 2/23/2020
(SEAL)

CHRIS RUTHRUFF NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES February 23, 2020

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOYCE M. APPLETON, a/k/a Joyce Appleton, of Corinth, in the County of Orange and State of Vermont, KENNETH A. APPLETON, a/k/a Kenneth Alton Appleton, of Topsham, in the County of Orange and State of Vermont, WILLIAM G. APPLETON, of Corinth, in the County of Orange and State of Vermont, JERALD L. APPLETON and MARY VIRGINIA APPLETON, husband and wife of Topsham, in the County of Orange and State of Vermont GRANTORS, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by Steven W. Cornwell of Atlanta, in the County of Fulton and State of Georgia, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Steven W. Cornwell, and his heirs and assigns forever, a certain parcel of land and premises located in Corinth, in the County of Orange and State of Vermont, described as follows, viz:

Being a parcel of land estimated to contain 150 acres, be the same more or less, with no building situated thereon located adjacent to Taplin Hill Road in the Town of Corinth. These are a portion of those lands and premises conveyed to William G. Appleton, Jerald L. Appleton, Kenneth Alton Appleton, and James L. Appleton (since deceased), by Warranty Deed of Nelson A. Willey and Margaret L. Willey, dated April 16, 1976 and recorded at Book 36, Pages 76-79 of the Town of Corinth Land Records.

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The herein-conveyed lands and premises are conveyed subject to, and with the benefit of, any applicable utility easements, public rights-of-way, spring rights, easements for ingress and egress, and rights incidental to each of the same as may appear more particularly of record; provided, however, that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above mentioned deeds and deeds referred to therein for a more particular description of the lands and premises herein conveyed.

There are no buildings located on these premises and these premises are no part of the homestead of the Grantors or any spouse of the Grantors.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Steven W. Cornwell, and his heirs and assigns, to his own use and behoof forever; and we, the said Grantors, Joyce M. Appleton, Kenneth A. Appleton, William G. Appleton, Jerald L. Appleton, and Mary Virginia Appleton, for ourselves and our heirs and assigns do covenant with the said Grantee, Steven W. Cornwell, and his heirs and assigns, that until the ensealing of these presents we, the said, Joyce M. Appleton, Kenneth A. Appleton, William G. Appleton, Jerald L. Appleton, and Mary Virginia Appleton, are the owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as set forth above.

And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of September, 2016.

IN PRESENCE OF

Joyce M Appleton
JOYCE M. APPLETON, a/k/a Joyce Appleton

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

At Hartford this 20th day of September, 2016 personally appeared Joyce M. Appleton, a/k/a Joyce Appleton, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

JOHN C. ANDO NOTARY PUBLIC VERMONT

Before me _____
Notary Public
My commission expires: 02/10/2019

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of September, 2016.

IN PRESENCE OF

Kenneth G. Appleton
KENNETH A. APPLETON,
a/k/a Kenneth Alton Appleton

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

At Hartford this 20th day of September, 2016 personally appeared Kenneth A. Appleton, a/k/a Kenneth Alton Appleton, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

JOHN C. CANDON NOTARY PUBLIC VERMONT

Before me J. C. Candon
Notary Public
My commission expires: 02/10/2019

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of September, 2016.

IN PRESENCE OF

William G Appleton
WILLIAM G. APPLETON

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

At Hartford this 20th day of September, 2016 personally appeared William G. Appleton and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

JOHN C. CANDON NOTARY PUBLIC VERMONT

Before me J. C. Candon
Notary Public
My commission expires: 02/10/2019

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of September, 2016.

IN PRESENCE OF

Jerald L. Appleton
JERALD L. APPLETON

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

At Hartford this 20th day of September, 2016 personally appeared Jerald L. Appleton and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

JOHN C. CANDON NOTARY PUBLIC VERMONT

Before me J. C. Candon
Notary Public
My commission expires: 02/10/2019

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of September, 2016.

IN PRESENCE OF

Mary Virginia Appleton
MARY VIRGINIA APPLETON

STATE OF VERMONT)
WINDSOR COUNTY, SS.)

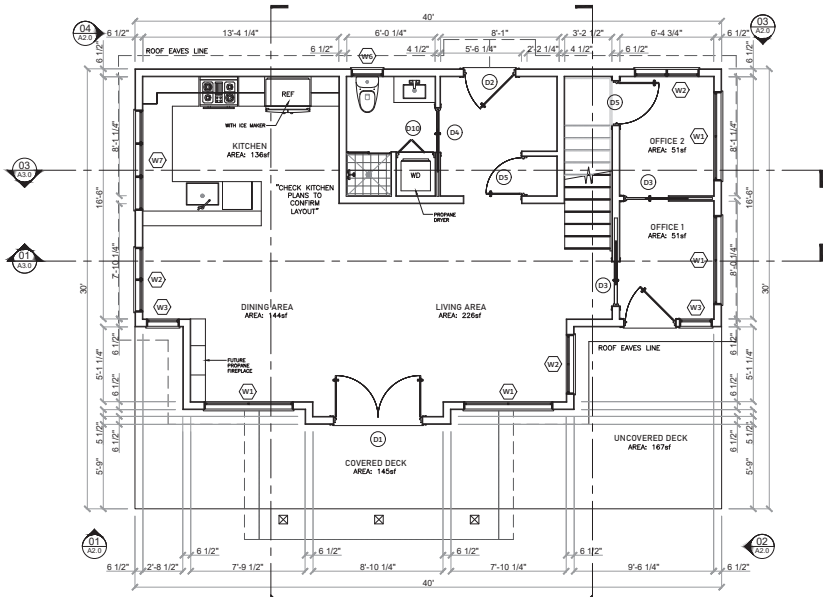
At Hartford this 20th day of September, 2016, personally appeared Mary Virginia Appleton and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

JOHN C CANDON NOTARY PUBLIC VERMONT

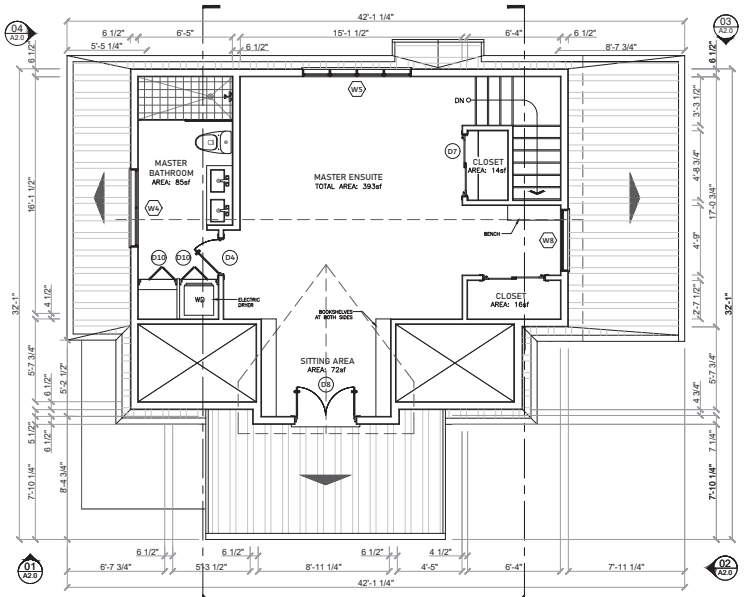
Before me J C Candon
Notary Public
My commission expires: 02/10/2019

CORINTH TOWN CLERK'S OFFICE
RECEIVED FOR RECORDING
DATE 9-22-16 TIME 10:53 am
RECORDED IN BOOK 101 PAGE 373-376
ATTEST TOWN CLERK

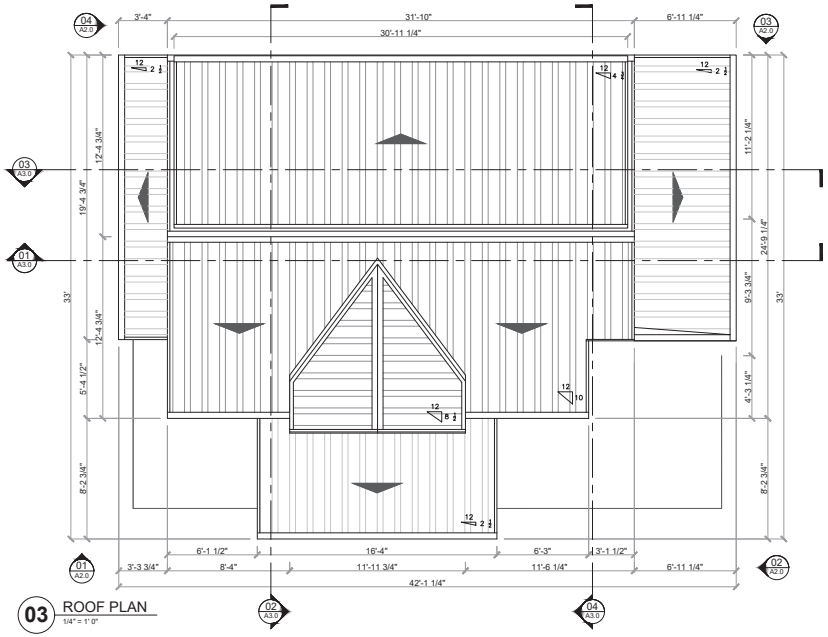
LAW OFFICES
OF
OTTERMAN &
ALLEN, P.C.



01 GROUND FLOOR PLAN
1/4" = 1'-0"



02 SECOND FLOOR PLAN
1/4" = 1'-0"



03 ROOF PLAN
1/4" = 1'-0"

1/4"=1'-0"

EST. 2023
RÉAL HAZEN
CONSTRUCTION COMPANY
Fairlee, VT

KENT GREGOIRE &
STEVE CORNWELL

1817 TAPLIN HILL RD,
CORINTH VT 05039

PROJECT NUMBER:
1074

GENERAL CONTRACTOR:
RÈAL HAZEN CONSTRUCTION
404 ROUTE 5N
FAIRLEE, VT, 05045
(802) 222-8948
jonah@realhazen.com

DATE
10/29/2025

NOTES:

SHEET DESCRIPTION:

FLOOR PLAN

SHEET NUMBER

A-1.0

dotloop signature verification: dtlp.us/cCWs-KLyX-gNfo

Vermont Mandatory Flood Disclosure

Date Prepared: 09/25/2025

Seller's Name(s): Kent Gregoire Steven Cornwell

Property Address: 1817 Taplin Hill Road, Corinth, VT 05039
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=1817%20Taplin%20Hill%20Road%2C%20Corinth%2C%20VT% ; 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:		
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: Kent Gregoire dotloop verified 09/25/25 5:35 PM EDT 6FDH-HXPZ-OQAC-C7Z6 Seller: Steven Cornwell dotloop verified 09/25/25 5:41 PM EDT M8JJ-0RCP-OOWD-7XKL
(Signature) (Date) (Signature) (Date)

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

Buyer: Buyer:
(Signature) (Date) (Signature) (Date)