507 Worcester Ridge Road

Elmore, Vermont



For more information, please contact:

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1940A Mountain Road, Stowe, VT 05672

LandVest
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All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

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STATEMENT OF LIMITATIONS

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

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

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

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

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

Residential **Single Family** **507 Worcester Ridge Road** **Listed: 7/2/2026** **$2,795,000**
5097873 **Elmore** **VT 05657** **Closed:**
Active **Unit/Lot #** **DOM: 5**



County VT-Lamoille
VillDstLoc
Year Built 2018
Architectural Style Contemporary
Color
Total Stories 2
Taxes TBD No
Tax Annual Amount $24,131.46
Tax Year 2025
Tax Year Notes 2025-2026

Activation Date

Rooms Total	7
Bedrooms Total	3
Bathrooms Total	4
Bathrooms Full	3
Bathrooms Three Quarter	0
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	3,492
Below Grade Finished Area	1,500
Total Finished Area	4,992
List $/SqFt Fin Total	$559.90
Total Area	6,984
Lot Size Acres	7.50
Lot Size Square Feet	326,700
Footprint	

Directions From the town of Stowe, follow Rte 100 N 3 miles and turn right on Randolph Road. In .4 miles, take slight right onto Elmore Mountain Road. Follow 3 miles and turn right onto Worcester Ridge. In .4 miles, take slight right to stay on Worcester Ridge, and destination will be on the left in .2 miles.

Public Remarks Set on 7.5 acres in Elmore, Vermont, this contemporary residence was thoughtfully designed to fill the home with natural light and impressive Green Mountain views. The open-concept main level brings together a well-appointed kitchen, dining area, and living room centered around a striking granite fireplace, creating inviting spaces for everyday living and entertaining. The home offers a first-floor primary ensuite with two bedrooms and two baths in the lower level, along with a dedicated wine cellar, a spacious mudroom, and carefully selected finishes throughout. Radiant heat, central air, and an attached two-car garage provide year-round comfort, while landscaped grounds complement the home's clean architectural lines. Offered furnished with some exceptions, the property is ready to be enjoyed from day one. Outdoor enthusiasts will appreciate the close proximity to world-class skiing, backcountry adventures, hiking and biking trails. Defined by clean architecture, meticulous craftsmanship, and framed by views of Mt. Mansfield. This is a home for those drawn to Vermont's most scenic countryside.

STRUCTURE

Construction Status Existing
Construction Materials Wood Frame, Stone Exterior , Wood Siding
Roof Architectural Shingle
Foundation Details Poured Concrete

Estimated Completion Date
Rehab Needed

List $/SqFt Fin ABV Grade	$800.40
Above Grade Finished Area Source	Public Records
Above Grade Unfinished Area	1,858
Above Grade Unfinished Area Source	Public Records
Below Grade Finished Area Source	Public Records
Below Grade Unfinished Area	134
Below Grade Unfinished Area Source	Public Records
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Daylight, Finished, Full, Insulated, Interior Stairs, Walkout, Interior Access, Exterior Access
Garage Yes
Garage Capacity 2
Parking Features Auto Open, Direct Entry, Heated Garage, Attached

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Road Frontage TBD
Road Frontage Length
Road Frontage Type Dirt, Private Road

School District Lamoille South
Elementary School Elmore Lake School
Middle/Jr School Peoples Academy Middle Level
High School Peoples Academy

Lot Features Country Setting, Hilly, Landscaped, Mountain View, Secluded, Sloping, View, Wooded

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Propane, Multi Zone, Radiant Floor
Cooling Central AC
Water Source Drilled Well
Sewer Septic
Electric 200+ Amp Service
Utilities Propane, Underground Utilities

Internet Satellite Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Dining Area, 1 Fireplace, Primary BR w/ BA, Natural Light, Security, Walk-in Closet, Basement Laundry
Flooring Ceramic Tile, Concrete, Wood
Exterior Features Deck
Driveway Gravel
Parking Features Auto Open, Direct Entry, Heated Garage, Attached

Appliances Gas Cooktop, Dishwasher, Disposal, Dryer, Range Hood, Freezer, Microwave, Refrigerator, Washer, Exhaust Fan
Other Equipment Security System, Standby Generator

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions

Flood Zone Unknown
Seasonal No
Easements
Covenants Unknown
Resort
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 86
Deed Page 370-371
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R2

Map
Block
Lot
SPAN# 201-064-10643
Tax Class Non-Homestead
Tax Rate
Current Use
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
VerPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
VerPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Agata Celmerowski and Josh Garland Trust 2021
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	LandVest, Inc.
Listing Office - Phone Number	Off: 802-528-7606
Listing Office - Phone Number 2	
List Agent - Agent Name and Phone	Meg Kauffman - Cell: 802-318-6034
List Agent - Phone Number	Cell: 802-318-6034
List Agent - E-mail	mkauffman@landvest.com
List Team - Team Name	
List Team - Phone Number 1	
List Team - Team Email 1	
Co List Agent - Agent Name and Phone	
Co List Agent - Phone Number	
Co List Agent - E-mail	
Alternate Contact - Agent Name	
Alternate Contact - Phone Number	
Alternate Contact - E-mail	
Buyer Office - Office Name	
Buyer Office - Phone Number	
Buyer Office - E-mail	
Buyer Agent - Agent Name	
Buyer Agent - Phone Number	
Buyer Agent - E-mail	
Buyer Team - Team Name	
Buyer Team - Phone Number 1	
Co Buyer Office - Office Name and Phone	
Co Buyer Agent - Agent Name and Phone	

MLS List Date	7/2/2026
Expiration Date	9/3/2026
Active Under Contract Date	
Pending Date	
Withdrawn Date	
Terminated Date	
Close Date	
Anticipated Closing Date	
Marketed in other Property Type	No
Other MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	No
Short Sale	No
Original List Price	$2,795,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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Addendum
507 Worcester Ridge Road
Elmore, VT

PROPERTY
7.5 acres
Panoramic mountain views
Stone walls
Mature trees

LOCATION
7 miles from Stowe village
40 miles from BTV
2.5 hours from Montreal

RESIDENCE
Contemporary
Wood siding and stone exterior
3,326± sf
2-story w/ walkout basement
Constructed in 2019
Poured concrete foundation
Architectural shingle roof
Open floor plan w/ all radiant heat
3 bedrooms w/ first floor primary
4 baths (3 full, 1 ½)
Woodburning fireplace?
Obeche wood cabinetry throughout
Custom Hunter Douglas Duet blinds
LED lighting throughout
Sonos sound system
Mudroom
Bluestone walkway w/ covered entry
Deck
2-car attached garage w/ wood & glass auto doors
Asphalt drive w/ Staymat
Mountain views

Main Entry
Bluestone walkway to deck
Covered porch
Full glass entry door
Floor to ceiling casement windows
Ceramic tile floor
Recessed lighting

Mudroom
Ceramic tile floor
Pocket door
Built-in cubbies
Glass door to rear stone path

Half Bath
Ceramic tile floor
Pocket door
Vessel sink
Granite countertop
Pendant lighting
Hunter Douglas Duet shad

Living Room
Stained quarter sawn white oak plank floor
Open to dining room, kitchen
Wood Creek granite fireplace w/ wood media Cabinet, raised hearth
Floor to ceiling casement windows
Recessed lighting
Ceiling fan
Pickled bass wood plank ceiling
Expansive mountain views

Dining Room
Stained quarter sawn white oak plank floor
Open to living room, kitchen
Sliding glass door to wood deck w/ cable railing
Expansive mountain views

Kitchen
Open to dining, living rooms
Stained quarter sawn white oak plank floor
Obeche custom cabinetry
Granite counters
Double undermount sink w/ disposal
Island w/ 6 burner Miele cooktop
Miele exhaust hood
Miele speed oven/microwave
Miele convection wall oven
Miele dishwasher
Miele refrigerator
Pendant lighting

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EXCLUSIVELY LISTED WITH LANDVEST
Meg Kauffman (802) 318-6034 & Sara Maher (415) 699-4204
1940A Mountain Rd, Stowe, VT 05672
www.landvest.com

Addendum
507 Worcester Ridge Road
Elmore, VT

Primary Bedroom
Stained quarter sawn white oak plank floor
Window seat
Ceiling fan
Floor to ceiling casement windows
Auto blinds
Pocket doors
Walk-in closet w/ built-ins
Mountain views

Primary Bath
Porcelain tile floor
Double sink on Obeche custom vanity
Tile shower w/ pebble basin & sliding barn door
Jetted soaking tub
Recessed lighting
Hunter Douglas Duet shades on side windows
Views

LOWER LEVEL
Open oak stairway
Concrete floor w/ radiant throughout
Walkout
Mountain views

Family Room
Recessed lighting
Glass sliding door to bluestone terrace
Mountain views

Guest Bedroom 2
Floor-to-ceiling casement windows
Closet
Door to Full Bath
Hunter Douglas Duet shades
Pocket doors

Full Bath
Custom fir vanity
Granite countertop
Single sink
Tile shower w/ pebble basin, glass door
Recessed lighting
Pocket doors

Guest Bedroom 3
Floor-to-ceiling casement windows
Walk-in closet
Door to en-suite Full Bath
Pocket doors
Hunter Douglas Duet shades

En-suite Full Bath
Double sink custom fir vanity w/ granite top
Soaking tub
Shower w/ pebble basin and sliding barn door

Wine Cellar
Climate controlled

Laundry Room
LG front loading washer/dryer
Utility sink
Built-in countertops

Utility Room

UTILITIES
Central air
LP gas radiant heat
NTI wall mounted boiler
Drilled well w/ Clearwater filtration/ softener
Sonos Sound system
Security system
Nest thermostats and cameras
Back up whole house Gernerac generator
Satellite internet - Starlink and GlobalNet

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 09/10/2025

Seller's Name(s): The Josh Garland Trust - 2021 | The Agata Celmerowski Trust - 2021

Physical Property Address: 507 Worcester Ridge (Street) | Elmore (City/Town)

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

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

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

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

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

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

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

Seller's Initials: JG 09/10/25 7:30 PM EDT dotloop verified; AC (trustee) 09/10/25 2:48 PM EDT dotloop verified; ____ ____

Purchaser's Initials: ____ ____ ____ ____

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ 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:
Small landslide on northern slope in spring 2023 was repaired & new drainage path for snowmelt established. No impact to house or landscaping.

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: 7 yrs ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: 1000 Gallons (or other measure) Date Range Fall/Winter Provider: Fred?s Energy 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.) Central, three units
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: 7 years ☐ 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: $1200 Date Range: Annual Electric utility provider: Morrisville Water & Light Property used: ☐ Full ☑ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: 200 Amps ☐ Don't Know
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____ ☐ YES ☑ NO ☐ DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☐ YES ☑ NO If "Yes," current provider:
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: AT&T, T-Mobile, Verizon
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Starlink & GlobalNet 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 1 ☐ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? 6
☐ Whirlpool Bath ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer
☐ Intercom ☑ Ceiling Fans ☑ Woodstove ☐ Sump Pump ☐ Well Pump ☑ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe):
☐ OTHER:

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

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☑ YES ☐ NO
If "yes", explain in detail: Built-in microwave has bend in insulation in corner & sparks; countertop microwave included.

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):

Age of Building(s): Main Bldg. 7 years Additions to Main Bldg. _____ Additional Building(s): (a)_____(b)_____

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☐ Yes ☑ No
If "Yes," please explain:

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

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

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

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

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

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

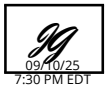
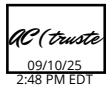
ROOF: ☑ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? 7 years
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____
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: 7 years
If Drilled Well: Drilled by: Unknown Tag #: Unknown Depth: Unknown
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? August 2025 By whom? Clear Water Filtration Results: No issues
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:

Seller's Initials  09/10/25 7:30 PM EDT dotloop verified  09/10/25 2:48 PM EDT dotloop verified ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/4LYk-jlCT-lUsC

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: 2018 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? September 2021 ☐ Don't Know Reports of last inspection/pumping attached ☑ YES ☐ NO
Date Septic Tank Last Pumped? August 2025 ☐ Don't Know By whom? P&P Septic Service
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? August 2025	☐ YES	☑ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials [JG] 09/10/25 7:30 PM EDT dotloop verified [AC (truste] 09/10/25 2:48 PM EDT dotloop verified [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? 2021 By whom? Sterling Home Results: 3.82 pCi/L	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW
(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: Video/audio surveillance on front door & porch door Routine quarterly outdoor servicing by Orkin. Radon mitigation installed 2021.			

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 [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/4LYk-jlCT-lUsC

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: Joshua Garland Trustee — dotloop verified 09/10/25 7:30 PM EDT L26K-5DUV-DQCH-UU6V
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller: The Agata Celmerowski Trust - 2021 — dotloop verified 09/10/25 2:48 PM EDT XEAN-1PDQ-RFKR-5CCK
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller:
(Signature) (Date)

Purchaser:
(Signature) (Date)

Seller:
(Signature) (Date)

Purchaser:
(Signature) (Date)

ELMORE, VT Town Clerk's Office
Received for Record
February 15 A.D. 20 22
at 1 o'clock P M minutes
and Recorded in Book 86 Page 370-371
Attest Shawn Draper Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Joshua Scott Garland and Agata Celmerowski, both of Newton, Massachusetts, Grantors, in consideration of **TEN AND MORE DOLLARS** and other good and valuable consideration, paid to their full satisfaction by Joshua Garland, Trustee of The Joshua Garland Trust - 2021, and Agata Celmerowski, Trustee of The Agata Celmerowski Trust - 2021, both of Newton, Massachusetts, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantees, Joshua Garland, Trustee of The Joshua Garland Trust - 2021, and Agata Celmerowski, Trustee of The Agata Celmerowski Trust - 2021, as tenants in common, and their successors and assigns forever, certain lands and premises in the Town of Elmore, County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Joshua Scott Garland and Agata Celmerowski by Warranty Deed of Richard K. Andrews, Trustee of the Richard K. Andrews Revocable Trust, dated November 19, 2021 and recorded in Book 86, Page 186 of the Elmore Land Records. Further being all and the same land and premises conveyed to Richard Andrews by Warranty Deed of Theodore R. Barnett, Trustee of the Theodore R. Barnett Revocable Trust, dated February 23, 2017 and recorded in Book 77, Page 567 of the Elmore Land Records, subsequent to which Richard Andrews conveyed his interest to Richard K. Andrews, Trustee of the Richard K. Andrews Revocable Trust, by Warranty Deed dated April 12, 2019 and recorded in Book 81, Page 178 of the Elmore Land Records, and more particularly described as follows:

Being Lot 15A, containing 7.5 acres, more or less, with all buildings and improvements thereon and as shown on a plan entitled "Peterson Farm Lots 15 & 15A, Worcester Ridge Road, Elmore VT, April, 2012", as revised December 22, 2016, by Glenn Towne, Registered Land Surveyor, Duxbury, Vermont and recorded at Map Slide 161 of the Elmore Land Records.

Lot #15A is subject to and has benefit of a 50' wide right-of-way for ingress, egress and utilities, in common with others, now commonly known as Worcester Ridge Road, as depicted on the above referenced survey and as set forth in the Warranty Deed of Theodore R. Barnett, Trustee of the Theodore R. Barnett Revocable Trust, to Richard Andrews, dated February 23, 2017 and recorded in Book 77, Page 567 of the Elmore Land Records.

The interests in the land and premises conveyed hereby include the benefit of and are subject to public highway and public utility rights, and to such rights, conditions, covenants, rights of way and easements which are of record and are enforceable at

OLSON & ASSOCIATES, PLC
Attorneys at Law
PO Box 1019
188 South Main St.
Stowe, VT 05672
802-253-7810

law as of the date hereof – not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise extinguished under Vermont Law.

Reference is hereby made to said deeds and surveys, and their records, to all references therein, and to the Elmore Land Records in aid of this description.

TO HAVE AND TO HOLD the said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantees, Joshua Garland, Trustee of The Joshua Garland Trust - 2021, and Agata Celmerowski, Trustee of The Agata Celmerowski Trust - 2021, as tenants in common, and their successors and assigns, to their own use and behoof forever; and Joshua Scott Garland and Agata Celmerowski the said Grantors, for themselves and their heirs, successors and assigns, do covenant with the said Grantees, Joshua Garland, Trustee of The Joshua Garland Trust - 2021, and Agata Celmerowski, Trustee of The Agata Celmerowski Trust - 2021, and their successors and assigns, that until the ensealing of these presents, Grantors are the sole owners of said lands and premises, and have good right and title to convey the same in manner aforesaid; that they are free from every encumbrance except as aforesaid; and they hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, Grantors hereby execute this Warranty Deed this 26th day of JANUARY, 2022.

Joshua Scott Garland

Agata Celmerowski

STATE OF VERMONT
COUNTY OF LAMOILLE, S.S.

At Stowe, in said County this 26th day of January, 2022, personally appeared Joshua Scott Garland and Agata Celmerowski, and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Rebecca G. Olson
State of Vermont
Notary Public
Commission No. 0005590
My Commission Expires January 31 2023

Before me, _____
Notary Public
My commission expires: 1/31/23

Elmore, VT - Property Database - Detail Result

Last Updated: April 16, 2025 | Official copies of data must be obtained at the Elmore Town Office.

Powered by www.nemrc.com

Owner Information

Parcel	06-00-74260
Owner	GARLAND JOSHUA & AGATA CELMEROWSKI 62 JACKSON STREET NEWTON, MA 02459
Location	507 WORCESTER RIDGE
Sec/TWP/Range	
Descr	DWEL& 7.5AC

Parcel Information

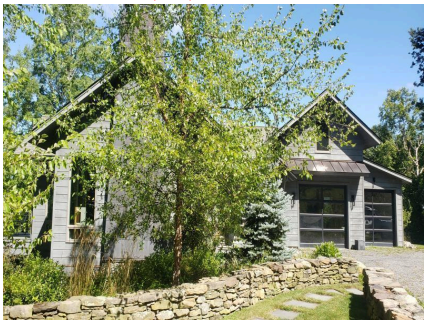
NBHD	4	**SPAN**	201-064-10643
Acres	7.5	**Status**	A - Active

Sales Information

Book	86	**Sale Date**	2021-11-19
Page	186-188	**Sale Price**	2,495,000

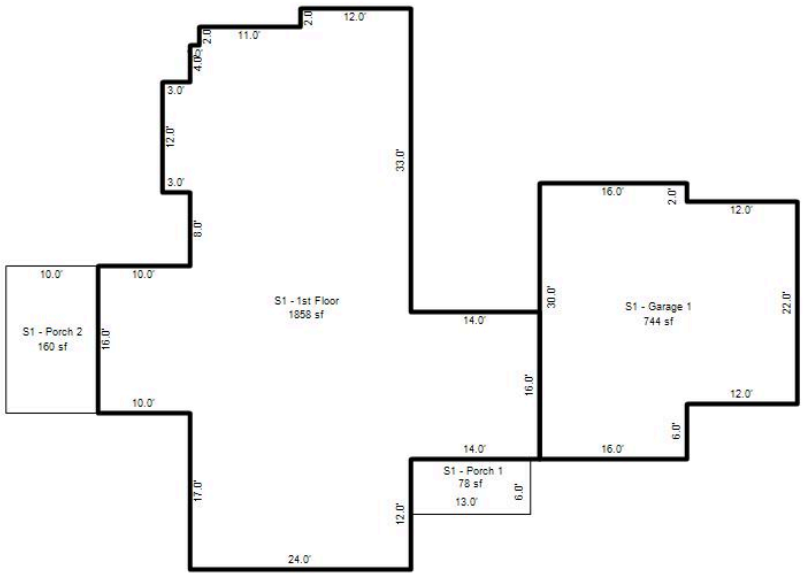
Parcel Value Information

Land Value	536,700	**Homestead**	1,332,000
Dwelling Value	770,300	**Housesite**	1,220,300
Site Imprvmnt	25,000		
Outbuildings			
Total	1,332,000		



BUILDING	**Total Rooms**	14	**Year Built**	2018	**Building SF**	1858.00	**Energy Adj**	Average	**Roughins**	1
	Bedrooms	3	**Effect Age**	7	**Quality**	4.50	**Bsmt Wall**	Conc 8in	**Plumb Fixt**	13
	Full Baths	3	**Condition**	Good	**Style**	1 Story	**Bsmt SF**	1634	**Fireplaces**	1
	Half Baths	1	**Phys Depr**	3	**Design**	One Story	**Bsmt Fin**	4	**Porch**	238
	Kitchens	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	1500	**Gar/Shed**	912
			Econ Depr							
	Notes									
LAND	**Land**	1	**Area**	2.00	**Grade**	2.00	**Frontage**		**Depth**	
LAND	**Land**	5	**Area**	5.50	**Grade**	1.00	**Frontage**		**Depth**	

Sketch



dotloop signature verification: dtlp.us/O9lt-MGu6-PzII

Vermont Mandatory Flood Disclosure

Date Prepared: 09/10/2025

Seller's Name(s): The Josh Garland Trust - 2021 | The Agata Celmerowski Trust - 2021

Property Address: 507 Worcester Ridge, Elmore, VT 05661
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://map1.msc.fema.gov/firm?id=500318 ; 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: Joshua Garland Trustee dotloop verified 09/10/25 7:30 PM EDT T6LY-M66Y-FGL8-HO8E (Signature) (Date)

Seller: The Agata Celmerowski Trust - 2021 dotloop verified 09/10/25 2:48 PM EDT RTQE-7KBI-A0H0-H7EV (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

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

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): **Richard Andrews**
1628 Adams Street
Saint Helena CA 94574

Permit Number: WW-5-5297-5

This permit affects the following properties in Elmore, Vermont:

Lot	*Parcel*	*SPAN*	*Acres*	*Book(s)/Page(s)#*
15A	*06/00/74.260*	*201-064-10643*	*7.60±*	*Book:77 Page(s):567-571*

This project, to amend Permit Number WW-5-5297-4 to decrease to a four bedroom single family residence and redesign the wastewater disposal system, located on 511 Worcester Ridge Road in Elmore, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by John Stuart P.E. from JH Stuart Associates, with the stamped plans listed as follows:

Title	*Sheet Number*	*Plan Date*	*Revision Date*
Wastewater System Rehab Plans and Specifications	*1 of 2*	*02/28/2012*	*11/28/2017*
Water and Wastewater System Plans and Specifications	*2 of 2*	*02/28/2012*	*12/20/2017*

1.2 This permit does not relieve the landowner from obtaining any and all other applicable state and local approvals and permits PRIOR to construction.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Elmore Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Elmore Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) 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 potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",*

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

1.6 This project is approved for the construction of a four bedroom single family residence on the lot. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

1.7 All conditions set forth in Permit Number WW-5-5297-4 shall remain in effect except as amended or modified herein.

1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to conveyance of any portion of the project to that purchaser.

1.9 By acceptance of this permit, the landowner 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 the Vermont environmental and health statutes and regulations, and permit conditions.

1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2.WATER SUPPLY

2.1 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

2.2 This project has been previously approved for a potable water supply using a drilled or percussion bedrock well, now for 490 gallons of water per day, provided the supply is located as shown on the stamped plans and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.

2.3 The potable water source location as shown on the stamped plans shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3.WASTEWATER DISPOSAL

3.1 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

3.2 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plans for 490 gallons of wastewater per day and sized for 150 percent of the design flow. The system 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. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.

3.3 The corners of the proposed primary wastewater area shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.

3.4 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.

3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater system are allowed on or near the site-specific wastewater system depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____ Dated December 20, 2017
Dolores M. Eckert, Assistant Regional Engineer
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

cc: John Stuart P.E.
Elmore Planning Commission

PAYABLE TO:
MAIL TO:

Town of Elmore

PO Box 123
Lake Elmore, VT 05657
www.elmorevt.org
802-888-2637

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
06/00/74.260	07/09/2026	2026-2027

Late payments on either installment are subject to 1% interest per month (waived for first month) or part thereof. Collection fee of 8% added after FINAL due date. Postmarks NOT accepted as timely payment

Location: WORCESTER RIDGE LOT 15A 507
Description: DWEL& 7.5AC

OWNER GARLAND JOSHUA & AGATA CELMEROWSKI
J GARLAND TRST & AGATA CELMEROWSKI TRST
62 JACKSON STREET
NEWTON MA 02459

SPAN # 201-064-10643 SCL CODE: 064
TOTAL PARCEL ACRES 7.50

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,639,700	1,639,700
TOTAL TAXABLE VALUE	1,639,700	1,639,700
GRAND LIST VALUES	16,397.00	16,397.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal Tax Rate	0.3300	x16,397.00=	5,411.01

TOTAL MUNICIPAL TAX	5,411.01
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	5,411.01

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1376	x16,397.00=	18,653.23

1.6430 (state rate) / 144.43% (CLA ÷ SA) = 1.1376

Payments		
1	09/15/2026	12,032.12
2	03/15/2027	12,032.12

TOTAL EDUCATION TAX	18,653.23
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	18,653.23

TAX SUMMARY
Municipal + Education

TOTAL TAX	24,064.24
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	24,064.24

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Elmore
TAX YEAR 2026-2027

1ST PAYMENT DUE
09/15/2026
OWNER NAME
GARLAND JOSHUA & AGATA CELMEROWSKI
PARCEL ID
06/00/74.260

AMOUNT DUE	12,032.12
AMOUNT PAID	0.00
BALANCE DUE	12,032.12

Send payment to:
Town of Elmore
PO Box 123
Lake Elmore, VT 05657

RETURN RECEIPT WITH AN ENCLOSED STAMPED ENVELOPE.

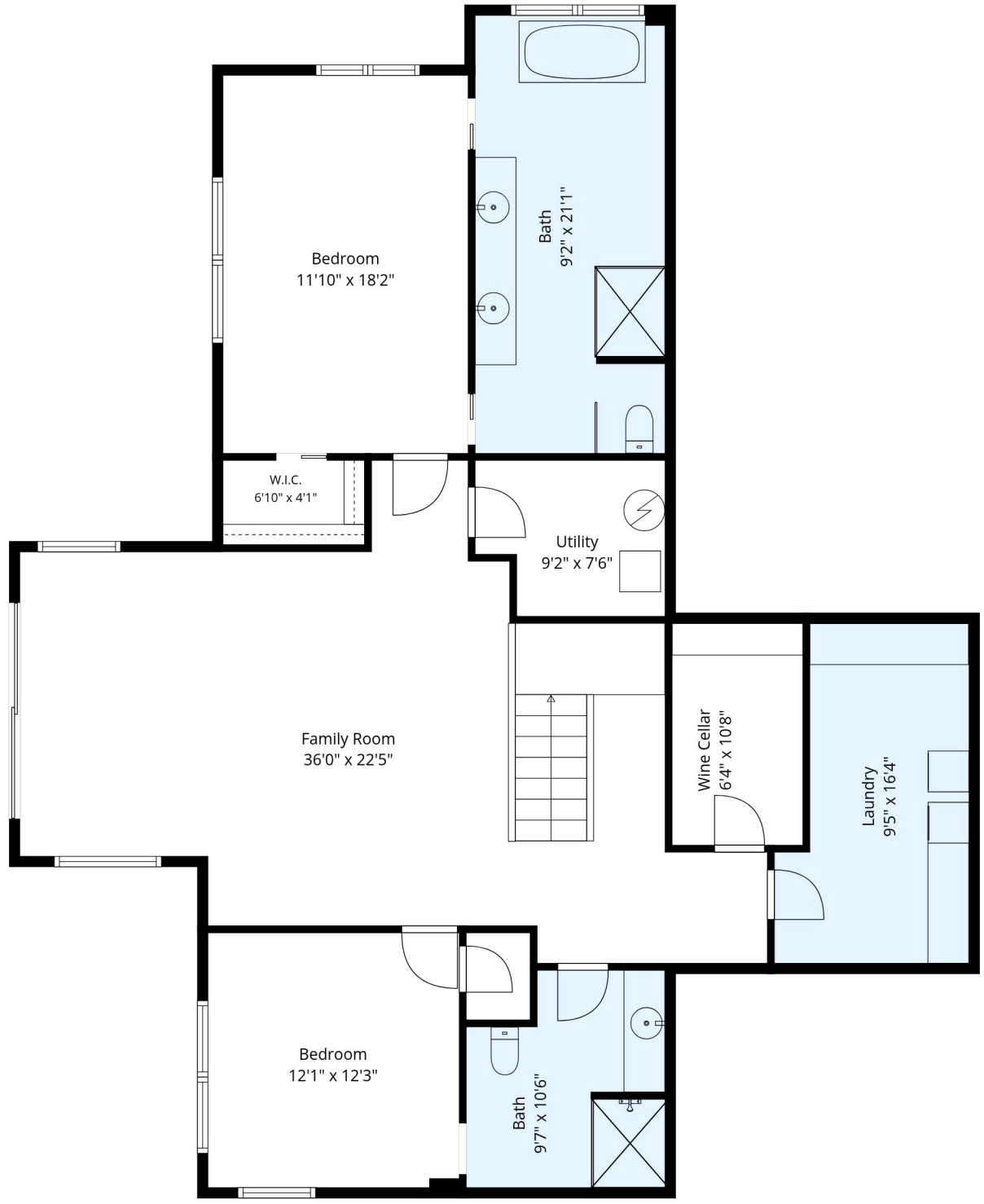
Town of Elmore
TAX YEAR 2026-2027

2ND PAYMENT DUE
03/15/2027
OWNER NAME
GARLAND JOSHUA & AGATA CELMEROWSKI
PARCEL ID
06/00/74.260

AMOUNT DUE	12,032.12
AMOUNT PAID	0.00
BALANCE DUE	12,032.12

Send payment to:
Town of Elmore
PO Box 123
Lake Elmore, VT 05657

RETURN RECEIPT WITH AN ENCLOSED STAMPED ENVELOPE.

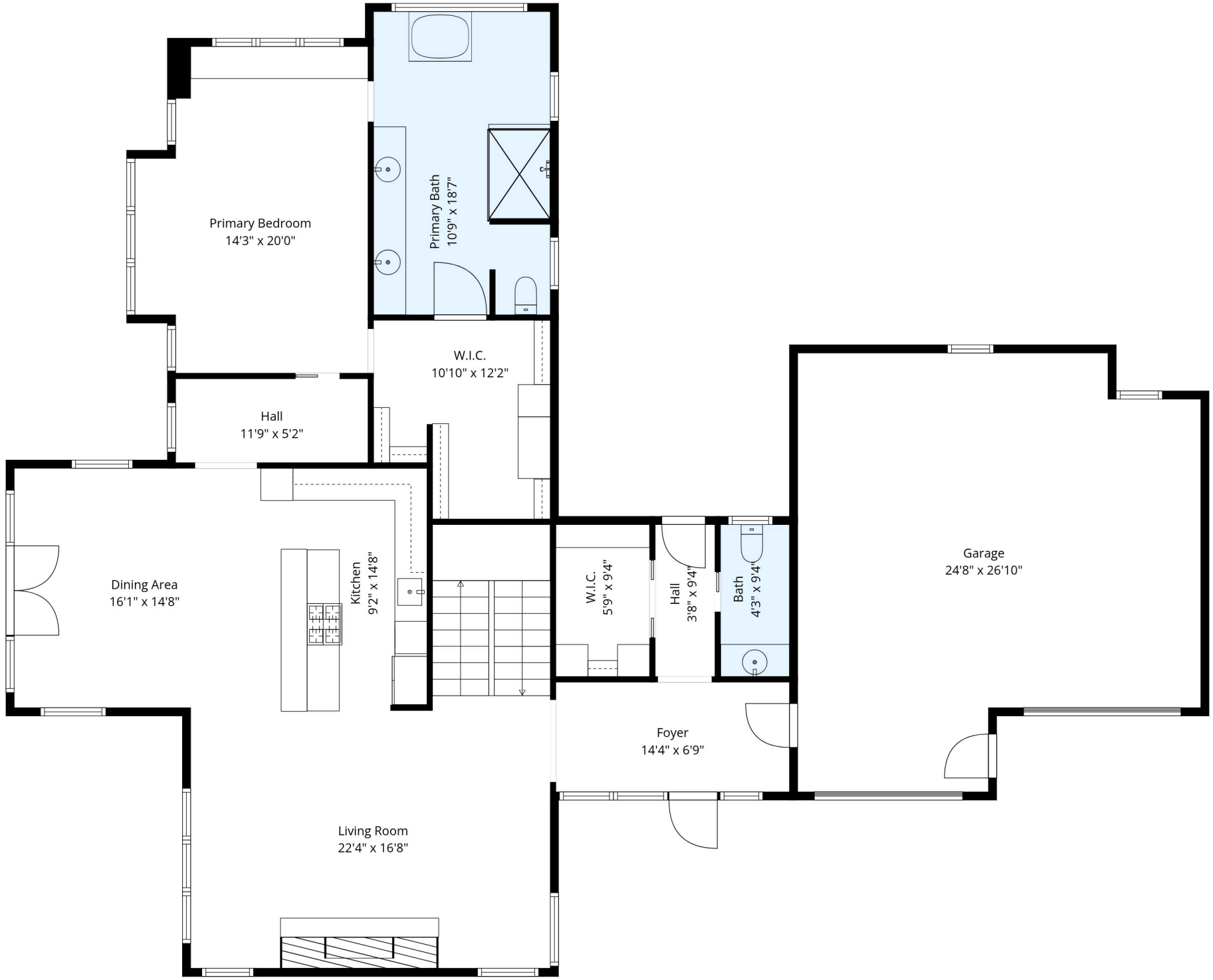


TOTAL: 3719 sq. ft

Basement: 1430 sq. ft, 1st floor: 2289 sq. ft

EXCLUDED AREAS: WINE CELLAR: 67 sq. ft, UTILITY: 63 sq. ft, WALLS: 256 sq. ft

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

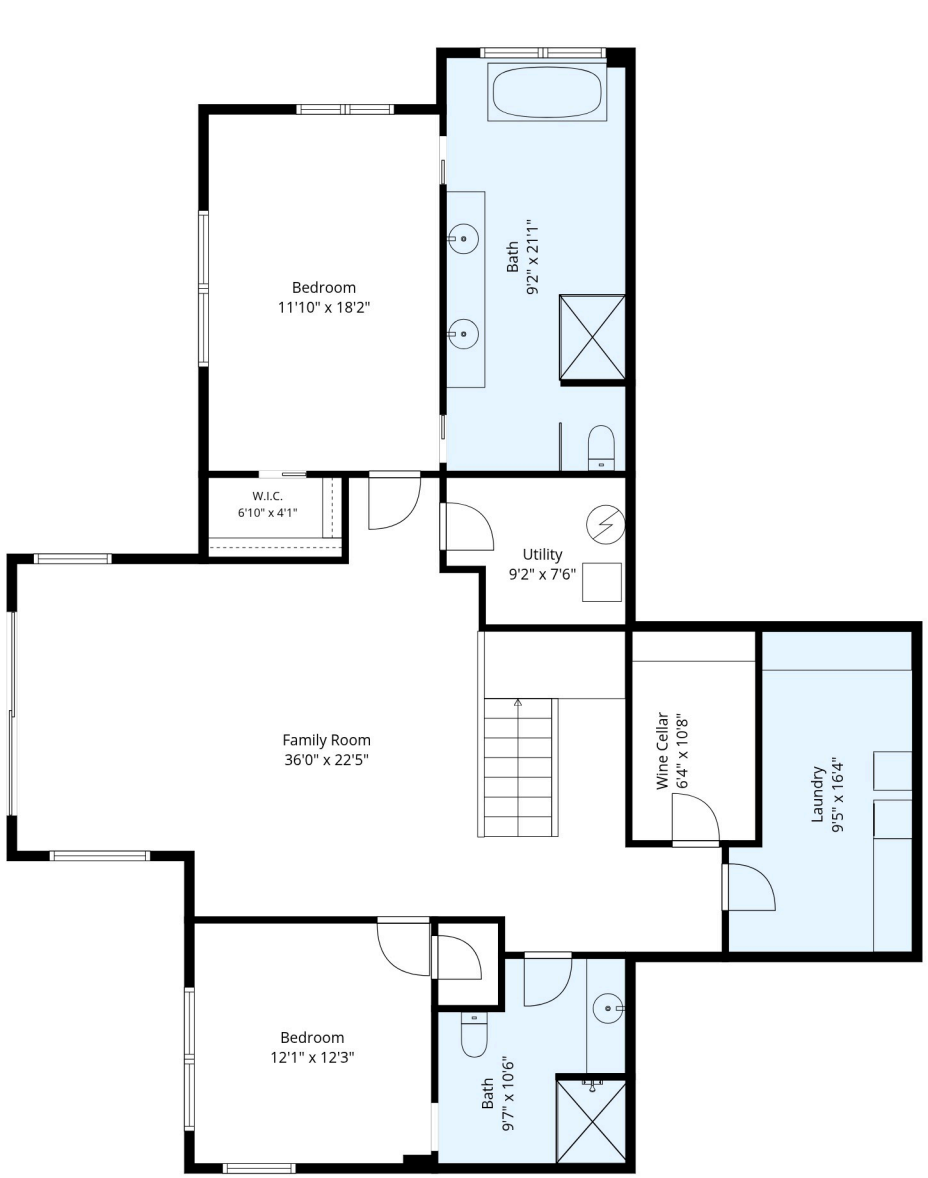


TOTAL: 3719 sq. ft

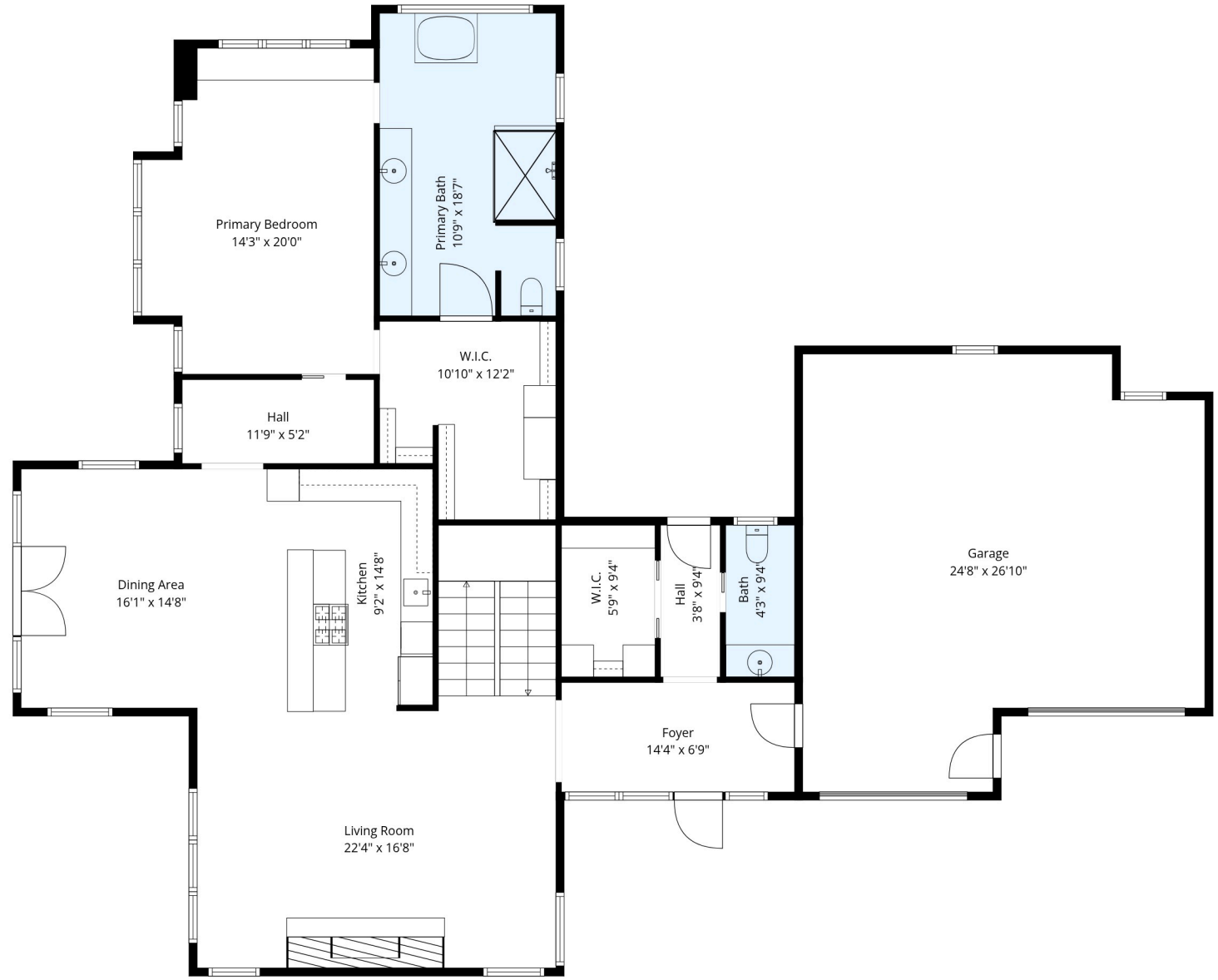
Basement: 1430 sq. ft, 1st floor: 2289 sq. ft

EXCLUDED AREAS: WINE CELLAR: 67 sq. ft, UTILITY: 63 sq. ft, WALLS: 256 sq. ft

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



Basement



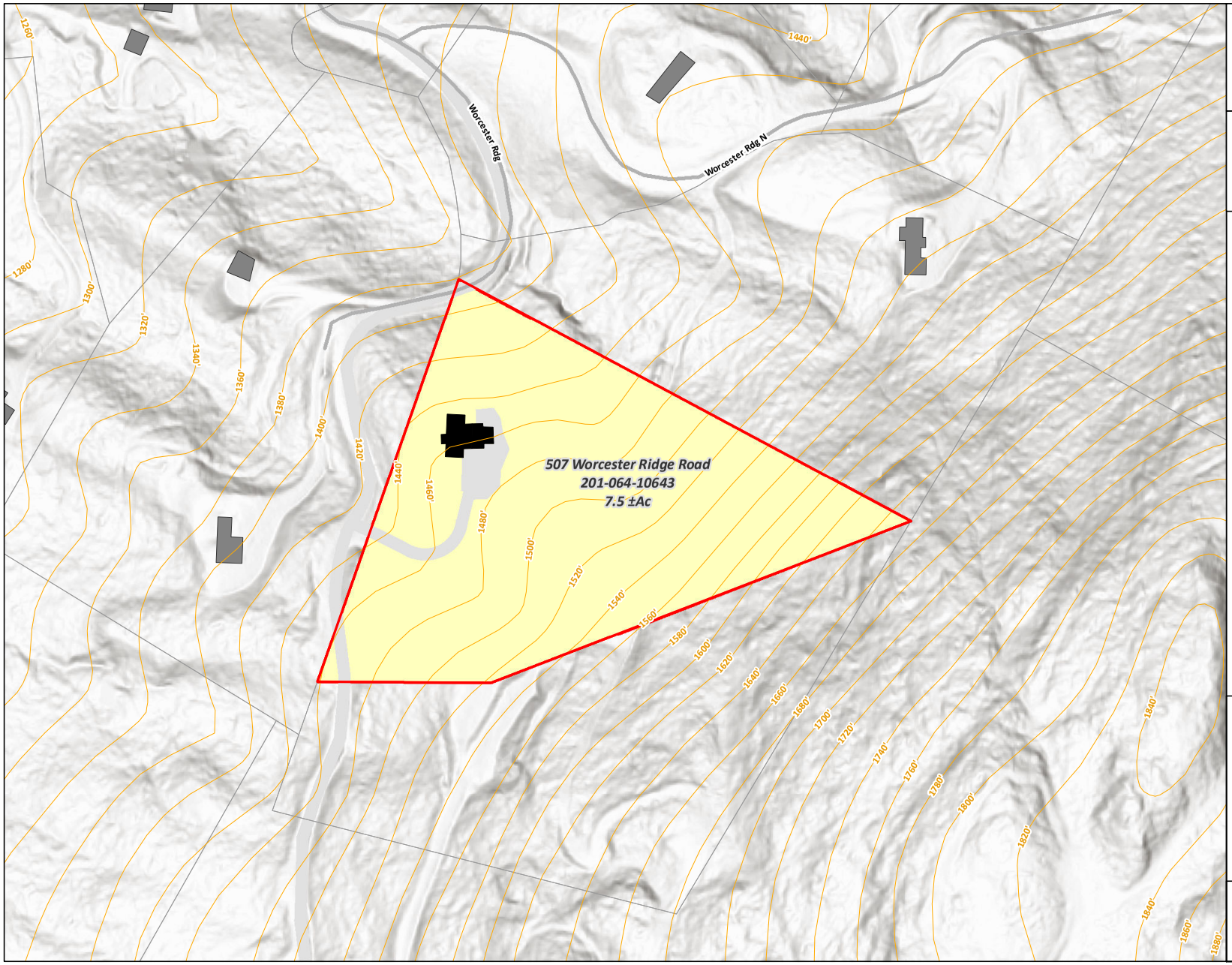
1st Floor

TOTAL: 3719 sq. ft

Basement: 1430 sq. ft, 1st floor: 2289 sq. ft

EXCLUDED AREAS: WINE CELLAR: 67 sq. ft, UTILITY: 63 sq. ft, WALLS: 256 sq. ft

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



507 Worcester Ridge Rd

Elmore, VT

Base Plan

LEGEND

- Subject Property - 7.5 ±Ac
- Adjacent Properties
- Building Footprints
- Contours (ft)



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

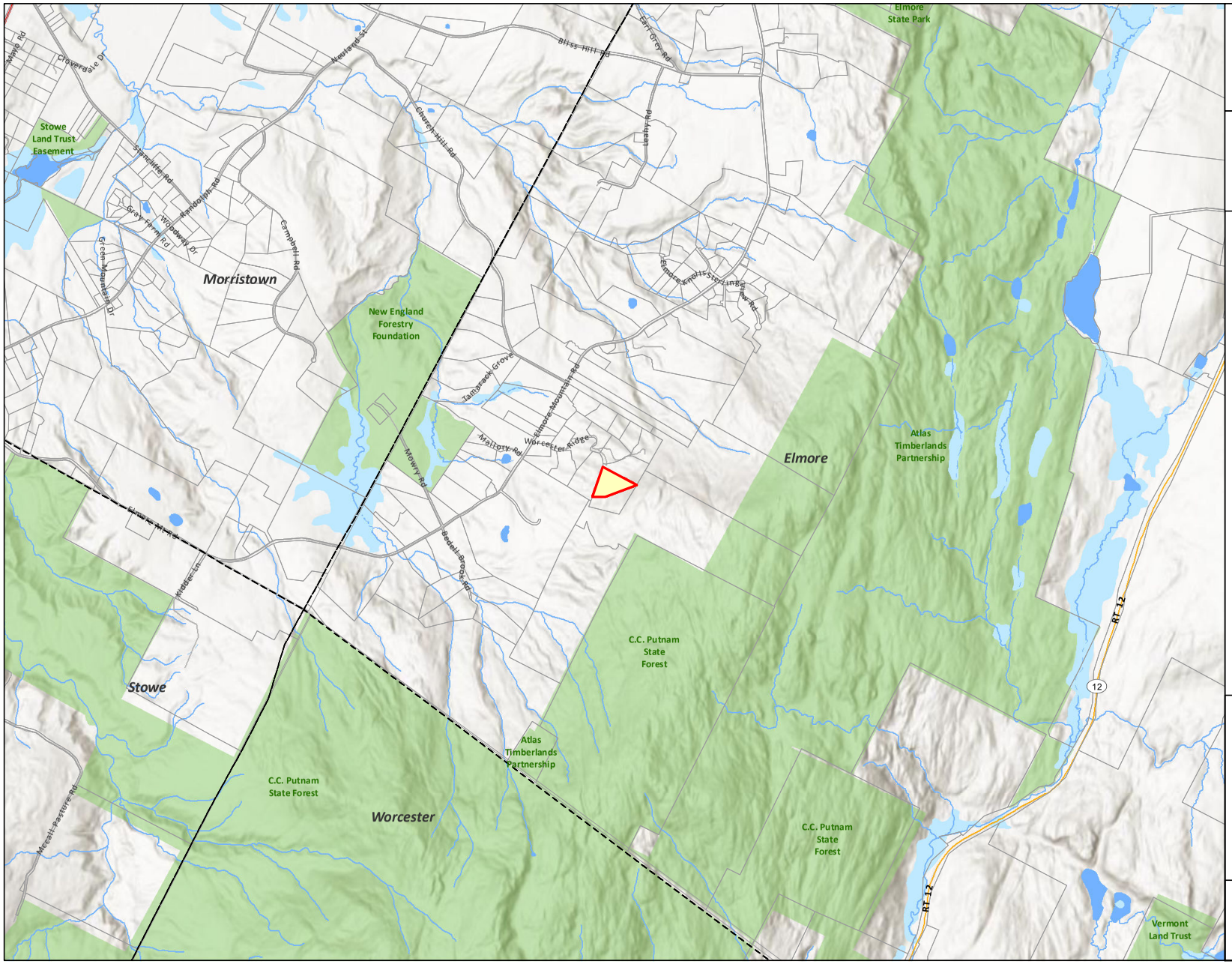
0 75 150 300 Feet

Scale: 1 " = 150 '

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

LandVest

Document Name: VT1149 base



507 Worcester Ridge Rd

Elmore, VT

Conservation Context

LEGEND

- Subject Property - 7.5 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

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

LandVest

Document Name: VT1149 conservation context



507 Worcester Ridge Rd

Elmore, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 7.5 ±Ac
- Adjacent Properties
- Contours (ft)



Notes:
Credits: 2015 imagery from ESRI 'World Imagery' map service.

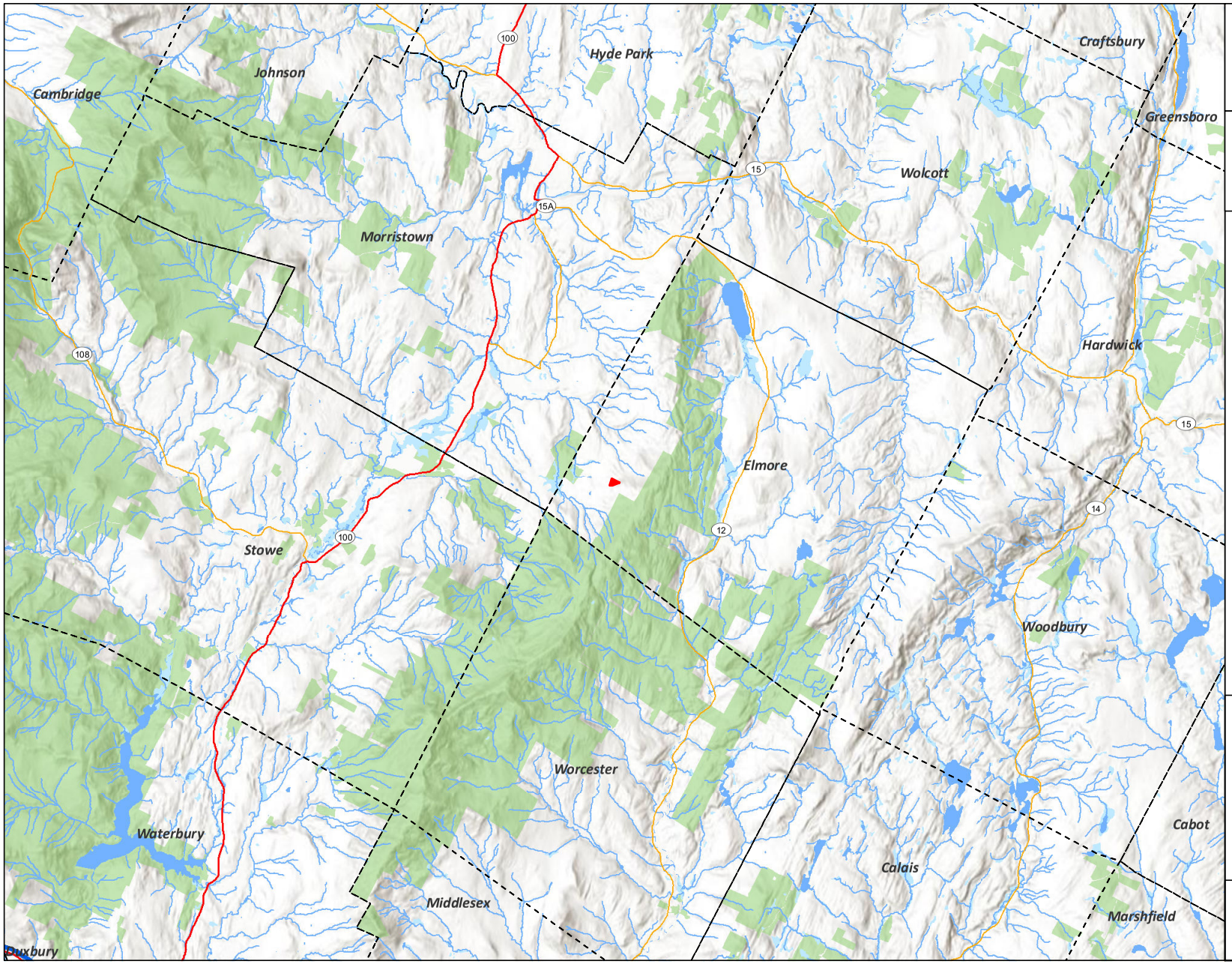
0 75 150 300 Feet

Scale: 1 " = 150 '

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

LandVest

Document Name: VT1149 ortho



507 Worcester Ridge Rd

Elmore, VT

Regional Locus

LEGEND

- Subject Property - 7.5 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

0 4,500 9,000 18,000 Feet

Scale: 1 " = 9,000 '

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

LandVest

Document Name: VT1149 regional locus