Birch Tree Farm

2358 Long Hill Rd South Woodstock VT



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

{{disclaimer}} 24481

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 2358 Long Hill Road 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.

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No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Residential	Single Family	**2358 Long Hill Road**				Listed: 5/15/2026	$6,673,000
5089158	Active	**Woodstock**	**VT**	**05091**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windsor
Village/Dist/Locale
Construction Status Existing
Year Built 1981
Architectural Style Tudor, Post and Beam
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $96,869.68
Tax Year
Tax Year Notes
Owned Land
Lot Size Acres 465.00
Lot Size Square Feet 20,255,400
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 10
Bedrooms Total 5
Bathrooms Total 4
Bathrooms Full 3
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $1,602.16
Above Grade Finished Area 4,165
AGFinSrc Plans
Above Grade Unfinished Area 0
AGUnfinSrc Plans
Below Grade Finished Area 0
BGFinSrc Plans
Below Grade Unfinished Area 1,765
BGUnfinSrc Plans
Total Finished Area 4,165
Days On Market 3
Activation Date

Public Remarks Framed by groves of mature birch trees, a winding drive descends into a private valley surrounded by pastures, apple orchards, a spring-fed pond, and sweeping mountain views, arriving at Birch Tree Farm. Spanning more than 465 acres, this extraordinary Vermont retreat offers an immersive four-season lifestyle -- from pressing fresh cider from the orchard and tapping maple trees for syrup to harvesting honey and gathering fresh eggs for breakfast. Miles of trails traverse varied terrain, including the summit of Old Baldy Mountain (2,409 feet). The retreat includes a lodge-style residence, a modern barn, and several ancillary farm buildings. The wood and stone lodge-style home carries a relaxed mountain vibe. Thoughtfully renovated in 2026, the interiors balance scale and warmth: exposed beams, a cathedral ceiling in the great room, and a substantial wood-burning stone fireplace anchor the space, while floor-to-ceiling windows draw in sweeping views of the mountains. The wrap-around deck takes in an infinity pool, hot tub, and stocked pond. In spring, wild lupine carpet the meadow; in autumn, the apple orchard comes into its own. Landscape design by Shep Butler includes 10' hydrangea bushes, perennials gardens, stone walls and a walled vegetable garden. The three-level bank barn, designed by award winning Boston architect John MacDonald and built by Housewright Construction, offers one of the finest barns in area with 7 box stalls, a farm manager's office/tack room, and a versatile upper level for entertaining, recreation, and movie night as well as accommodating an overflow of guests. Nine fenced pastures, run-in sheds, chicken coop, apiary, and direct access to GMHA's trail network support an exceptional equestrian and recreational lifestyle. 157 acres conserved by VLT. 3.1 miles from GMHA, 3.8 miles from South Woodstock Country Store and Post Office, Less than a half hour from Killington, 2.5 hours from Boston.
Directions From Woodstock Village, take 106 South to Church Hill Road, slight left onto Fletcher Schoolhouse Road, left onto Benedict Road, to Long Hill Road, property on right. Please no drive bys.

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 786-250-10337
Property ID
Deed Recorded Type Warranty
Deed Book 274
Deed Page 377
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Conserved Land, Country Setting, Deed Restricted, Horse/Animal Farm, Field /Pasture, Landscaped, Mountain View, Pond, Secluded, Trail/Near Trail, Walking Trails, Wooded
Construction Materials Timber Frame, Composition Exterior, Stucco Exterior, Wood Exterior
Foundation Details Concrete
Roof Standing Seam
Appliances Dishwasher, Disposal, Range Hood, Microwave, Double Oven, Gas Range, Refrigerator, Water Heater off Boiler, Owned Water Heater
Other Equipment Air Conditioner, CO Detector, Enrgy Recvry Ventlatr Unt, Humidifier, Security System, Hardwired Smoke Detector, Standby Generator
Flooring Hardwood, Slate/Stone, Tile
Utilities Propane, Underground Utilities

Cooling Central AC
Electric Circuit Breaker(s), Generator, Underground
Heating Propane, Oil, Hot Air, In Floor, Radiant
Sewer Private, Septic
Water Source Drilled Well, Private, Purifier/Soft
Exterior Features Balcony, Barn, Deck, Garden Space, Outbuilding, In-Ground Pool, Shed, Poultry Coop
Interior Features Central Vacuum, Ceiling Fan, Wood Fireplace, 2 Fireplaces, Hearth, Kitchen Island, Kitchen/Dining, Kitchen/Living, Living/Dining, Primary BR w/ BA, Natural Light , Natural Woodwork, Security, Vaulted Ceiling, 1st Floor Laundry

Basement Description Concrete, Full, Interior Stairs
Garage Yes
Garage Capacity 2
Driveway Circular, Gravel
Parking Features Heated Garage, Driveway, Parking Spaces 2, Attached

Road Frontage Type Gravel, Public
Road Frontage Yes
Road Frontage Length 16,005

Exclusions

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants Yes
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

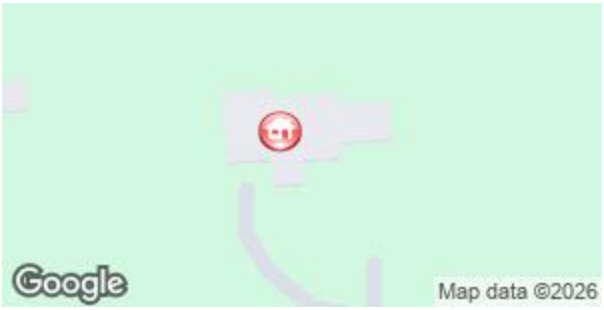


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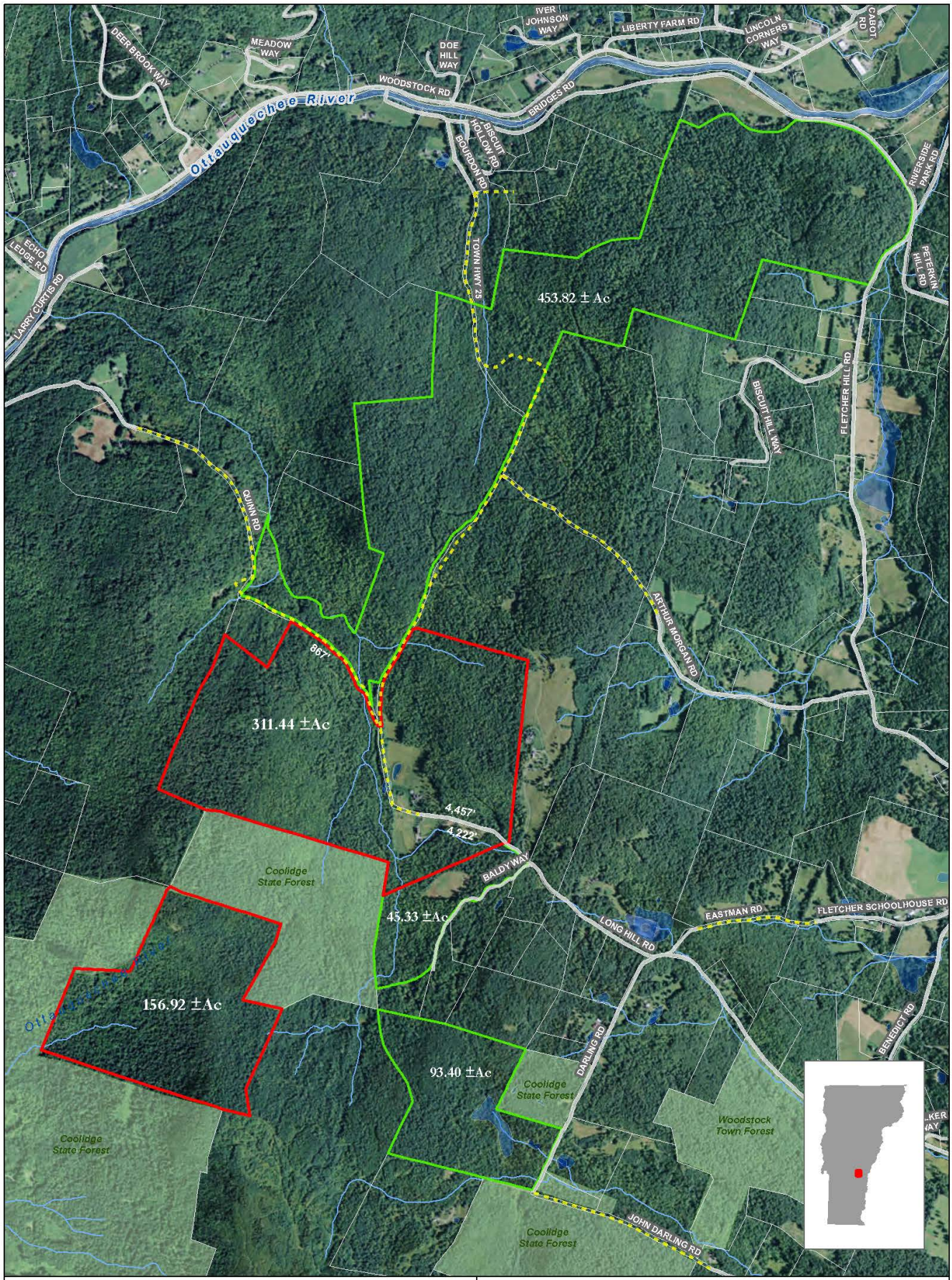






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Listed By:
T Story Jenks - LandVest, Inc/Woodstock



Legend

- Subject Property - 468.36 ±Ac
- Protected Openspace
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: 2011 imagery from ESRI 'World Imagery' map service.

Base Plan Orthophotograph

Project Number: VT0627

March 15, 2016

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

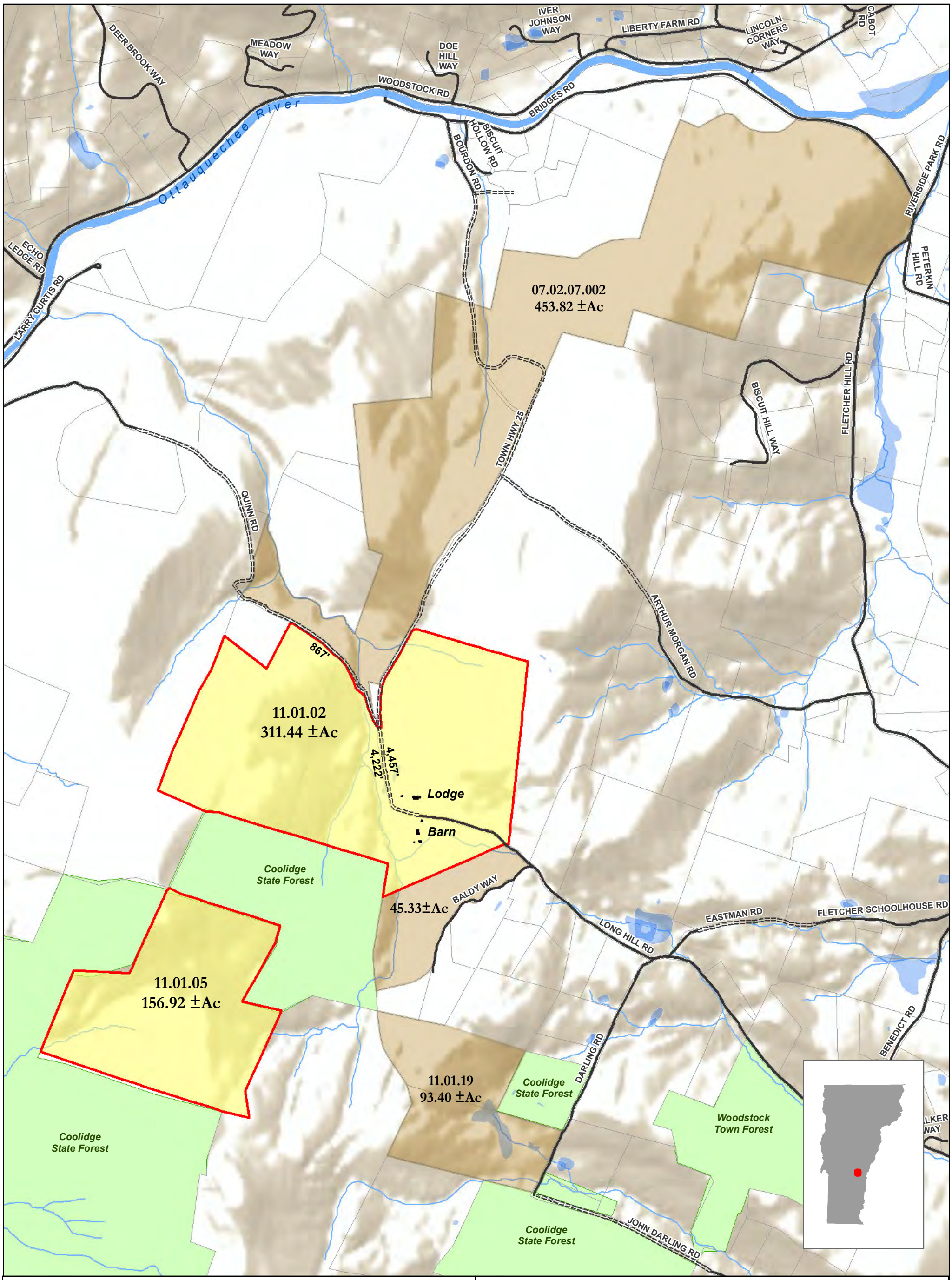
Birch Tree Farm

Woodstock, VT

Scale: 1 " = 1,300 '

0 650 1,300 2,600 Feet

LandVest



Legend

- Subject Property - 468.36 ±Ac
- Buildings
- Driveway
- Class 4 Road
- Adjacent Properties
- Protected Openspace
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Base Plan

Project Number: VT0627

March 15, 2016

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

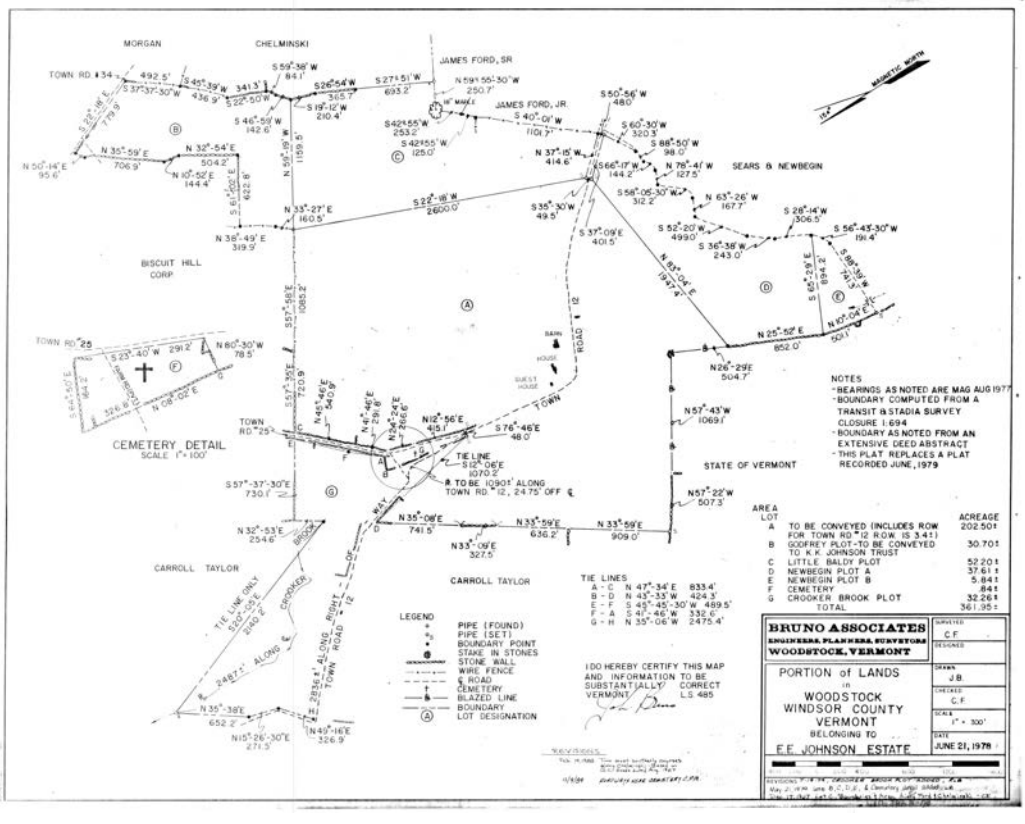
Birch Tree Farm

Woodstock, VT

Scale: 1 " = 1,300 '

0 650 1,300 2,600 Feet

LandVest


MORGAN
CHELMINSKI
JAMES FORD, SR
JAMES FORD, JR
SEARS & NEWBEGIN
BISCUIT HILL CORP
CARROLL TAYLOR
STATE OF VERMONT
TOWN RD #34
TOWN RD #25
TOWN ROAD 12
CROOKER BROOK
CEMETERY DETAIL
SCALE 1"=100'
MAGNETIC NORTH
NOTES
- BEARINGS AS NOTED ARE MAG AUG 1977
- BOUNDARY COMPUTED FROM A TRANSIT & STADIA SURVEY CLOSURE 1:694
- BOUNDARY AS NOTED FROM AN EXTENSIVE DEED ABSTRACT
- THIS PLAT REPLACES A PLAT RECORDED JUNE, 1979
TIE LINE S 12° 06' E 1070.2' TO B TO BE 1090' ALONG TOWN RD. #12, 24.75' OFF ℄
TIE LINE ONLY 207.05' 2140.2' ALONG ℄ 2487' ±
TIE LINES
A - C N 47°-34' E 833.4'
B - D N 43°-33' W 424.3'
E - F S 45°-45'-30" W 489.5'
F - A S 41°-46' W 332.6'
G - H N 35°-06' W 2475.4'
LEGEND
PIPE (FOUND)
PIPE (SET)
BOUNDARY POINT
STAKE IN STONES
STONE WALL
WIRE FENCE
℄ ROAD
CEMETERY
BLAZED LINE
BOUNDARY
LOT DESIGNATION
I DO HEREBY CERTIFY THIS MAP AND INFORMATION TO BE SUBSTANTIALLY CORRECT
VERMONT LS 485
AREA
LOT
A TO BE CONVEYED (INCLUDES ROW FOR TOWN RD #12 R.O.W. IS 3.41) 202.50±
B GODFREY PLOT - TO BE CONVEYED TO K.K. JOHNSON TRUST 30.70±
C LITTLE BALDY PLOT 52.20±
D NEWBEGIN PLOT A 37.61±
E NEWBEGIN PLOT B 5.84±
F CEMETERY .84±
G CROOKER BROOK PLOT 32.26±
TOTAL 361.95±
BRUNO ASSOCIATES
ENGINEERS, PLANNERS, SURVEYORS
WOODSTOCK, VERMONT
SURVEYED C.F.
DESIGNED
DRAWN J.B.
CHECKED C.F.
SCALE 1" = 300'
DATE JUNE 21, 1978
PORTION of LANDS
IN
WOODSTOCK
WINDSOR COUNTY
VERMONT
BELONGING TO
E.E. JOHNSON ESTATE

PROPERTY DETAILS ADDENDUM
BIRCH TREE FARM
2358 LONG HILL ROAD
SOUTH WOODSTOCK, VT 05071

PROPERTY

- 465 ± acres
- Oak Timber Frame Residence
- 3-level bank barn
- Equipment barn
- Carriage-width recreation trails
- Old Baldy Mountain cabin
- Stone walls
- Stocked swimming pond 15' deep
- Apple orchard
- Fenced paddocks
- Chicken Coope
- Infinity pool and spa

RESIDENCE

- Built in 1981, renovated 2025-6
- 4,165 s.f.
- Bedroom/Bathrooms
  - 1st Fl – ½ bathroom
  - 2nd Fl – 5 bedrooms & 3 bathrooms
- All wi-fi thermostats w/mobile remote
- New Security System w/mobile remote
- Porte cochere
- Attached heated 2-bay garage
- IPE wraparound deck

FIRST LEVEL

Porte Cochere

- Stone drive and porch landing
- Firewood storage

Foyer

- Porte cochere entry
- Stone tile and oak floor
- Radiant Heated floors
- Gable glass window

½ Bathroom

- Stone tile floor
- Radiant Heated floors
- Granite counter

Kitchen

- Walnut floors
- Granite counters
- Granite Island
  - Stainless steel sink with disposal
  - Stainless steel prep sink
- Appliances
  - Frigidaire double electric wall oven
  - Bosch 5 burner gas cooktop
  - Bosch dishwasher
  - Frigidaire microwave
  - Sub Zero Refrigerator/freezer
  - Sub Zero wine cooler
  - Sub Zero ice maker

Great Room

- Vaulted ceiling
- Floor-to-ceiling fieldstone fireplace
- Floor-to-ceiling windows
- Walnut floors
- Exposed oak beams
- 2 double sliding glass doors to deck & pool/spa

Wraparound IPE Wood Deck

- Propane gas connection for outdoor grill

Den/Playroom

- Oak floors
- Cherry paneling
- Built-in entertainment center
- Built-in bookcases/cabinets/desk

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions.

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Andrew Bustin – 802-200-3904 – abustin@landvest.com

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PROPERTY DETAILS ADDENDUM
BIRCH TREE FARM
2358 LONG HILL ROAD
SOUTH WOODSTOCK, VT 05071

Laundry Room
- Granite floor
- Granite counter
- Stainless steel sink
- Storage cabinets
- Washer/Dryer
- Pocket doors

Mudroom
- Granite floor
- Radiant Heated floors
- Built-in storage & cubbies
- Double glass doors to yard

Breezeway to Garage
- Glass sliding doors to outside
- Granite floor
- Radiant Heated floors

Two Bay Attached Heated Garage
- 3rd Bay drive through
- Auto doors
- Cement floor

SECOND LEVEL
- Oak floors and doors throughout
- Custom Bookshelves w/ rolling ladder
- Vaulted ceilings

Primary Bedroom
- Custom built in closet wall
- USB plugs for electronics
- 2 Hidden Wall safes in closets
- Radiant Heated floors
- Vaulted ceiling
- Separate zoned A/C

Primary Bedroom Bath
- Bath with his/her vanities
- Limestone floor, counters
- Radiant Heated floors
- USB plugs for electronics
- Tile shower
- Skylight

Storage Closet

4 Bedrooms
- Closet with built-in drawers
- USB plugs for electronics
- Custom wall mirrors
- Oak floors
- Vaulted ceiling

Linen Close

¾ Bathroom
- Slate floor and counters
- Tile shower
- Skylight

Full Bathroom
- Slate floor & counters
- Porcelain tub & tile wall with shower
- Skylight

BARN
- 3 Level Gambrel style c2006
- Post and Beam construction
- Standing seam copper roof
- Stone and granite foundation
- Cedar shake exterior w/ aak trim
- Double sliding doors

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BIRCH TREE FARM
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FIRST LEVEL

- Brick floor isle way
- 5 - box stalls, rubber mats
- Open wash stall
- Feed bins
- Oak walls
- Automatic heated waterers

Office/Tack Room

- Brick floor
- Radiant heat
- Built-in desk
- Oak and Pine paneled walls, Fir accents
- Kitchenette - sink & Soapstone counters

SECOND LEVEL

- Industrial metal stairs
- Oak floors
- Pine walls & fir trim

Recreation/Media Room

- Double glass French doors
- Cathedral ceiling
- Exposed beams
- 2 cupolas with auto windows
- Double closet
- Built-in cabinets/drawers w/ brass pulls
- Built-in day beds
- Recessed movie screen & projector
- Surround sound
- Microwave
- Small refrigerator and freezer
- Copper sink
- Soapstone counters
- Pool table

3/4 Bathroom

- Slate floor
- Heated towel rack
- Glass surround shower w/ slate floor
- 10' 6" ceiling
- Brass fittings
- Frosted glass entry doors

LOWER LEVEL

- Cement floor
- Storage room
- 2 utility rooms
- 2 – box stalls, rubber mats
- Oak walls
- Large run in or storage
- Large sliding exterior doors

¾ Bathroom

- Granite shower
- Granite and slate counter
- Double soap stone sink

STORAGE/EQUIPMENT BARN

- c. 2008
- 2-story w/ storage above
- 3-bays
- Copper standing seam roof
- Cedar shingle exterior
- Stone foundation Cement floor
- Wood bead board ceiling Solid wood doors
- Heated

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POOL & SPA
- Gunite pool
- Mobile pool automation controls
- Stone patio surround
- Infinity waterfall
- Hot tub

TWO RUN-IN SHEDS (20' X 32')
- Double-sliding wood doors
- Ceiling fan
- Copper standing seam roof
- Rubber mat floors
- Automatic heated waterers

CHICKEN COOP (8' x 18')
- Standing seam metal roof
- Cedar shake exterior

POND
- 15 feet deep
- Swimming dock

ORCHARD
- Apple trees with varieties such as Macoun, Empire, Cortland, Spartan and Macintosh

CABIN (8' x 10')
- Top of Old Baldy Mtn
- 2,400 feet elevation

UTILITIES – RESIDENCE
- Central A/C, sperate in primary bedroom
- Air exchange system
- Viessmann Oil-fired hot water boiler
  - Forced hot air heat in great room
  - Baseboard - second floor
  - Radiant – Kitchen, Primary bedroom, Den, mudroom, laundry
- Viessman 120-gal domestic hot water tank off boiler
- 2-275 gallon oil tanks
- 2 propane buried fuel tanks
- Underground power-House meter 6505462
- Variable drive well pump
- Pressure tank
- Drilled well 122'/15 GPM. Well tag 213/39
- Water softener
- Pool heater, pump filter system - Aqualink
- 400 amp service
- Automated Generac commercial generator – whole property, switch in garage
- Central vacuum
- Humidifier
- Security system-Smoke/CO, security & leaks
- EC Fiber internet/streaming
- Lawn irrigation system

UTILITIES - BARN
- Drilled well 150'/30 GPM Well Tag 36878
- Buderus propane boiler
- Baseboard and radiant heat – 5 zones
- Buderus propane domestic hot water heater 79.2 gal
- Central vacuum
- Septic alarm
- Septic system WW-3-1124

INCLUDED: all lighting and window treatments and A/V equipment (TVs, Radios, etc.), farm equipment (including Kubota and 4x4) and exercise equipment

EXCLUDED: Furniture, artwork and vehicles

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COVENANTS AND EASEMENTS

160 Acres conserved with Vermont Land Trust
Property enrolled in Current Use
Deed Restriction designating no cut zone
Town Class 4 Road

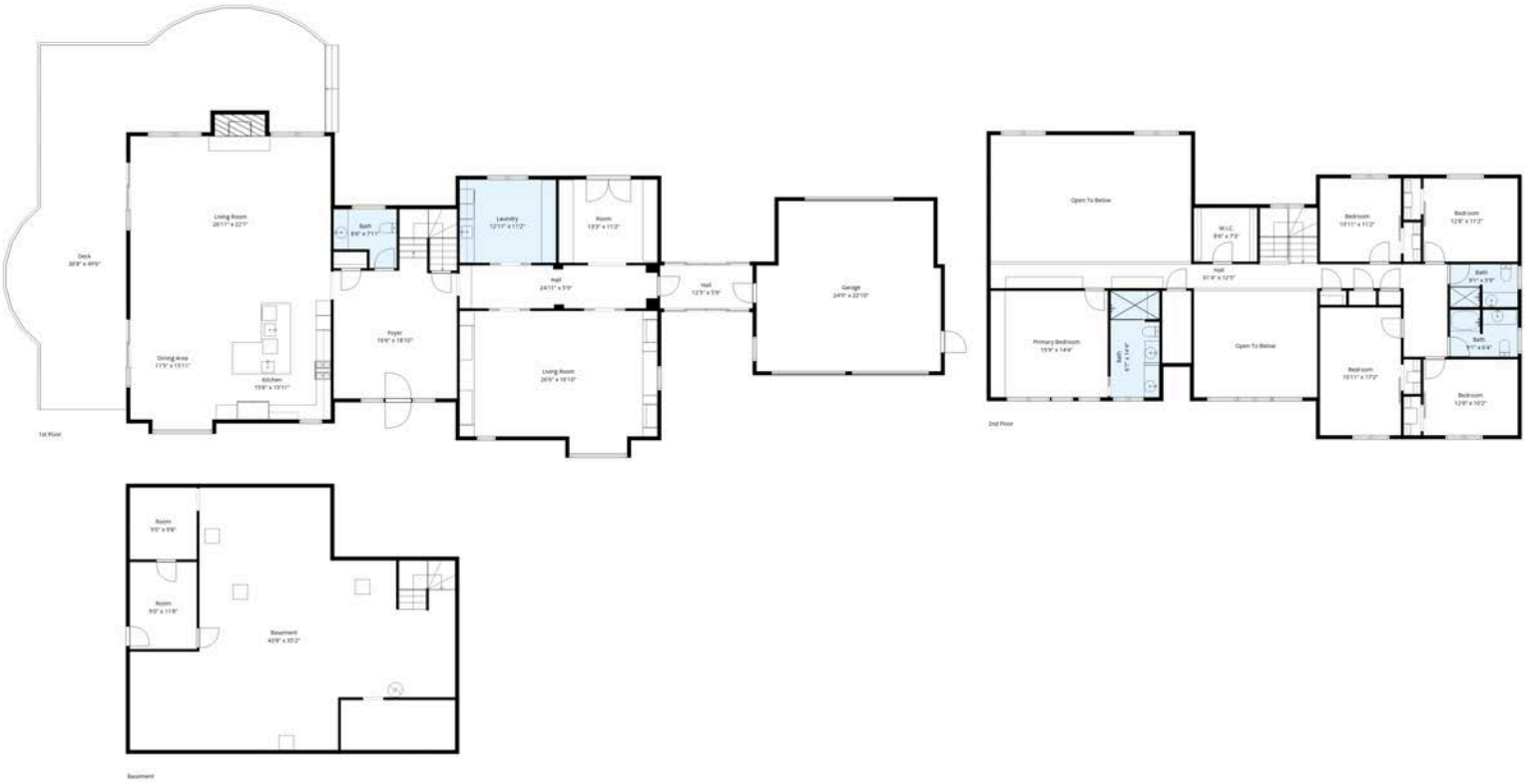
ADDITIONAL INFORMATION

Landscape Design - Shep Butler
Architect – Moorehouse MacDonald
Builder – Housewright Construction
Forester – Tucker Westenfeld

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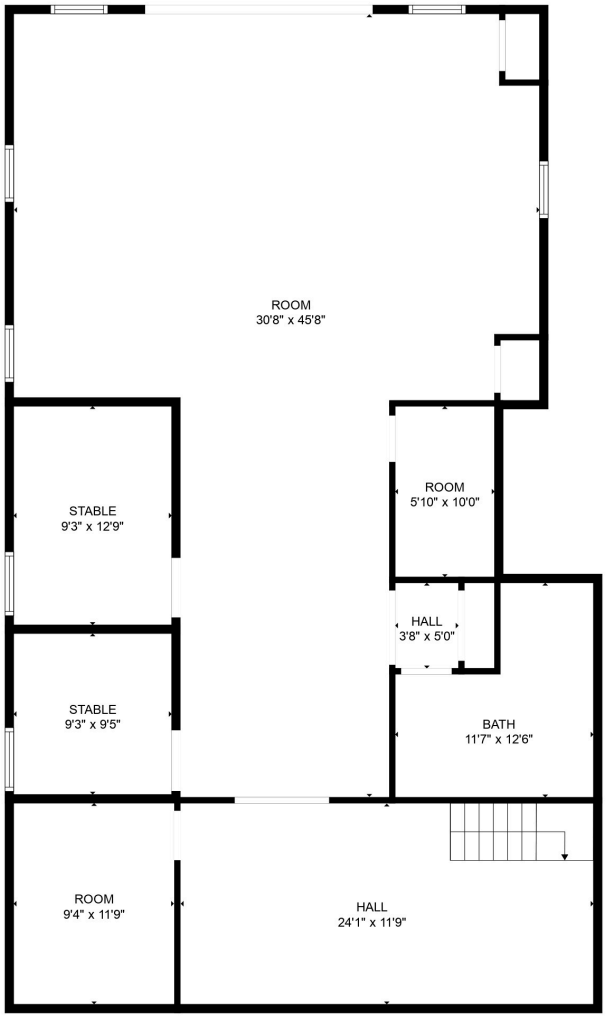


TOTAL: 3908 sq. ft

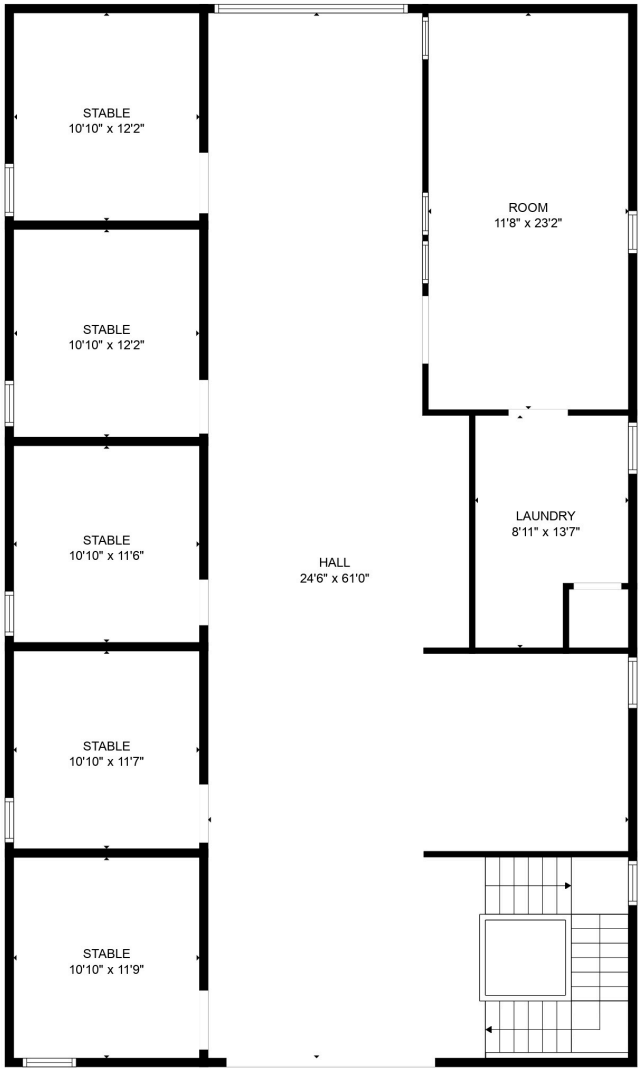
Basement: 0 sq. ft, 1st floor: 2452 sq. ft, 2nd floor: 1456 sq. ft

EXCLUDED AREAS: BASEMENT: 1074 sq. ft, LOW CEILING: 169 sq. ft, ROOM: 195 sq. ft,
GARAGE: 531 sq. ft, DECK: 994 sq. ft, BAY WINDOW: 33 sq. ft,
FIREPLACE: 23 sq. ft, OPEN TO BELOW: 694 sq. ft, WALLS: 367 sq. ft

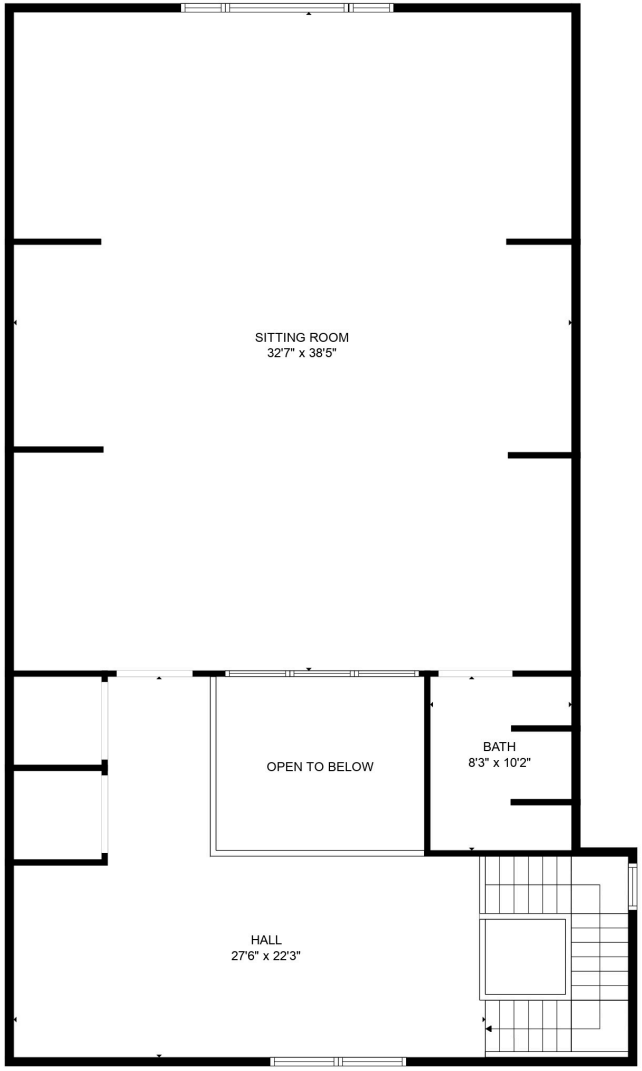
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



FLOOR 1



FLOOR 2



FLOOR 3

Estimated areas

GLA FLOOR 1: 1637 sq. ft, excluded 283 sq. ft
GLA FLOOR 2: 1584 sq. ft, excluded 704 sq. ft
GLA FLOOR 3: 1571 sq. ft, excluded 555 sq. ft
Total GLA 4792 sq. ft, total scanned area 6210 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: 08/13/2024

Seller's Name(s): Jaime W Ellertson PJE VT LLC

Physical Property Address: 2358 Long Hill Rd (Street) South Woodstock (City/Town)

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

Use of Property: ☐ Primary Residence ☐ Vacation Property ☐ Rental Property ☑ Other: Family Compound and Active

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

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

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

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

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

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane Tanks	☑ YES	☐ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are copies of any of the following available? ☑ Site Plan ☑ Survey ☑ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☑ Base Board ☑ Hot Air ☑ Radiant ☑ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): _____ Age of Furnace/Boiler: _____ ☐ Don't Know Primary Fuel Type: ☑ Oil ☐ Natural Gas ☑ Propane ☑ Electric ☑ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☐ Owner ☐ Propane Supplier ☐ Association Property used: ☐ Full Time ☑ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.) All areas have central A/C with exception of MBRM which has separate A/C.
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☑ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: _____ ☐ Don't Know Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☐ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☐ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☑ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $ _____ Date Range: _____ Electric utility provider: _____ Property used: ☐ Full ☑ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: _____ Amps ☐ Don't Know
(f)	Has a Vermont Home Energy Profile been created? ☐ YES ☐ NO ☑ DON'T KNOW If yes, when? _____ By whom? _____
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider:
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers:
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: EC Fiber If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic
(k)	Is television service available at the Property? ☐ YES ☐ NO If "Yes", current provider: If "Yes," source is: ☐ Antenna ☐ Cable ☑ Satellite ☐ DSL ☑ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

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

☑ Electric Garage Door Opener - Number of Transmitters 2 ☑ Security Alarm System ☑ Owned ☐ Leased
☑ Humidifier ☑ Dehumidifier ☑ Lawn Sprinklers ☑ Automatic Timer ☑ Smoke Detectors - How Many?
☑ Whirlpool Bath ☑ Swimming Pool ☑ Pool Heater ☑ Spa/Hot Tub
☑ Pool/Spa Equipment (list): ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☑ Central Vacuum ☑ Freezer
☐ Intercom ☑ Ceiling Fans ☐ Woodstove ☑ Sump Pump ☑ Well Pump ☑ Satellite Dish ☑ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe):
☐ OTHER:

List additional equipment and appliances, including any AC units, that will be ***excluded*** from the sale of the Property:

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☐ NO
If "yes", explain in detail:

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☑ Wood Frame ☑ Other (describe): And Stone with poured concrete foundations.

Age of Building(s): Main Bldg. Res 1981 Additions to Main Bldg. Barn 2006 Additional Building(s): (a) 2008 (b)

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☑ Yes ☐ No
If "Yes," please explain:
Main lodge residence completely renovated in 2025 - new floors, new walls, new windows, doors and all fixtures.

If "yes," did you obtain all necessary permits and approvals for such work? ☑ Yes ☐ No ☐ Don't know

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☑ Interior Walls ☑ Ceilings ☑ Floors ☑ Windows ☑ Doors
☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls
☐ Other Structures/Components:
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:
Just updated with higher quality products and build.

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

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

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

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

ROOF: ☐ Shingle ☐ Slate ☑ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? _____
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☑ Drilled Well ☐ Dug Well ☐ Spring ☑ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☑ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
Water Pipes are: ☑ Copper ☐ Galvanized ☐ Metal Lead ☑ PVC (Plastic) ☑ Combination ☐ Don't Know
Age of Water System: _____
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ Shared ☑ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☐ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: _____ Is the system entirely on your Property? ☐ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

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

Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☐ Don't Know
Septic tank capacity (in gallons) _____ ☐ Don't Know
Date Septic Tank Last Inspected? _____ ☐ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? _____ ☐ Don't Know By whom? _____
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

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

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☐ YES ☐ NO ☑ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	☐ YES	☑ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: VT Land Trust on mountain parcel	☑ YES	☐ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☐ NO	☑ DON'T KNOW

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☑ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☑ YES	☐ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☑ Yes ☐ No	☑ YES	☐ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☐ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? _____	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	☐ YES	☐ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail _____			
Further explaination of any of the above:				

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Purchaser's Initials ☐ ☐ ☐ ☐

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IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ **YES** ☑ **NO** ☐ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *Jaime Ellertson* dotloop verified 05/05/26 5:42 PM EDT ZSMY-YR6C-8KJN-GCDZ		Purchaser:	
(Signature)	(Date)	(Signature)	(Date)
Seller:		Purchaser:	
(Signature)	(Date)	(Signature)	(Date)
Seller:		Purchaser:	
(Signature)	(Date)	(Signature)	(Date)
Seller:		Purchaser:	
(Signature)	(Date)	(Signature)	(Date)

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Vermont Mandatory Flood Disclosure

Date Prepared: 05/05/2026

Seller's Name(s): Jaime Ellertson

Property Address: South Woodstock
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=2358%20Long%20Hill%20Road%2C%20Woodstock%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: Jaime Ellertson dotloop verified 05/05/26 5:42 PM EDT CTQO-CJPZ-1QSP-5JQC (Signature) (Date)

Seller: (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)

PAYABLE TO:
MAIL TO:

Town of Woodstock

PO Box 488
Woodstock, VT 05091-0488

Tel: (802)-457-3456

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
11.01.02.	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 307.35 AC & DWL:
Location: 2358 LONG HILL RD

OWNER **PJE VT LLC**
ATTN: JAIME ELLERTSON
36 THORNBERRY LN
SUDBURY MA 01776

SPAN # 786-250-10337 **SCL CODE: 250**
TOTAL PARCEL ACRES **307.35**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	4,566,500	4,566,500
EXEMPTION		
LAND USE	- 1,284,400	- 1,284,400
TOTAL TAXABLE VALUE	**3,282,100**	3,282,100
GRAND LIST VALUES	**32,821.00**	32,821.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x32,821.00=	14,966.38
HIGHWAY	0.1904	x32,821.00=	6,249.12
LOCA AGREEMENT	0.0149	x32,821.00=	489.03
SPECIAL ARTICLES	0.0241	x32,821.00=	790.99
TOWN POLICE	0.0721	x32,821.00=	2,366.39
COUNTY TAX	0.0081	x32,821.00=	265.85

TOTAL MUNICIPAL TAX 25,127.76
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1694	x32,821.00=	71,201.88

1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694

Payments
1 11/07/2025
2 05/01/2026

TOTAL EDUCATION TAX 71,201.88
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **96,329.64**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

1ST PAYMENT DUE
11/07/2025
OWNER NAME
PJE VT LLC
PARCEL ID
11.01.02.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Town of Woodstock
TAX YEAR FY2026

2ND PAYMENT DUE
05/01/2026
OWNER NAME
PJE VT LLC
PARCEL ID
11.01.02.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

PAYABLE TO:
MAIL TO:

Town of Woodstock

PO Box 488
Woodstock, VT 05091-0488

Tel: (802)-457-3456

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
11.01.05.	09/04/2025	FY2026

Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.

Description: 160 AC LANDLOCKED:
Location: LONG HILL RD

OWNER **PJE VT LLC**
ATTN: JAIME ELLERTSON
36 THORNBERRY LN
SUDBURY MA 01776

SPAN # 786-250-10338 **SCL CODE: 250**
TOTAL PARCEL ACRES **160.00**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	147,400	147,400
EXEMPTION		
LAND USE	- 129,000	- 129,000
TOTAL TAXABLE VALUE	**18,400**	18,400
GRAND LIST VALUES	**184.00**	184.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x184.00=	83.91
HIGHWAY	0.1904	x184.00=	35.03
LOCA AGREEMENT	0.0149	x184.00=	2.74
SPECIAL ARTICLES	0.0241	x184.00=	4.43
TOWN POLICE	0.0721	x184.00=	13.27
COUNTY TAX	0.0081	x184.00=	1.49
TOTAL MUNICIPAL TAX			140.87
MUNICIPAL STATE PAYMENT			
MUNICIPAL NET TAX DUE			

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1694	x184.00=	399.17

1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694

Payments	
1	11/07/2025
2	05/01/2026

TOTAL EDUCATION TAX 399.17
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **540.04**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

1ST PAYMENT DUE
11/07/2025
OWNER NAME
PJE VT LLC
PARCEL ID
11.01.05.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Town of Woodstock
TAX YEAR FY2026

2ND PAYMENT DUE
05/01/2026
OWNER NAME
PJE VT LLC
PARCEL ID
11.01.05.
AMOUNT DUE
AMOUNT PAID

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **The Connors 2000 Family LLC**, a Delaware Limited Liability Company, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** paid to its full satisfaction by **PJE VT LLC**, a Vermont Limited Liability Company, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto said Grantee, **PJE VT LLC**, his heirs and assigns forever, certain lands and premises in Woodstock, in the County of Windsor and State of Vermont, described as follows, viz:

Being **a portion only** of all and the same lands and premises conveyed to The Connors 2000 Family LLC by Quitclaim Deed of John M. Connors, Jr. dated October 24, 2019 and recorded in Book 270 at Page 502 in the Town of Woodstock Land Records and described in pertinent part as follows:

Lodge:

Being all and the same lands and premises conveyed to John M. Connors, Jr. by Warranty Deed Joan Holson, personally and as Trustee of the Joan Holson Qualified Vermont Personal Residence Trust, dated May 31, 2000 and recorded in Book 142 at Page 604 in the Town of Woodstock Land Records and described therein as follows:

Being all and the sáme land and premises conveyed to Joan Holson as Trustee of the Joan Holson Qualified Vermont Personal Residence Trust by Joan Holson by Quitclaim Deed dated April 7, 1999 of Record in Book 137 at pages 87-89 of the Woodstock, Vermont Land Records. Being also the same land and premises as conveyed to Joan Holson by Quitclaim Deed of Sheldon Holson dated April 8, 1994 and recorded in Book 115 at page 67-70. Also being the same land and premises conveyed to Sheldon Holson by Administrator's Deed of Kathryn K. Johnson, Administratrix of the Estate of Earle E. Johnson dated May 23, 1979 and recorded in Book 69 page 340 - 342 of the Woodstock Land Records. Said property contains 202.5 acres, including 3.4 acres comprising the right of way of Town Road #12. The property is further described in a survey by Bruno Associates dated June 21, 1978 entitled "Portion of Lands in Woodstock, Windsor County, Vermont, belonging to E. E. Johnson Estate" recorded in Map Book 2, page 31 of the Town of Woodstock Land Records. The property is described therein as follows:

Beginning at a pipe set on the westerly edge of Town Highway No. 12, so-called, at the point where said westerly edge intersects with a corner in the southerly boundary line of the subject lands and premises; thence turning and proceeding along a blazed line S 83 degrees 04' W 1,947.4 feet to a point at the end of a stone wall, said point being in the line of lands now or formerly owned by the State of Vermont; thence turning and proceeding N 26 degrees 29' E 504.7 feet along lands now or formerly owned by the State of Vermont to a stake and stones, thence turning and proceeding N 57 degrees 43' W 1,069.1 feet along lands now or formerly of

the State of Vermont to a point at a corner of a stone wall; thence proceeding along said stone wall N 57 degrees 22' W 507.3 feet along lands now or formerly of the State of Vermont to a pipe set in said stone wall; thence turning and proceeding N 33 degrees 59' E 909 feet along lands now or formerly of Carroll Taylor; thence continuing along lands of Taylor N 33 degrees 59' E 636.2 feet; thence continuing along lands of Taylor N 33 degrees 09' E 327.5 feet along a segment of a stone wall; thence continuing along lands of Taylor N 35 degrees 08' E 741.5 feet to a junction of stone walls; thence turning along lands now or formerly of the Johnson estate and proceeding along the western boundary of Town Highway No. 12, the boundary being approximately 24.75 feet from the center line of said Highway, and generally in the vicinity of a tie line shown on the survey map, which tie line runs S 12 degrees 06' E 1070.2 feet to a pipe set in the easterly edge of the right of way of Town Highway No. 12, so-called, at the original junction, south of the cemetery, of said Town Highway No. 12 with Town Highway No. 25; thence proceeding S 76 degrees 46' E 48.0 feet across the right of way of Town Highway No. 12 to a pipe set in the easterly edge of the right of-way of Town Highway No. 12 at its original junction with Town Highway No. 25; thence N 12 degree 56' E 415.1 feet along a stone wall which defines the eastern boundary of Town Highway No. 25, to a point; thence continuing along the boundary N 24 degrees 24' E 266.6 feet along a stone wall to a point; thence turning and continuing N 41 degrees 46' E 291.8 feet along the stone wall to a point; thence continuing N 45 degrees 46' E 540.9 feet to a corner of stone walls; thence turning and proceeding along lands now or formerly of the Biscuit Hill Corporation S 57 degrees 35' E 720.9 feet along a stone wall and barbed wire fence to a point in said barbed wire fence; thence continuing along said barbed wire fence S 57 degrees 58' E 1085.2 feet to a point where another barbed wire fence joins it from the north; thence turning and proceeding along a blazed line and lands now or formerly of the Johnson estate S 22 degrees 18' W 2600.0 feet to a pipe set in the easterly edge of the right of way of Town Highway No. 12, so-called, thence proceeding S 35 degrees 30' W 49.5 feet across the right of way of Town Highway No. 12, so-called, to a point, said point being marked by a pipe set in the ground, and said point being the point and place of beginning.
Included in this conveyance is all right, title and interest the grantor has in and to the lands and premises which constitute the roadway or road right of way of Town Road No. 12 to its original junction with Town Road No. 25, south of the cemetery, shown by survey as 3.4 acres.

There is excepted and reserved to the grantor herein, its successors and assigns, a right of way to the cemetery located on land now or formerly of the E. E. Johnson estate upon, over and across Town Road No. 12 and Town Road No. 25, as shown on the plan hereinabove referred to, and, to the extent that said Town Roads are not passable, such further right of way, in close proximity thereto, as may be necessary to provide reasonable access to said cemetery at reasonable times of the year. The precise location of said alternative rights of way shall be as agreed upon between the grantor and grantee herein. The grantor agrees to give reasonable notice when it intends to visit said cemetery pursuant to and over said rights of way other than over Town Roads if the giving of such notice is practical.

As to said cemetery, the grantor herein, for itself and its successors and assigns, covenants and agrees as follows:

1. No buildings shall ever be erected, constructed, or placed upon said cemetery.

2. In the event said cemetery is to be used for burial purposes, written notice of such use shall be given to the grantee not less than one (1) day prior thereto.

Baldy Peak:

Being all and the same land and premises conveyed to John M. Connors, Jr. by Warranty Deed of Elliot W. Gray dated June 28, 2000 and recorded in Book 143 at Page 199 in the Town of Woodstock Land Records and described therein as follows:

Being all and the same land and premises that were conveyed to the Grantors herein, ELLIOT W. GRAY and ALEXANDER L. GRAY by Warranty Deed of Elaine E. Condit and Edward M. Condit, Jr. dated December 24, 1990, of record in Book 99 at Pages 585-586 of the Woodstock, Vermont Land Records. Said land and premises is more particularly described as follows:

Being a parcel of land, without buildings, and being all and the same land and premises described in straw warranty deed from Elaine E. Condit to the Grantors herein, dated August 1, 1985 and recorded in Book 80, pages 175-176 of the Land Records of the Town of Woodstock, Vermont, and described in said deed as follows:

Being the Walker Pasture, so-called, and consisting of 155 acres of land, be the same more or less, located on 'Long Hill' and being all and the same land and premises together with improvements thereon and appurtenances thereto belonging that was conveyed to Albert C. Eastman (now deceased) and Elaine E. Condit, as joint tenants with right of survivorship, by straw quit claim deed of Franklin S. Billings, Jr., dated November 25, 1966 and recorded in Book 59, page 69 of the Land Records of the Town of Woodstock, Vermont, to which deed and record and the deeds and records therein referred to, reference may be had for further description.

Reference is also made to map of L.B. Davis, and filed in the office of the Woodstock, Vermont Town Clerk.

Reference may be had to the above deeds and records, and to the deeds and records therein referred to for further description.

Grantee, by acceptance of this deed, covenants with Grantors that they will convey the development rights and conservation easements on the premises to Vermont Land Trust or a similar land trust thereby restricting the parcel from full time residential uses (except the customary site allowed or reserved for the benefit of the owner in similar conveyances) and permitting only forestry, recreational, and agricultural uses of the premises, in customary form, within 120 days of the date of this deed.

Reference is hereby made to the abovementioned deeds and survey and to the records thereof, and to the deeds and records therein referred to in aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **PJE VT LLC**, and his heirs and assigns, to his own use and behoof forever; And the said Grantor, **The Connors 2000 Family LLC**, for itself and its successors and assigns, does covenant with the said Grantee, **PJE VT LLC**, and his heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE** except as hereinabove mentioned or referred to; And the said Grantor, **The Connors 2000 Family LLC**, does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as hereinabove mentioned or referred to.

Dated at Norwich, VT, this 2nd day of July, 2020.

The Connors 2000 Family LLC, by Benjamin E. Percy, its Duly Authorized Agent

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Norwich, VT, this 2nd day of July, 2020, **Benjamin E. Percy, Duly Authorized Agent of The Connors 2000 Family LLC**, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **The Connors 2000 Family LLC**.

Before me Brooke Hague Trottier
Notary Public
My commission expires: 01/31/2021

BROOKE HAGUE TROTTIER
Notary Public, State of Vermont
Commissioner #: 0008104
Commission Expires: 01/31/21

Vermont Property Transfer 32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed Carol M. Wood Asst. Clerk
Date July 13, 2020

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
July 13 A.D. 2020
at 9 o'clock 30 minutes A M
and recorded in Book 274 Page 377-380
Attest: Carol M. Wood
Asst. Town Clerk

RESTRICTIVE COVENANT

WITNESSETH:

WHEREAS, the undersigned, **JOHN M. CONNORS, JR.**, of Boston, Massachusetts, owns a parcel of land containing 202.5 acres, more or less, located at the terminus of the town maintained portion of Long Hill Road, so-called, which lands and premises were conveyed to said John M. Connors, Jr. by virtue of the Warranty Deed from Joan Holson, individually and as Trustee of the Joan Holson Qualified Vermont Personal Residence Trust, dated May 31, 2000 and recorded in Book 142 at Pages 604-607 of the Woodstock Land Records.

WHEREAS, JOHN M. CONNORS, JR. hereby wishes to restrict a 25 acre portion of said premises, which 25 acre portion shall be a strip of land running along the easterly boundary of said lands and premises, which boundary separates lands and premises owned by said Connors and lands and premises owned by John M. Purdy and Linda Loomis Purdy by virtue of the Warranty Deed from JTF Partners dated October 7, 1997 and recorded in Book 128 at Pages 264-271 of the Woodstock Land Records. Said Restrictive Covenant is hereby granted as a benefit and appurtenance to said Purdys.

NOW THEREFORE, FOR VALUABLE CONSIDERATION, JOHN M. CONNORS, JR., HIS HEIRS AND ASSIGNS, HEREBY GIVES, GRANTS, SELLS AND CONVEYS TO JOHN M. PURDY AND LINDA LOOMIS PURDY, PERSONALLY, THE FOLLOWING RESTRICTIVE COVENANT:

1. Said 25 acre restricted area shall run along the easterly boundary of said Connors property and shall protrude approximately 500 feet from said boundary into said Connors property, but shall, under no circumstances contain more than 25 acres total.

2. Said 25 acre strip shall be restricted against any further building development by said Connors, however, said Connors shall have the right to selectively cut trees on the parcel or construct a path or trail on said parcel for pedestrian purposes and/or the existing snowmobile motorized use.

3. The said Purdys shall have the personal right to selectively cut trees, at their own expense, within said 25 acre parcel, for view enhancement purposes only. As part of said right, said Purdys shall employ all due restraint and exercise all models of sound stewardship in thinning this valuable tree buffer. The Purdys agree to work with said Connors' forester as to said tree cutting. Any tree cutting shall be in accordance with the Current Use Program Forest Management Plan. The Purdys shall be responsible for any penalties stemming from tree cutting resulting in land being removed from the Current Use Program.

4. Said right and covenant shall be personal to John M. Purdy and Linda Loomis Purdy and shall not be assignable or divisible.

5. Prior to cutting any trees on the 25 acre parcel, said Purdys shall give said Connors written notice, by personal contact or personal mail, setting forth the scope of the proposed cutting. Said Connors shall then have one (1) week to respond with any reasonable objection. In the absence of any objection to the proposed cutting, said Purdys may proceed as proposed.

DATED this 15th day of October, 2003.

Witness

JOHN M. CONNORS, JR.

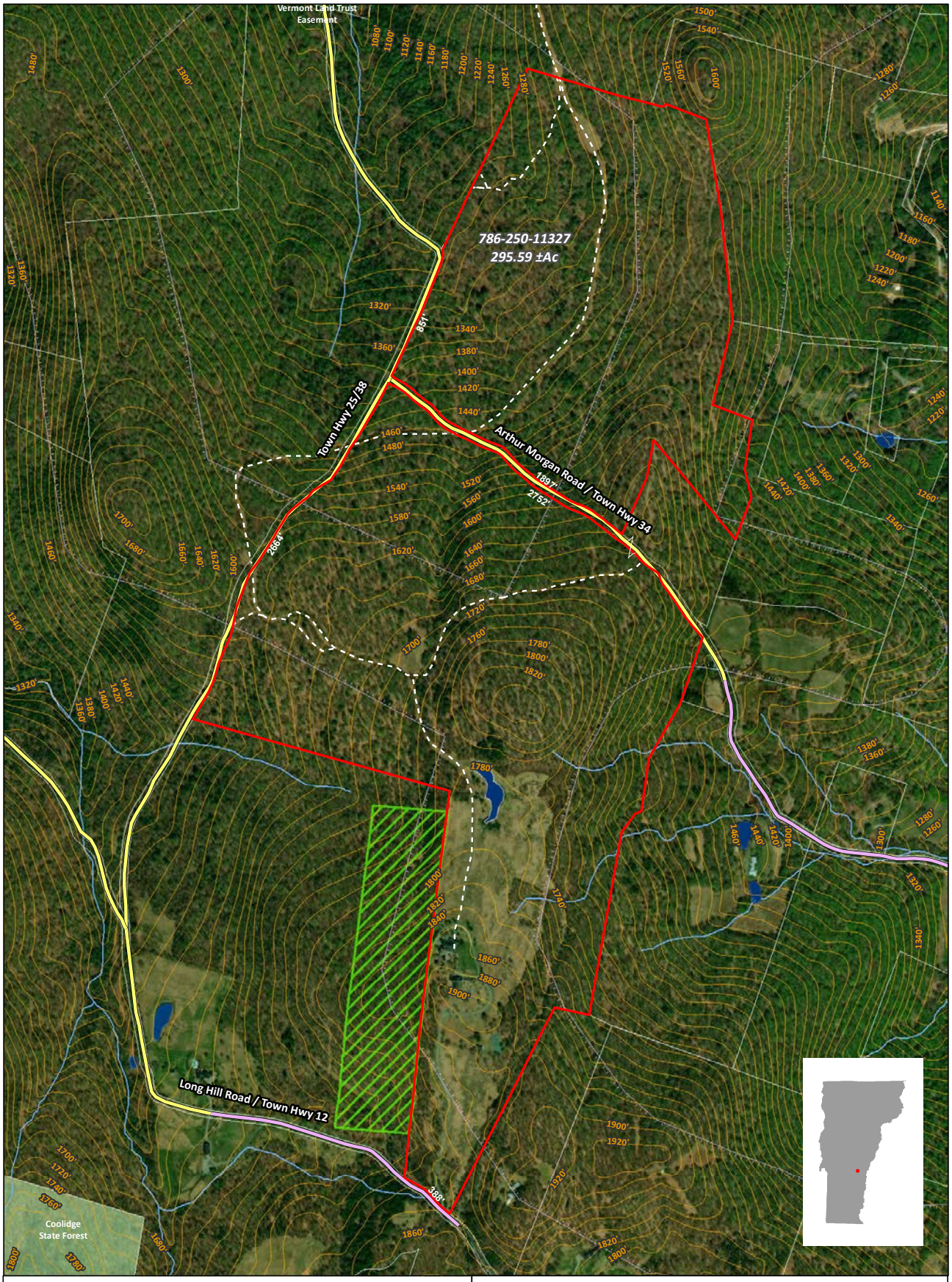
STATE OF ~~VERMONT~~ Massachusetts)
COUNTY OF ~~WINDSOR~~ Suffolk, SS. and

At Woodstock, Vermont, this 15th day of October, 2003, personally appeared **JOHN M. CONNORS, JR.**, and he acknowledged the foregoing instrument, signed and sealed by him, to be his free act and deed.

Before me, Notary Public

My Commission Expires: ~~2/10/07~~ 9/4/09

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
October 20 A.D. 2003
at 3 o'clock 12 minutes P M
and recorded in Book 177 Page 551
Attest: Town Clerk



Legend

- Subject Property - 295.59±Ac
- Restrictive Covenant -25.0 ±Ac
- Ridgeline Zoning
- Adjacent Properties
- Protected Land
- Class 3
- Class 4
- Truck Road
- Open Water
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2018 imagery from ESRI 'World Imagery' map service.

Base Plan Orthophotograph

Project Number: VT1289-P

Date: 02/07/23

Scale: 1 " = 600 '

0 300 600 1,200 Feet

Little Baldy Hill Farm

Woodstock, VT

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

LandVest

LIST OF IMPROVEMENTS

PLEASE PROVIDE A DETAILED LIST OF IMPROVEMENTS TO THE PROPERTY WITH APPROXIMATE DATES.

2021-2024 Renovation of Birch Tree Farm

- Update all trails – renew, groom, and add trails on property and connect to VAST Snowmobile trails that pass thru the Mt Baldy portion of the property March-2, 2021.
- House air conditioning system completed by House Wright Construction May 5, 2021.
- New full property WiFi and Video system installed in both primary structures – September 1, 2021.
- New major appliances added – new Microwave and two dishwashers updating Lodge kitchen October 1, 2022.
- Update Barn media room to install pool table and gym, as well as update the radiant heating in wood flooring August 15, 2022.
- Re-Painting all out buildings for animals July 1, 2023.
- Build a hiking trail to the summit of Mt. Baldy – the summit is a part of the Birch Tree Farm 465+ acres – August 8, 2024.
- Install new carpeting and wood flooring throughout the Lodge on July 18, 2024.
- Vt Land Swap to create a contiguous 468-acre property including the peak of Baldy Mountain and valley property where the primary Lodge and Barn plus out houses are located on June 1, 2024.
- All Lodge bedrooms updated with new furniture, new bedding and new window treatments on July 1, 2024.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2013.. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise discloses. However, the broker/salesperson has an ethical and legal obligation to show honestly and fairness to the buyer in all transactions. Listing #VT0609.

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

4 The Green, Woodstock, Vermont
www.landvest.com

LIST OF IMPROVEMENTS

PLEASE PROVIDE A DETAILED LIST OF IMPROVEMENTS TO THE PROPERTY WITH APPROXIMATE DATES.

2025-2026 Renovation of Birch Tree Farm Residence – Primary Changes

- All walls stripped down to studs and redone with dry wall, sound insulation and new electrical outlets, registers, and moldings
- All interior paint re-done
- Most floors redone with oak flooring and radiant heating
- New Windows in Primary Bedroom and bath
- New interior doors (solid Oak)
- New Air Source Heat Pump for Primary Bedroom
- New Thermostats Throughout – all wi-fi based with remote management
- New Runtal Radiators for entire Second Floor
- Entire house re-done with new Oak Trim – baseboards, molding, windows & doors
- All new door hardware
- New primary Stairs & Railings
- New banisters and custom railings on entire second floor
- New slate entrance foyer and radiant heating installed
- New main living room bathroom floors with radiant heating installed
- New second floor wall of bookshelves with rolling library ladder
- New A/C units for upstairs primary
- All new light fixtures in most rooms
- New recessed lighting in Kitchen
- New White Oak Mirrors second floor guest bedrooms
- Replace Deck Board Reconnect Central Vac Outlets Drywall Repairs
- Install custom closets in all second-floor bedrooms
- Install wall of recessed cabinets/closets in primary bedroom
- Wall safes installed in primary bedroom closets
- Upgrade all bedroom electrical outlets to USB plugs

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

4 The Green, Woodstock, Vermont
www.landvest.com

Woodstock, VT - Property Database - Detail Result

Last Updated: August 02, 2024 | Official copies of data must be obtained at the Woodstock Town Office.

Powered by www.nemrc.com

Owner Information

Parcel	11.01.02
Owner	PJE VT LLC 36 THORNBERRY LN SUDBURY, MA 01776
Location	2358 LONG HILL RD
Sec/TWP/Range	
Descr	307.35 AC & DWL:

Parcel Information

NBHD	8	**SPAN**	786-250-10337
Acres	307.35	**Status**	A - Active

Sales Information

Book	274	**Sale Date**	2020-07-02
Page	377-380	**Sale Price**	5,125,000

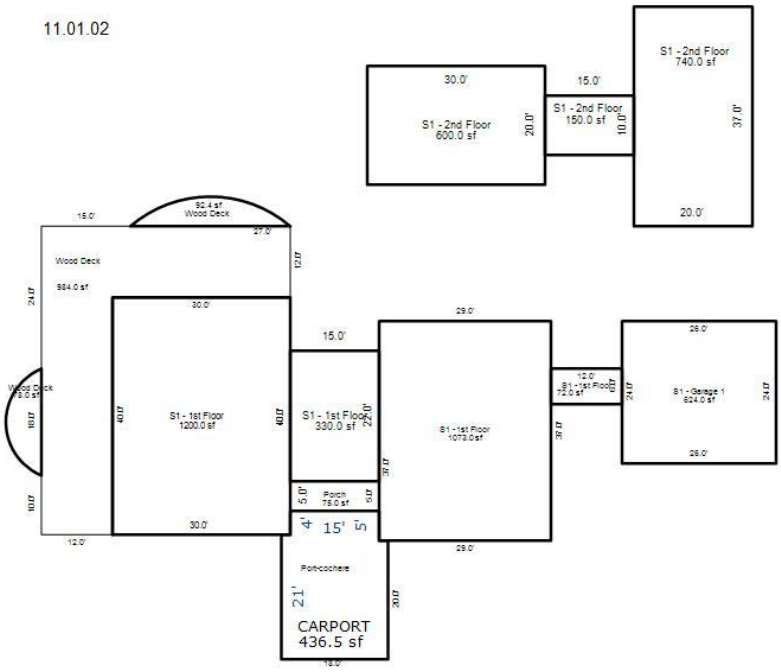
Parcel Value Information

Land Value	3,391,100	**Homestead**	4,566,500
Dwelling Value	794,300	**Housesite**	2,925,400
Site Imprvmnt	67,000		
Outbuildings	314,100		
Total	4,566,500		



BUILDING	**Total Rooms**	7	**Year Built**	1981	**Building SF**	4165.00	**Energy Adj**	Excellent	**Roughins**	1
	Bedrooms	5	**Effect Age**	35	**Quality**	6.00	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	13
	Full Baths	3	**Condition**	Good	**Style**	1.5 Fin	**Bsmt SF**	1530	**Fireplaces**	1
	Half Baths	1	**Phys Depr**	16	**Design**	1.5 Sty	**Bsmt Fin**		**Porch**	1229
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**		**Gar/Shed**	1061
			Econ Depr							
	Notes									
LAND	**Land**	1	**Area**	2.00	**Grade**	4.00	**Frontage**		**Depth**	
LAND	**Land**	5	**Area**	305.35	**Grade**	1.00	**Frontage**		**Depth**	

Sketch



Residential Property Record Card

Date Printed 08/12/24

Owner Information

Parcel 11.01.02
Owner PJE VT LLC
ATTN: JAIME ELLERTSON
36 THORNBERRY LN
SUDBURY, MA 01776
Location 2358 LONG HILL RD
Descr: 307.35 AC & DWL:

Parcel Information

Tax Map #	11.01.02.	NBHD	8
Span	786-250-10337	Acres	307.35
Status	A - Active	Last Update	05/06/22

Sales Information

Book	274	Sale Date	07/02/20
Page	377-380	Sale Price	5,125,000

Parcel Value Information

Land Value	3,391,100	Homestead	4,566,500
Dwelling Value	794,300	Housesite	2,925,400
Site Imprvmnt	67,000		
Outbuildings	314,100		
Misc. Adj.	0		
Total	4,566,500		

Sketch Updated: 08/21/14

BUILDING

Total Rooms	7	Year Built	1981	Building SF	4165	Energy Adj	Excellent	Roughins	1
Bedrooms	5	Effect Age	35	Quality	6.00	Bsmt Wall	Conc 8"	Plumb Fixt	13
Full Baths	3	Condition	Good	Style	1.5 Fin	Bsmt SF	1530	Fireplaces	1
Half Baths	1	Phys Depr	16	Design	1.5 Sty	Bsmt Fin	No Data	Porch	1229
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	1061
		Econ Depr	0					% Complete:	0

INSPECT

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

NOTES

added 120.4 acres land $200,000
43 acres $180,000
10.1 acres $55,000
original sale 198 acres $1,700,000. =$2,135,000. total

Known as Birch Tree Farm: https://vimeo.com/217038980

7/2020 - Connors sold to PJE VT LLC via same PTTR used for 11.01.05.

MicroSolve CAMA 2000

Overview: The 468-acre Birch Tree Farm is an unparalleled family recreational retreat offering privacy and a vast array of activities within eight miles of Woodstock. The five-bedroom main lodge offers a generous open floor plan with a well-appointed kitchen and a great room featuring an impressive floor-to-ceiling fieldstone fireplace and tall windows framing the Ottauquechee River Valley. An expansive deck faces the view overlooking the infinity pool, stocked pond, apple orchard and meadow. The three-level bank barn is finely finished in fir, oak and pine with 7 box stalls on the first level, and an extraordinary recreation and media room on the 2nd level. Miles of carriage-width trails connect to the GMHA trail networks, and to the top of 2,409 foot Old Baldy Mountain with 360-degree views and a small private cabin at the summit. Landscape design by Shep Butler includes an orchard of 110 productive apple trees with varieties such as Macoun, Empire, Cortland, Spartan and Macintosh.

Residential Property Record Card

Date Printed 08/12/24

Owner Information

Parcel 11.01.05
Owner PJE VT LLC
ATTN: JAIME ELLERTSON
36 THORNBERRY LN
SUDBURY, MA 01776
Location 0 LONG HILL RD
Descr: 160 AC LANDLOCKED:

Parcel Value Information

Land Value	147,400	Homestead	0
Dwelling Value	0	Housesite	0
Site Imprvmnt	0		
Outbuildings	0		
Misc. Adj.	0		
Total	147,400		

Parcel Information

Tax Map #	11.01.05.	NBHD	17
Span	786-250-10338	Acres	160.00
Status	A - Active	Last Update	03/31/21

Sales Information

Book	274	Sale Date	07/02/20
Page	377-380	Sale Price	0

Sketch Updated: / /

BUILDING	Total Rooms	0	Year Built	0	Building SF	0	Energy Adj	No Data	Roughins	0
	Bedrooms	0	Effect Age	0	Quality	0.00	Bsmt Wall	NoData	Plumb Fixt	0
	Full Baths	0	Condition	No Data	Style	No Data	Bsmt SF	0	Fireplaces	0
	Half Baths	0	Phys Depr	0	Design	No Data	Bsmt Fin	No Data	Porch	0
	Kitchens	0	Funct Depr	0	Bldg Type	No Data	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete:	0

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

NOTES

Landlocked

7/2020 - Connors sold to PJE VT LLC via same PTTR used for 11.01.02.

Barn

State of Vermont

WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT
WW-3-1124
(PIN#NS05-0334)

LAWS/REGULATIONS INVOLVED:
Environmental Protection Rules
Chapter 1 and Chapter 21, Appendix A, Part 11

LANDOWNER: John M. Connors, Jr.
ADDRESS: 200 Clarendon Street
Boston MA 02116

This project consisting of the construction of barn, on an existing 86.5 +/- acre parcel, with no other structures on the parcel, located on 12115 Long Hill Road in Woodstock, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions:

1. The project shall be completed as shown on four (4) sheets of plans prepared by Bruce H. Boedtker, P.E., titled:
   A. "Overall Site Plan (OA-1)," dated 11/1/05, latest revision dated 2/1/06
   B. "Site Plan (C-1)," dated 11/21/05, latest revision dated 2/1/06
   C. "Sewer Details (C-2)," dated 11/1/05, latest revision dated 2/1/06
   D. "Water Details (C-3)," dated 11/1/05
   which have been stamped APPROVED by the Wastewater Management Division. No changes shall be made to the approved plan without prior written approval from the Wastewater Management Division.

2. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.

3. This permit affects property referenced in a deed recorded in Book 142 Page(s) 604 of the Woodstock, Vermont land records. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. **The permittee shall be responsible for recording this permit in the Woodstock Land Records within thirty (30) days of receipt of this permit.**

4. Each prospective purchaser of any portion of the approved project shall be shown a copy of the approved plot plan and the permit before any written contract of sale is entered into.

5. This permit does not relieve you, as applicant, from obtaining all applicable approvals that may be required from the Act 250 District Environmental Commission, the Department of Public Safety, the Department of Health, the State Wetlands Program and other State Agencies or the Town prior to construction.

6. In the event of a transfer of ownership (partial or whole) of this project, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

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

8. The wastewater disposal system(s) shall be constructed as shown on the APPROVED plan(s) and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. No construction (buildings, roads, water lines, etc.) that might interfere with the installation or operation of the sewage disposal field or its replacement area is permitted. All isolation distances as set forth in Environmental Protection Rules shall be adhered to.

9. The project is approved for the on-site water supply from a drilled or percussion well provided that the well is located as shown on the plans. The well shall be installed and properly sealed into bedrock. All isolation distances and construction standards as set forth in Environmental Protection Rules, Chapter 21, part 11 (Small Scale Water Systems), effective September 24, 1992 (and revisions), shall be adhered to.

10. **No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a certification from a designer, signed and dated, that states: "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests." The wastewater and water systems inspection certification(s) shall be completed prior to occupancy of the project and the inspection certification statement(s) shall be submitted to the Springfield Regional Office and submitted to the municipality for filing within 30 days of the final inspection.**

11. This permit shall in no way relieve you of the obligations of Title 10 Chapter 48, Subchapter 4, for the protection of groundwater.

12. The corners of the proposed primary and replacement wastewater disposal areas and well location shall be accurately flagged with the flagging being maintained until construction is complete.

13. If the wastewater system and/or water system serving this lot fail, a revised permit shall be obtained from the Wastewater Management Division prior to installing any replacement wastewater system or water system.

14. The Division's issuance of this Permit relies upon the data, designs, judgment and other information supplied by the applicant, his or her professional consultants and other experts who have participated in preparation of the application. The Division makes no assurance that the approved system(s) will meet performance objectives of the applicant and no warranties or guarantees are given or implied.

15. This project is approved for the following uses and maximum design wastewater flows. No changes to these uses and design sewage flows are allowed without prior written approval from the Division of Wastewater Management.

use	flow (gpd)
Barn	
Ten employees @15 gpd/person	150

16. **The use of the wastewater disposal system approved in this permit requires that an annual inspection be performed by a class 1 or class B designer starting when the system is placed in use. The field inspection shall be done in April or May of each year and a written report shall be submitted to the permittee and the regional office that issued the permit by the following June 15th. The inspection shall consist of a field inspection of the area where the leachfield has been installed. A visual observation of the surface area over the system and the area within 25' of the system in all directions shall be made for any indication of failure. This inspection requirement does not require the installation or observation of groundwater monitors and does not require inspection of other component of the wastewater system such as septic tanks, pump stations or advanced treatment systems. Such inspections may be required if they are part of the approved design, including any operation manuals or written instructions, or if they are required in another permit condition. This condition remains in effect until three inspection cycles have been completed as specified in this condition.**

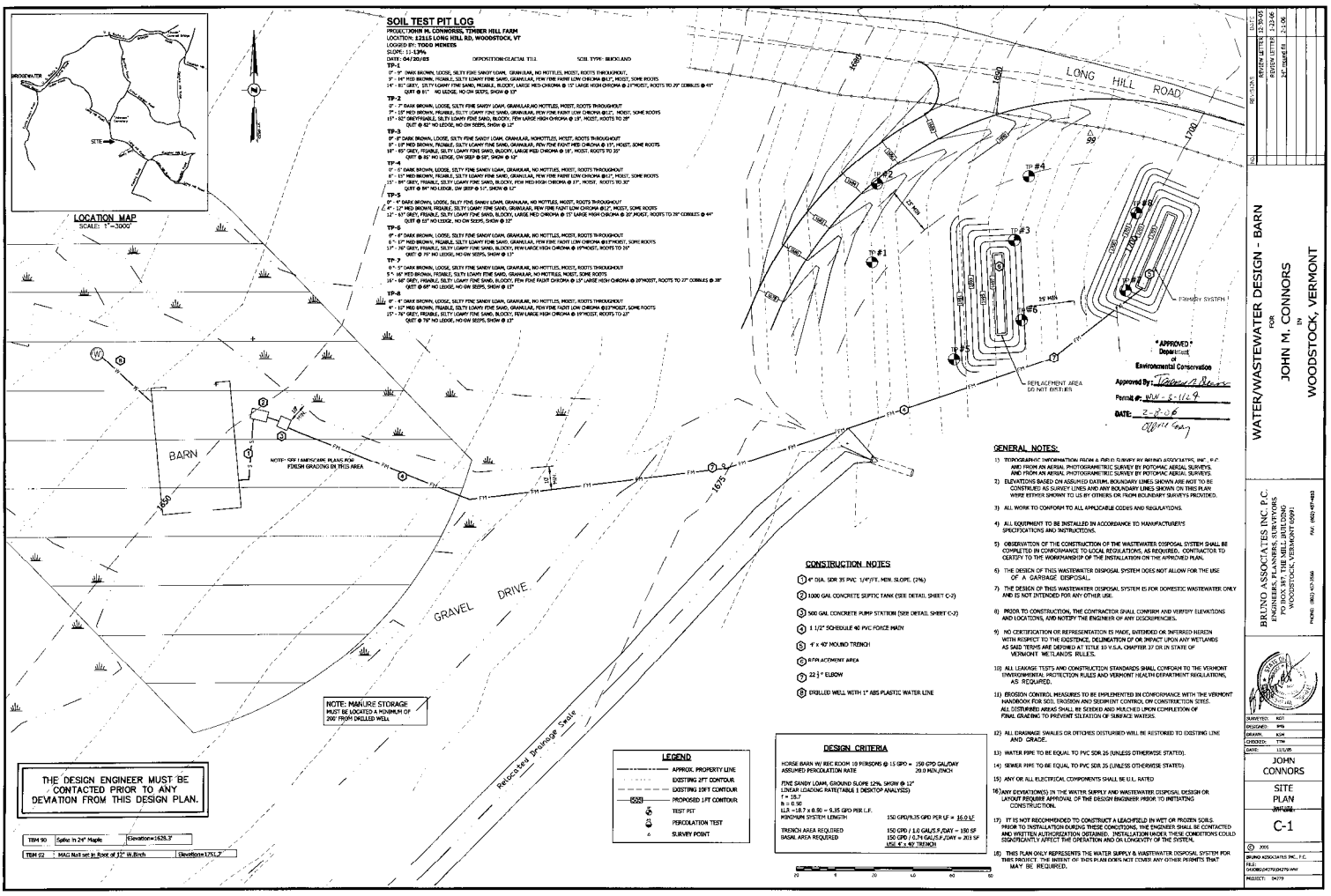
JEFFREY WENNBERG, COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION

DATE: February 8, 2006

BY Terence P. Shearer
TERENCE P. SHEARER
ASSISTANT REGIONAL ENGINEER

/ts

Copies: Woodstock Town Planning & Board of Selectmen
Bruce H. Boedtker, P.E.
Department of Public Safety


LOCATION MAP
SCALE: 1" = 3000'
SITE
SOIL TEST PIT LOG
PROJECT:JOHN M. CONNORS, TIMBER HILL FARM
LOCATION: 12115 LONG HILL RD, WOODSTOCK, VT
LOGGED BY: TODD MENEES
SLOPE: 11-13%
DATE: 04/20/05 DEPOSITION:GLACIAL TILL SOIL TYPE: BECKLAND
TP-1
0" - 9" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT.
9" - 14" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @13", MOIST, SOME ROOTS
14" - 81" GREY, SILTY LOAMY FINE SAND, FRIABLE, BLOCKY, LARGE MED CHROMA @ 17" LARGE HIGH CHROMA @ 21"MOIST, ROOTS TO 29" COBBLES @ 41"
QUIT @ 81" NO LEDGE, NO GW SEEPS, SHGW @ 53"
TP-2
0" - 7" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR,NO MOTTLES, MOIST, ROOTS THROUGHOUT
7" - 15" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @12", MOIST, SOME ROOTS
15" - 62" GREY/FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, FEW LARGE HIGH CHROMA @ 19", MOIST, ROOTS TO 28"
QUIT @ 62" NO LEDGE, NO GW SEEPS, SHGW @ 53"
TP-3
0" - 8" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NOMOTTLES, MOIST, ROOTS THROUGHOUT
8" - 15" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT MED CHROMA @ 15", MOIST, SOME ROOTS
15" - 85" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, LARGE MED CHROMA @ 18", MOIST, ROOTS TO 25"
QUIT @ 85" NO LEDGE, GW SEEP @ 58", SHGW @ 53"
TP-4
0" - 6" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT
6" - 15" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @17", MOIST, SOME ROOTS
15" - 84" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, FEW MED-HIGH CHROMA @ 17", MOIST, ROOTS TO 30"
QUIT @ 84" NO LEDGE, GW SEEP @ 57", SHGW @ 52"
TP-5
0" - 9" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT
9" - 12" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @12", MOIST, SOME ROOTS
12" - 67" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, LARGE MED CHROMA @ 15" LARGE HIGH CHROMA @ 20" MOIST, ROOTS TO 28" COBBLES @ 44"
QUIT @ 67" NO LEDGE, NO GW SEEPS, SHGW @ 52"
TP-6
0" - 6" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT
6" - 17" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @17"MOIST, SOME ROOTS
17" - 76" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, FEW LARGE HIGH CHROMA @ 19"MOIST, ROOTS TO 35"
QUIT @ 76" NO LEDGE, NO GW SEEPS, SHGW @ 17"
TP-7
0" - 5" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT
5" - 16" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, NO MOTTLES, MOIST, SOME ROOTS
16" - 66" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, FEW FINE FAINT CHROMA @ 15" LARGE HIGH CHROMA @ 20"MOIST, ROOTS TO 27" COBBLES @ 38"
QUIT @ 66" NO LEDGE, NO GW SEEPS, SHGW @ 17"
TP-8
0" - 6" DARK BROWN, LOOSE, SILTY FINE SANDY LOAM, GRANULAR, NO MOTTLES, MOIST, ROOTS THROUGHOUT
6" - 12" MED BROWN, FRIABLE, SILTY LOAMY FINE SAND, GRANULAR, FEW FINE FAINT LOW CHROMA @17"MOIST, SOME ROOTS
15" - 76" GREY, FRIABLE, SILTY LOAMY FINE SAND, BLOCKY, FEW LARGE HIGH CHROMA @ 19"MOIST, ROOTS TO 23"
QUIT @ 76" NO LEDGE, NO GW SEEPS, SHGW @ 17"
LONG HILL ROAD
GRAVEL DRIVE
BARN
NOTE: SEE LANDSCAPE PLANS FOR FINISH GRADING IN THIS AREA
NOTE: MANURE STORAGE MUST BE LOCATED A MINIMUM OF 200' FROM DRILLED WELL
Relocated Drainage Swale
TP #1
TP #2
TP #3
TP #4
TP #5
TP #6
TP #7
TP #8
REPLACEMENT AREA DO NOT DISTURB
FUTURE SYSTEM
35 MIN
* APPROVED * Department of Environmental Conservation
Approved By:
Permit #: WW-5-1129
DATE: 2-8-06
CONSTRUCTION NOTES
1 4" DIA. SDR 35 PVC 1/4"/FT. MIN. SLOPE. (2%)
2 1000 GAL CONCRETE SEPTIC TANK (SEE DETAIL SHEET C-2)
3 500 GAL CONCRETE PUMP STATION (SEE DETAIL SHEET C-2)
4 1 1/2" SCHEDULE 40 PVC FORCE MAIN
5 4' x 40' MOUND TRENCH
6 REPLACEMENT AREA
7 22 1/2° ELBOW
8 DRILLED WELL WITH 1" ABS PLASTIC WATER LINE
GENERAL NOTES:
1) TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY BRUNO ASSOCIATES, INC., P.C. AND FROM AN AERIAL PHOTOGRAMMETRIC SURVEY BY POTOMAC AERIAL SURVEYS, AND FROM AN AERIAL PHOTOGRAMMETRIC SURVEY BY POTOMAC AERIAL SURVEYS.
2) ELEVATIONS BASED ON ASSUMED DATUM. BOUNDARY LINES SHOWN ARE NOT TO BE CONSTRUED AS SURVEY LINES AND ANY BOUNDARY LINES SHOWN ON THIS PLAN WERE EITHER SHOWN TO US BY OTHERS OR FROM BOUNDARY SURVEYS PROVIDED.
3) ALL WORK TO CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
4) ALL EQUIPMENT TO BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
5) OBSERVATION OF THE CONSTRUCTION OF THE WASTEWATER DISPOSAL SYSTEM SHALL BE COMPLETED IN CONFORMANCE TO LOCAL REGULATIONS, AS REQUIRED. CONTRACTOR TO CERTIFY TO THE WORKMANSHIP OF THE INSTALLATION ON THE APPROVED PLAN.
6) THE DESIGN OF THIS WASTEWATER DISPOSAL SYSTEM DOES NOT ALLOW FOR THE USE OF A GARBAGE DISPOSAL.
7) THE DESIGN OF THIS WASTEWATER DISPOSAL SYSTEM IS FOR DOMESTIC WASTEWATER ONLY AND IS NOT INTENDED FOR ANY OTHER USE.
8) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM AND VERIFY ELEVATIONS AND LOCATIONS, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
9) NO CERTIFICATION OR REPRESENTATION IS MADE, INTENDED OR INFERRED HEREIN WITH RESPECT TO THE EXISTENCE, DELINEATION OF OR IMPACT UPON ANY WETLANDS AS SAID TERMS ARE DEFINED AT TITLE 10 V.S.A. CHAPTER 37 OR IN STATE OF VERMONT WETLANDS RULES.
10) ALL LEAKAGE TESTS AND CONSTRUCTION STANDARDS SHALL CONFORM TO THE VERMONT ENVIRONMENTAL PROTECTION RULES AND VERMONT HEALTH DEPARTMENT REGULATIONS, AS REQUIRED.
11) EROSION CONTROL MEASURES TO BE IMPLEMENTED IN CONFORMANCE WITH THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADING TO PREVENT SILTATION OF SURFACE WATERS.
12) ALL DRAINAGE SWALES OR DITCHES DISTURBED WILL BE RESTORED TO EXISTING LINE AND GRADE.
13) WATER PIPE TO BE EQUAL TO PVC SDR 26 (UNLESS OTHERWISE STATED).
14) SEWER PIPE TO BE EQUAL TO PVC SDR 35 (UNLESS OTHERWISE STATED).
15) ANY OR ALL ELECTRICAL COMPONENTS SHALL BE U.L. RATED
16) ANY DEVIATION(S) IN THE WATER SUPPLY AND WASTEWATER DISPOSAL DESIGN OR LAYOUT REQUIRE APPROVAL OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.
17) IT IS NOT RECOMMENDED TO CONSTRUCT A LEACHFIELD IN WET OR FROZEN SOILS. PRIOR TO INSTALLATION DURING THESE CONDITIONS, THE ENGINEER SHALL BE CONTACTED AND WRITTEN AUTHORIZATION OBTAINED. INSTALLATION UNDER THESE CONDITIONS COULD SIGNIFICANTLY AFFECT THE OPERATION AND OR LONGEVITY OF THE SYSTEM.
18) THIS PLAN ONLY REPRESENTS THE WATER SUPPLY & WASTEWATER DISPOSAL SYSTEM FOR THIS PROJECT. THE INTENT OF THIS PLAN DOES NOT COVER ANY OTHER PERMITS THAT MAY BE REQUIRED.
DESIGN CRITERIA
HORSE BARN W/ REC ROOM 10 PERSONS @ 15 GPD = 150 GPD GAL/DAY
ASSUMED PERCOLATION RATE 20.0 MIN./INCH
FINE SANDY LOAM, GROUND SLOPE 12%, SHGW @ 12"
LINEAR LOADING RATE(TABLE 1 DESKTOP ANALYZED)
f = 18.7
n = 0.50
LLR =18.7 x 0.50 = 9.35 GPD PER L.F.
MINIMUM SYSTEM LENGTH 150 GPD/9.35 GPD PER LF = 16.0 LF
TRENCH AREA REQUIRED 150 GPD / 1.0 GAL/S.F./DAY = 150 SF
BASAL AREA REQUIRED 150 GPD / 0.74 GAL/S.F./DAY = 203 SF
USE 4' x 40' TRENCH
LEGEND
APPROX. PROPERTY LINE
EXISTING 2FT CONTOUR
EXISTING 10FT CONTOUR
PROPOSED 1FT CONTOUR
TEST PIT
PERCOLATION TEST
SURVEY POINT
THE DESIGN ENGINEER MUST BE CONTACTED PRIOR TO ANY DEVIATION FROM THIS DESIGN PLAN.
TBM 90 Spike in 24" Maple Elevation=1625.3'
TBM 92 MAG Nail set in Root of 12" W.Birch Elevation=1251.2'
WATER/WASTEWATER DESIGN - BARN
FOR
JOHN M. CONNORS
IN
WOODSTOCK, VERMONT
BRUNO ASSOCIATES INC. P.C.
ENGINEERS, PLANNERS, SURVEYORS
PO BOX 387, THE MILL BUILDING
WOODSTOCK, VERMONT 05091
PHONE: (802) 457-1568
FAX: (802) 457-4453
SURVEYED: KDT
DESIGNED: TMB
DRAWN: KDM
CHECKED: TTM
DATE: 11/1/05
JOHN CONNORS
SITE PLAN
C-1
BRUNO ASSOCIATES INC. P.C.
FILE: D:\JOBS\04279\04279.VW
PROJECT: 04279

FEB 07 2006

502

Woodstock, Vermont *The Shire Town of Windsor County*

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

Town Woodstock Zoning Permit

APPLICATION NUMBER:	**T-5158-21**
PERMITTEE(S):	**PJE VT LLC**
LISTER'S NUMBER:	**11.01.02**
LOCATION:	**2358 LONGHILL RD**

The Administrative officer for the Town of Woodstock, Vermont, HEREBY ISSUES a zoning permit in accordance with the authority granted in 24 VSA Chapter 117, Section 809 of the Town of Woodstock Zoning Regulations, and pursuant to the Town Development Review Board's decision and order of .

This permit specifically authorizes the Permittee, pursuant to presentation and testimony,
2,612 SQ FT ADDITION, CONSTRUCT NEW MOUND SYSTEM

The Permittee(s), their successors and assigns are obligated by this permit to complete and maintain the subject of this permit as approved herein, with the following CONDITIONS:

1. This permit shall take effect thirty (30) days from the date hereof UNLESS a notice of appeal has been properly filed. In such case, the Permit shall not take effect until a stay is issued or 15 days has passed per Title 24 VSA 4449.
2. If the permitted activity has not commenced within a period of twenty-four (24) months of this date the Permit shall expire and shall no longer be valid.
3. The activity permitted hereby shall be conducted in compliance with all applicable ordinances of the Town of Woodstock, Vermont, including if applicable, sewage disposal regulations.
4. The Permittee is responsible for securing **ALL APPLICABLE STATE PERMITS**, including that of the Fire Prevention Division.
5. A Certificate of Occupancy is required before use of this permit is allowed.

Dated this day, June 23, 2021

Neal Leitner
Administrative Officer

posted: 6/23/21
remove: 7/8/21

Received For Record

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
June 23 A.D. 2021
at 2 o'clock 05 minutes P M
and recorded in Book 280 Page 502
Attest: Carol M. Wood
Asst. Town Clerk

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