217 Logging Hill Road

Stowe, Vermont



For more information, please contact:

Meg Kauffman
Luxury Real Estate Broker
mkauffman@landvest.com
M: 802.318.6034 O: 802.528.7606

Sara Maher
Luxury Real Estate Agent
smaher@landvest.com
M: 415.699.4204 O: 802.528.7606

1940A Mountain Road, Stowe, VT 05672

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

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

Stowe, VT - Property Database - Detail Result

Last Updated: July 23, 2025 | Official copies of data must be obtained at the Stowe Office.

Powered by www.nemrc.com

Owner Information

Parcel	14034010
Owner	[redacted]
	STOWE, VT 05672
Location	217 LOGGING HILL RD
Tax Map #	02-179.061
Descr	21 AC & DWL

Parcel Information

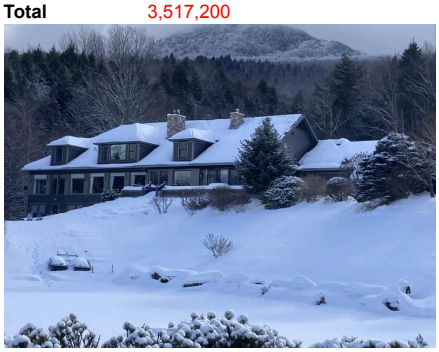
NBHD	13	**SPAN**	621-195-10336
Acres	21	**Status**	A - Active

Sales Information

Book	999	**Sale Date**	2017-11-17
Page	40	**Sale Price**	1,410,000

Parcel Value Information

Land Value	1,552,200	**Homestead**	3,517,200
Dwelling Value	1,598,500	**Housesite**	3,135,000
Site Imprvmnt	190,000		
Outbuildings	176,500		
Total	3,517,200		



BUILDING	**Total Rooms**	9	**Year Built**	1989	**Building SF**	4571.00	**Energy Adj**	Excellent	
	Bedrooms	4	**Effect Age**		**Quality**	7.00	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	4	**Condition**	Good	**Style**	1.5 Fin	**Bsmt SF**	1764	**Fireplaces** 1
	3/4 Baths		**Phys Depr**	15	**Design**	1.5 Sty	**Bsmt Fin**	3	**Porch** 740
	Half Baths	1	**Funct Depr**	6	**Bldg Type**	Single	**Bsmt Fin SF**	720	**Gar/Shed** 1017
	Kitchens	1	**Econ Depr**						
	Notes	2001: Renovated throughout & added Garage/workshop. Very well built dwl. Finished bsmt is a rec room with 1/2 bath - walk out. Adjustment for size - 6% func. 2011: Lowered quality grade of dwl and value of detached bldgs. Deed restriction: land cannot be subdivided. 2024: Removed small shed from listing / All other data appears to be accurate. 6% func for size.							

LAND	**Land**	1	**Area**	2.00	**Grade**	3.00	**Frontage**	**Depth**
LAND	**Land**	5	**Area**	19.00	**Grade**	0.70	**Frontage**	**Depth**

Sketch

Residential **Single Family** **217 Logging Hill Road** **Listed: 6/16/2026** **$4,500,000**
5095013 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County	VT-Lamoille
VillDstLoc	
Year Built	1989
Architectural Style	Contemporary
Color	
Total Stories	1.5
Taxes TBD	No
Tax Annual Amount	$48,273.56
Tax Year	2025
Tax Year Notes	2025-2026
Activation Date	

Rooms Total	9
Bedrooms Total	4
Bathrooms Total	6
Bathrooms Full	3
Bathrooms Three Quarter	1
Bathrooms Half	2
Bathrooms One Quarter	0
Above Grade Finished Area	4,571
Below Grade Finished Area	720
Total Finished Area	5,291
List $/SqFt Fin Total	$850.50
Total Area	6,335
Lot Size Acres	21.00
Lot Size Square Feet	914,760
Footprint	

Directions From Rt 100, head East on Main St. and turn Right onto School St for .3 miles. Continue straight onto Stowe Hollow Rd 1.6 miles and straight onto Upper Hollow Rd for 1.1 miles. Turn left onto Upper Hollow Rd, follow .1 miles and then right onto Logging Hill Rd. Property is .2 miles ahead on left.

Public Remarks Magnificent views of Mt. Mansfield, a spring-fed swimming pond, clay tennis courts, and 21 private acres create an exceptional setting at 217 Logging Hill Road. Offering a rare vantage point over the Green Mountains, the property combines remarkable privacy with a collection of outdoor amenities seldom found in a single offering. Thoughtfully positioned to capture the scenery, the home's living room, dining area, sunroom, and spacious main-level primary suite all enjoy views of Vermont's highest peak. The upper level includes a second ensuite bedroom, two additional bedrooms, and a full bath, providing comfortable accommodations for family and guests. A walk-out lower level offers casual gathering space for games, television, and entertaining, with direct access to the grounds. The landscape is a defining feature of the property. The pond serves as a centerpiece for summer enjoyment, while a brook flows through the property over natural boulders. Mature perennial gardens provide seasonal color throughout the grounds, and the clay tennis courts offer a rare opportunity for recreation in a spectacular mountain setting. An attached three-car garage includes a dedicated workroom, while the detached Hobby Barn provides flexible space for a studio, fitness area, workshop, storage, or RV parking. An additional equipment barn supports the maintenance and enjoyment of the property's extensive acreage. Combining panoramic mountain views, exceptional privacy, and amenities that are increasingly difficult to find, 217 Logging Hill Road represents a compelling opportunity to own one of Stowe's distinctive estate properties.

STRUCTURE

Construction Status	Existing	**Estimated Completion Date**		**List $/SqFt Fin ABV Grade**	$984.47
Construction Materials	Wood Frame, Wood Siding	**Rehab Needed**		**Above Grade Finished Area Source**	Public Records
Roof	Shingle			**Above Grade Unfinished Area**	0
Foundation Details	Concrete			**Above Grade Unfinished Area Source**	Public Records
				Below Grade Finished Area Source	Public Records
				Below Grade Unfinished Area	1,044
				Below Grade Unfinished Area Source	Public Records
Basement	Yes			**Total Below Grade Area**	
Basement Access Type	Interior			**Total Below Grade Area Source**	
Basement Description	Concrete, Daylight, Finished, Full, Insulated, Interior Stairs, Walkout, Interior Access				
Garage	Yes				
Garage Capacity	6				
Parking Features	Auto Open, Direct Entry, Heated Garage, RV Garage, Attached, Detached				

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

LOT & LOCATION

Development / Subdivision

Owned Land		**School District**	Stowe School District	**Waterfront Property**	
Common Land Acres		**Elementary School**	Stowe Elementary School	**Water View**	
ROW Length	1039	**Middle/Jr School**	Stowe Middle/High School	**Water Body Access**	
ROW Width	50	**High School**	Stowe Middle/High School	**Water Body Name**	
ROW Parcel Access	Yes	**Lot Features**	Hilly, Landscaped, Mountain View, Open, Pond, Secluded, Stream, Trail/Near Trail, View, Walking Trails, Wooded	**Water Body Type**	
ROW to other Parcel		**Zoning Description**	Residential	**Water Frontage Length**	
				Waterfront Property Rights	
Road Frontage	No			**Water Body Restrictions**	
Road Frontage Length	0				
Road Frontage Type	Gravel				

UTILITIES

Heating Propane, Baseboard, Hot Air, Radiant
Cooling Central AC, Mini Split
Water Source Drilled Well, Private, Purifier/Soft
Sewer Leach Field, On-Site Septic Exists, Private
Electric Circuit Breaker(s), Generator
Utilities Phone, Propane, Satellite, Underground Utilities

Internet High Speed Intrnt at Site
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Cathedral Ceiling, Gas Fireplace, Wood Fireplace, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Light, Security, Skylight, Indoor Storage, Walk-in Closet, 1st Floor Laundry
Flooring Carpet, Hardwood, Tile
Exterior Features Barn, Deck, Garden Space, Gazebo, Hot Tub, Outbuilding, Patio, Tennis Court
Driveway Paved
Parking Features Auto Open, Direct Entry, Heated Garage, RV Garage, Attached, Detached

Appliances Dishwasher, Disposal, Dryer, Range Hood, Double Oven, Gas Range, Refrigerator, Trash Compactor, Washer, Electric Water Heater, Heat Pump Water Heater
Other Equipment Air Conditioner, Security System, Wood Stove, 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 No
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

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

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Other
Total Deeds
Deed Book 1266
Deed Page 305-306
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID 14034010
Zoning RR3

Map
Block
Lot
SPAN# 621-195-10336
Tax Class 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 withhold name
Owner Name
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	6/16/2026
Expiration Date	1/7/2027
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	$4,500,000

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

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

002985

VOL 126

Barcode ID: 492883 Type: LAN
File# 2025-00002985
BK 1266 PG 305-306

ENHANCED LIFE ESTATE DEED
Vermont statutory form deed

KNOW ALL PERSONS BY THESE PRESENTS that we, [redacted] and [redacted], of Stowe, Vermont, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by [redacted], AS TRUSTEE OF THE [redacted] TRUST DATED SEPTEMBER 29, 2025, as may be restated or amended (hereinafter "[redacted], TRUSTEE OF THE [redacted] TRUST"), and [redacted], AS TRUSTEE OF THE [redacted] TRUST, DATED SEPTEMBER 29, 2025, as may be restated or amended (hereinafter "[redacted], TRUSTEE OF THE [redacted] TRUST"), Grantees, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, [redacted], TRUSTEE OF THE [redacted] TRUST, and [redacted], TRUSTEE OF THE [redacted] TRUST, as tenants in common, and their successors and assigns forever, a certain piece of land located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to [redacted] by Warranty Deed of Rene-Pierre Azria and Alexis Azria dated November 17, 2017, and recorded in Book 999, Page 40 of the Town of Stowe Land Records and more particularly described therein as follows:

> "Being all and the same land and premises conveyed to Rene Pierre-Azria and Alexis Azria by Warranty Deed of Raymond Boulay and Antje Boulay dated September 27, 2010 and recorded in Book 786, Pages 311-312 of the Stowe Land Records.
>
> ***
>
> Further reference may be had to a survey entitled "Lot 23, the Stowe Corp. Subdivision of the Former Doremus Farm; 167486 Canada, Inc., Stowe Hollow, Vermont;" March 2020 by Glenn Towne, Waterbury, Vermont; Scale 1 inch equals 100 feet; Job No. T-808-151 filed in Map Book 12, Page 57 of the Stowe Land Records.
>
> Any portion of the land and premises conveyed herein located within the Town Highway No. 79, Logging Hill Road, right of way is conveyed by quitclaim only and is subject to public highway rights of way and easements.
>
> The land and premises is are subject to and benefitted by the Protective Covenants, the Stowe Corporation Subdivision, Stowe Hollow, Stowe, Vermont dated December 31, 1975 and recorded in Book 73, Page 484 of the Stowe Land Records."

GRANTORS RESERVED RIGHTS

This is an enhanced life estate deed executed pursuant to, and with the rights and privileges set forth in, 27 V.S.A. chapter 6, the Enhanced Life Estate Deed Act. The Grantors, or the survivor of them, hereby reserve unto themselves: (a) a common law life estate, with the exclusive use, possession, and enjoyment of the property; and (b) the right to convey the property.

Reference is hereby made to the above-mentioned deeds and their records, and to all prior deeds and records for a more complete and more particular description of the within described premises conveyed in this deed.

STACKPOLE FRENCH LAW OFFICES

STACKPOLE & FRENCH
LAW OFFICES
P.O. Box 819
Stowe, Vermont 05672
802.253.7339

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, STEPHEN ALAN SHERMAN, TRUSTEE OF THE STEPHEN ALAN SHERMAN TRUST, and DEBRA SUE SHERMAN, TRUSTEE OF THE DEBRA SUE SHERMAN TRUST, as tenants in common, and their successors and assigns, to their own use and behoof forever;

AND we, the said Grantors, STEPHEN A. SHERMAN, and DEBRA S. SHERMAN, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, STEPHEN ALAN SHERMAN, TRUSTEE OF THE STEPHEN ALAN SHERMAN TRUST, and DEBRA SUE SHERMAN, TRUSTEE OF THE DEBRA SUE SHERMAN TRUST, and their successors and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

AND we, STEPHEN A. SHERMAN, and DEBRA S. SHERMAN, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, we hereunto set our hands this 29th day of September, 2025.

[redacted]

Received for Record at Stowe, VT
On 10/20/2025 at 11:25:00 AM
Attest: Penny Davis, Town Clerk

STATE OF VERMONT)
COUNTY OF LAMOILLE) ss.

At Stowe, Vermont, this 29th day of September, 2025 personally appeared STEPHEN A. SHERMAN, and DEBRA S. SHERMAN, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, Stephanie Moulton
Notary Public
My Commission Expires: 01/31/2027
License No. 1570012299

SEAL

Notary Public State of Vermont
Stephanie A. Moulton
Commission
★ No. 1570012299 ★

Transfer Received 10/20/2025
Town Clerk, Stowe, VT

STACKPOLE FRENCH LAW OFFICES
STACKPOLE & FRENCH
LAW OFFICES
P.O. Box 819
Stowe, Vermont 05672
802.253.7339

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

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

Physical Property Address: 217 Logging Hill Road, Stowe, VT 05672

Street City/Town

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

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

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

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

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.

THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☒ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): ?	☐ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☒ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: LIQUID PROPANE	☒ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? YES - REPLACED When? 2018 By whom? FREDS	☒ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☒ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? THEY WERE	☐ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? _____ By whom?	☐ YES	☐ NO	☒ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☐ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☒ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

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

(b) Age of Heating System: ~10 yrs ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☒ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? New 2015

(d) When was the **primary** heating system last serviced? Every year
By whom? Peak

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

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

(g) **Primary** fuel provider: Fpeds

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

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

(j) When was the secondary heating system last serviced? _____
By whom? _____

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

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

(m) Secondary fuel provider: _____

(n) Property used: ☒ Full Time ☐ Seasonally

(o) Is there air conditioning? ☒ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): Central - 2 units

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

(q) Age of Hot Water System: ~15 yrs ☐ DON'T KNOW

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

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

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 330 Amps ☐ DON'T KNOW

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

(u)	Annual electricity usage: $ 10,000 Date Range: YR *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider:			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? By whom?	☐ YES	☒ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail:	☐ YES	☒ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

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

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

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: Wine Fridge not working	☐ YES	☒ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

4. TELEPHONE/INTERNET/TELEVISION

(a)	Is landline telephone service present at the Property? If "Yes," current provider: COMCAST	☒ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☒ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider:	☒ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic ☐ None GLOBAL NET			
(e)	Is television service available at the Property? If "Yes," current provider:	☒ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☒ Satellite ☐ DSL ☐ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS

(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☒ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 1989 Additions to Main Building: Additional Building(s): (a) ~2000 (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: REDID MUD ROOM, LAUNDRY ROOM If required, did you obtain all permits and approvals for such work? ☐ YES ☐ NO ☐ DON'T KNOW NOT REQUIRED	☒ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials [redacted] Buyer's Initials

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

BASEMENT/CELLAR/CRAWL SPACE

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

ROOF

(j)	Type of roof: ☒ Shingle ☐ Slate ☐ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof? 10 yrs			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☒ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials [redacted] Buyer's Initials

6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☒ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Don't know Tag #: Depth: Gallons Per Minute (at time of driller's report): Date of driller's report:
(c)	Age of Water System: 2
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☒ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: ☐ None ☒ DON'T KNOW
(e)	What is the annual cost for municipal water? $ Date Range: Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

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

Seller's Initials [redacted] Buyer's Initials

7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☒ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☐ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☒ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain:
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

(c)	Date system installed: PROBABLY 1989			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☒ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom? _____	☐ YES	☒ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe):	☒ DON'T KNOW		
(g)	Septic tank capacity (in gallons) _____	☒ DON'T KNOW		
(h)	Date septic tank last inspected? ~ 4 MONTHS AGO By whom? MARSH	☐ DON'T KNOW		
(i)	Date septic tank last pumped? ~ 4 months ago By whom? MARSH	☐ DON'T KNOW		
(j)	Reports of last inspection/pumping attached?	☐ YES	☒ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $ By whom:	☐ YES	☐ NO	

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail:	☐ YES	☒ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☐ YES	☐ NO	☒ DON'T KNOW

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☒ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☒ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☐ YES	☒ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☒ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☒ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☒ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☒ NO	☐ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☒ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? ~ 2016 By whom? Results: Radon in H_2O - Mitigated	☒ 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

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	☐ YES	☒ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☒ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☒ YES	☐ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☒ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☐ YES ☐ NO	☐ YES	☒ NO	☐ DON'T KNOW
Further explanation of any of the above:				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	☐ YES	☒ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed?	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☒ NO	

Seller's Initials [redacted] Buyer's Initials

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: Years of term remaining on any outstanding special assessments:	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

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

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

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller's Initials [redacted] Buyer's Initials ☐ ☐ ☐ ☐

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller: [redacted] 1/12/26 Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: [redacted] 1/12/26 Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Vermont Mandatory Flood Disclosure

Date Prepared: _____

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

_____ _____

Property Address: 217 Logging Hill Road, Stowe, VT 05672

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:

_____; 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: [redacted] 1/12/26 (Date) Seller: _____ (Signature) (Date)

Seller: (Signature) 1/12/26 (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)

PROTECTIVE COVENANTS

THE STOWE CORPORATION SUBDIVISION

Stowe Hollow, Stowe, Vermont

The following covenants, restrictions, and agreements are hereby made applicable to the lots of land in The Stowe Corporation Subdivision located in Stowe, Vermont, (and being the former Doremus property) and as shown upon plans entitled, "Lots 10-17, Lots 18-22 and Lots 23-25, Subdivision of a Portion of the Former Doremus Farm - The Stowe Corporation - Stowe Hollow, Vermont, dated November, 1975, by Keller and Lowe, Inc., Project #808.82-A, B, C", respectively, and to be recorded in Stowe Map File.

1. Wherever Grantor is used, it shall be construed to mean The Stowe Corporation, its successors and assigns.

2. The Grantees covenant, for themselves and their heirs, successors and assigns, that the real property conveyed shall be owned, possessed, leased, conveyed and sold subject to the following restrictions, covenants, easements and other limitations upon the construction and occupancy of the property conveyed which are to run with the land.

3. Subdivision Prohibited. The residential lots marked on the map shall not be subdivided.

4. Structures Permitted. The only buildings permitted to be constructed on the premises are one single family dwelling, one garage-workshop of appropriate design, finish and relative size, and one stable of appropriate design may also be erected. In addition, under the main single family dwelling roof structure one separate residential apartment may be created.

5. House Trailers and Mobile Homes. No house trailers or mobile homes shall be kept on the property at any time, however, a "motor

BERT P. DAVISON, JR.
ATTORNEY-AT-LAW
MOUNTAIN ROAD
P. O. BOX 960
STOWE, VERMONT 05672
(802) 253-6636

home" or camper, so-called, may be stored in a garage.

6. Architectural and Site Approval. All construction and site plans must be submitted to the Grantor, its successors and assigns, for approval prior to commencement of construction, which approval will not be unreasonably withheld. The exterior colors of siding, roofs and improvements shall blend with the natural surroundings. Any construction or alterations of the premises shall be approved by the Grantor prior to commencement.

All construction shall be at least 75 feet from any lot line, and no construction shall be permitted within Fifty (50) feet of any stream.

All buildings shall be insulated with at least Six (6") inch fiberglass insulation in ceilings and over unheated spaces and Four (4") inch fiberglass insulation in walls, or equivalent.

Prior to the covering of any septic system, a Vermont registered engineer shall inspect and review the installation to insure its compliance with a certification of compliance issued on 12/23/75 in the matter of Land Use Permit Application #5L0357 of the Stowe Corporation, and the plans upon which the certificate was based.

7. Removal of Trees and Ground Maintenance.

A. Trees currently providing natural screening from neighboring parcels shall not be removed, limbed or girdled without prior permission of the abutting landowner who would be affected.

B. Grounds visible from public roads shall be maintained so as not to detract from the rustic, harmonious appearance of the subdivision.

8. Uses Permitted. Only residential uses are permitted, however, this does not exclude professional offices in a part of a house being used as a home by practitioners, such as attorneys, accountants, doctors and architects, and engineers subject to the approval of the Grantor, its

ROBERT P. DAVISON, JR.
ATTORNEY-AT-LAW
MOUNTAIN ROAD
P. O. BOX 000
STOWE, VERMONT 00000
(802) 000-0000

successors and assigns. No commercial kennels are permitted.

9. Signs. One sign not exceeding an area of two square feet is permitted provided that it is not lighted. All signs must be approved by the Grantor, its successors and assigns.

10. Noise Producing Devices Prohibited. The operation of noise producing devices such as trail bikes, go-karts or machines for traveling across snow is not permitted on any parcel, except when leaving the property and upon returning but trail bikes, go-karts or machines for traveling across the snow are permitted to be stored on the property. Noise producing operations of mowers, chain saws and tractors are permitted during the daylight hours.

11. Animals. No animals, livestock or poultry of any kind shall be raised or kept in any unit or common area. Dogs, cats, or other household pets may be kept in the homes. When outside, household pets shall be subject to leash regulations.

12. Power. Houses may not utilize electric heat systems for the complete house without the prior consent of the Village of Stowe Electric Department. Any disputes as to the sharing of electric line extension costs shall be resolved in accordance with the then existing line extension policy of the Vermont Public Service Board.

13. Temporary Buildings. Temporary buildings are not permitted, except for use during construction, which buildings shall be removed not later than One (1) year from the commencement of any construction or improvement.

14. Construction of Any Building. Shall be completed within One (1) year of commencement date of the foundation work unless due to circumstances beyond Grantee's control.

15. Rubbish. No rubbish shall be allowed to accumulate on the

ROBERT P. DAVISON, JR.
ATTORNEY-AT-LAW
MOUNTAIN ROAD
P. O. BOX 660
STOWE, VERMONT 05672
[illegible]

premises outside structures.

16. Easements. All logging and recreational easements shall be owned and maintained by the Grantor, its successors and assigns.

17. Rights-of-Way. No rights-of-way shall be allowed unless approved by the Grantor, its successors and assigns.

18. Road Maintenance, Repair and Replacement. The owner of any lot which derives its access from the use of private roads or lanes in the subdivision (prior to possible deeding to town as a public road) shall pay his proportionate share of the annual maintenance of the roadway or lane, such maintenance to include snow plowing, gravelling, and any other necessary maintenance, improvement, and replacement costs. All owners of lots in the subdivision shall have the right to use all interior roads, in common with the Grantor, its successors and assigns, and others.

19. Enforcement of Covenants. These covenants may be enforced by the owner of any parcel in the subdivision, as well as by the Grantor herein, its successors and assigns, against the owner of any other parcel therein specified. The proper remedy is to institute judicial proceedings in a court of competent jurisdiction. The court may award damages or may restrain violation of these restrictions.

20. Saving Clause. In the event any court shall invalidate any one or more of these covenants, such invalidation shall in no way affect the remaining covenants and restrictions which shall remain in full force and effect.

21. Duration of Covenants and Restrictions. The covenants and restrictions as set forth herein shall be binding upon the owners, their heirs, successors and assigns. Any or all alterations, amendments or deletions shall be recorded in the office of the Town Clerk, Stowe, Vermont, to be valid. Said alterations, amendments or deletions shall only

ROBERT P. DAVISON, JR.
ATTORNEY-AT-LAW
MOUNTAIN ROAD
P. O. BOX 500
STOWE, VERMONT 05672
(802) 253-4326

be approved upon a unanimous vote of all the owners of lots in the development. All such alterations, amendments or deletions shall until 1985 be subject to the approval of the Grantor, its successors and assigns. Written notice of these changes must also be sent to the record owners of each of these parcels by registered or certified mail.

Requests for approval as called for in these covenants shall be answered in writing within Thirty (30) days of receipt of written notice of request. Approval shall not be unreasonably withheld. Disapproval of request shall state the reasons therefor.

Any waiver by Grantor, its successors and assigns, shall not in any way invalidate any of the other provisions contained herein.

Dated at Stowe, Vermont, this 31st day of December, 1975.

WITNESSETH:

THE STOWE CORPORATION

By: Dianne Bilodeau
DIANNE BILODEAU
Secretary

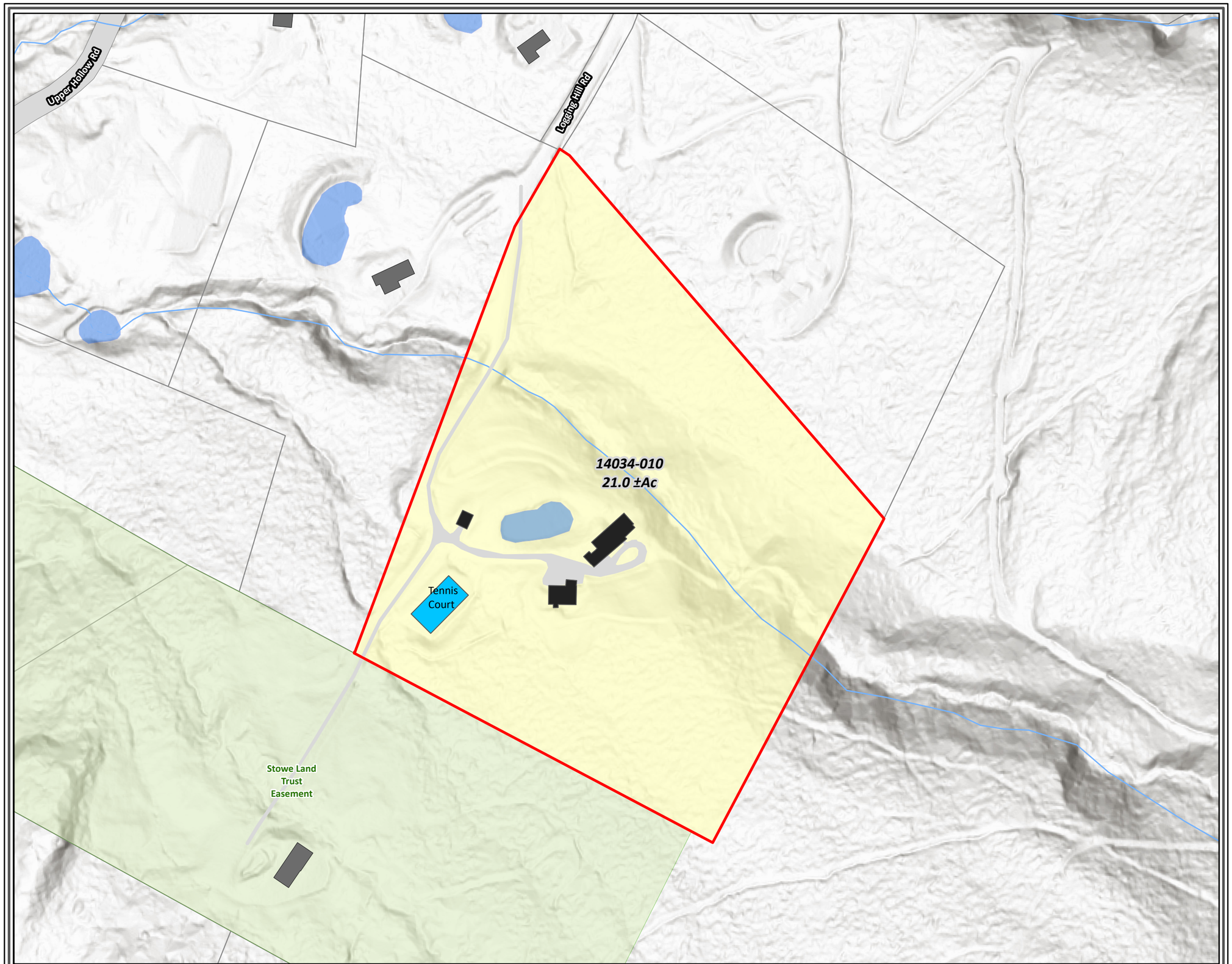
STATE OF VERMONT)
LAMOILLE COUNTY) SS.

At Stowe, Vermont, this 31st day of December, 1975, DIANNE BILODEAU, Secretary of THE STOWE CORPORATION, personally appeared, and she acknowledged this instrument by her sealed and subscribed to be her free act and deed and the free act and deed of said Corporation.

Before me,
Notary Public

Stowe, Vermont Town Clerk's Office January 8th A.D. 1976 at 11 o'clock 10 minutes A.M.
Received the instrument of which the foregoing is a true record.
Attest: William M Johnstone Town Clerk

31



217 Logging Hill Road

Stowe, VT

Base Plan

Legend

- Subject Property - 21.0 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Perennial Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1641
Date: 02/27/26

N
W
E
S

0 100 200 400 Feet

Scale: 1' = 200 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1641 217 Logging Hill Road, Stowe, VT\VT1641 base.aprx

217 Logging Hill Road

Stowe, VT

Base Plan Orthophotograph

Legend

- Subject Property - 21.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Perennial Streams
- Contours (10 ft)



Notes

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

Project Number: VT1641
Date: 02/27/26

N
W E
S

0 100 200 400 Feet

Scale: 1' = 200 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1641 217 Logging Hill Road, Stowe, VT\VT1641 ortho.aprx



217 Logging Hill Road

Stowe, VT

Base Plan Orthophotograph

Legend

- Subject Property - 21.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Perennial Streams
- Contours (10 ft)



Notes

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

Project Number: VT1641
Date: 02/27/26

N
W E
S

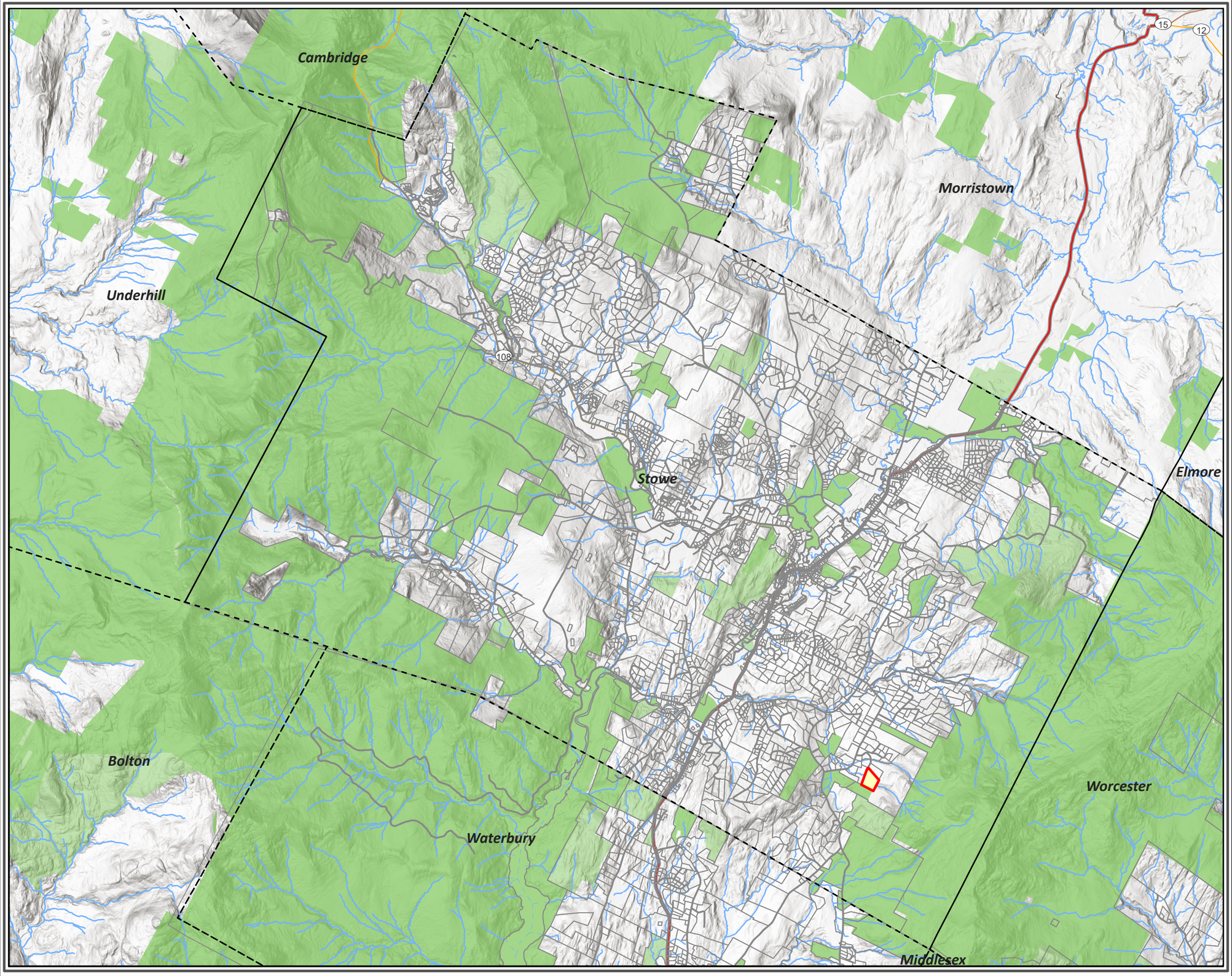
0 100 200 400 Feet

Scale: 1' = 200 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1641 217 Logging Hill Road, Stowe, VT\VT1641 ortho.aprx



217 Logging Hill Road

Stowe, VT

Town Locus

Legend

- Subject Property - 21.0 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1641
Date: 02/27/26

N
W
E
S

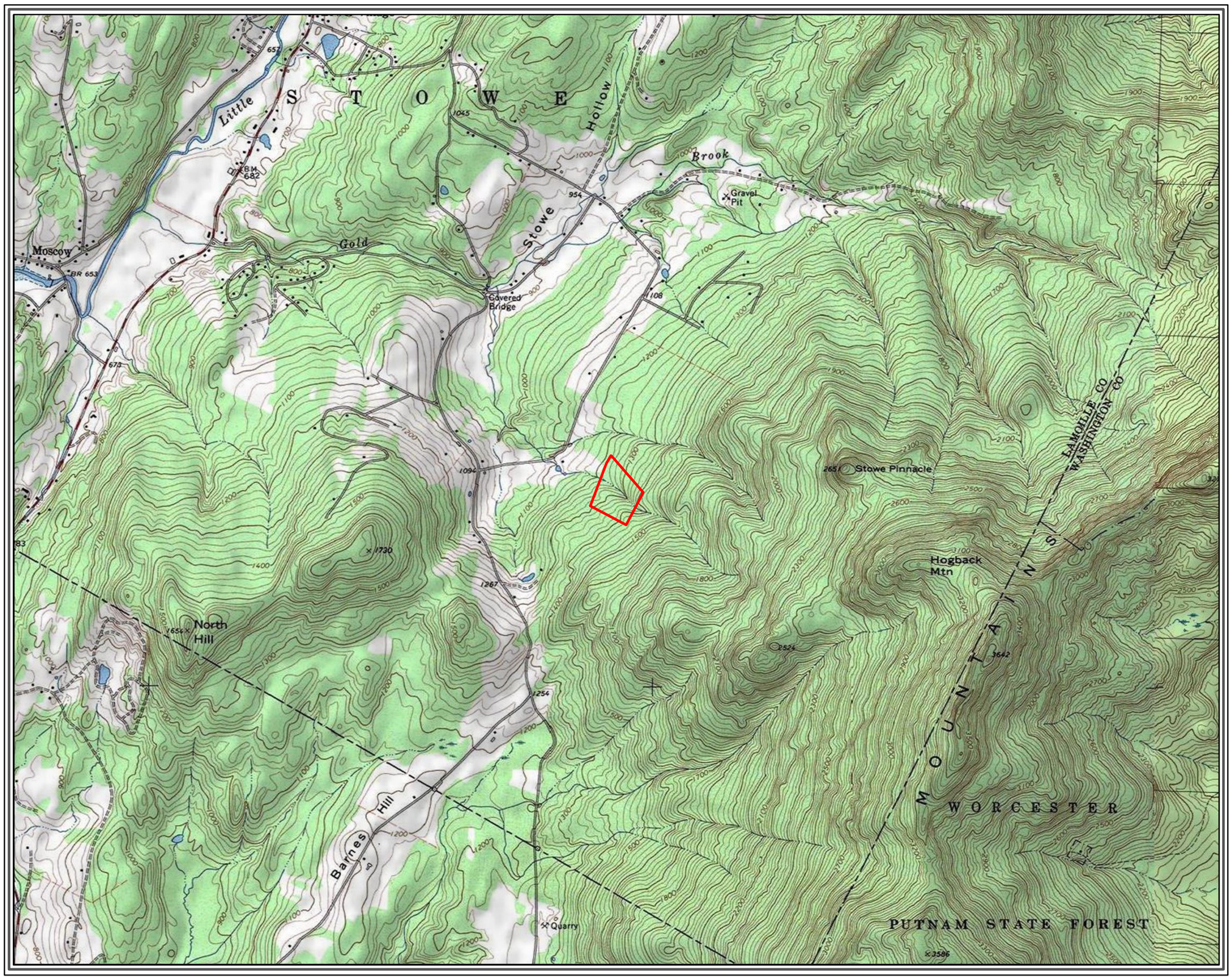
0 3,000 6,000 12,000 Feet

Scale: 1' = 6,000 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1641 217 Logging Hill Road, Stowe, VT\VT1641 town locus.aprx



Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1641 217 Logging Hill Road, Stowe, VT\VT1641 usgs topo plan.aprx

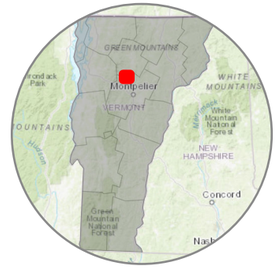
217 Logging Hill Road

Stowe, VT

USGS Topographic Map

Legend

Subject Property - 21.0 ±Ac



Notes

Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Project Number: VT1641

Date: 02/27/26

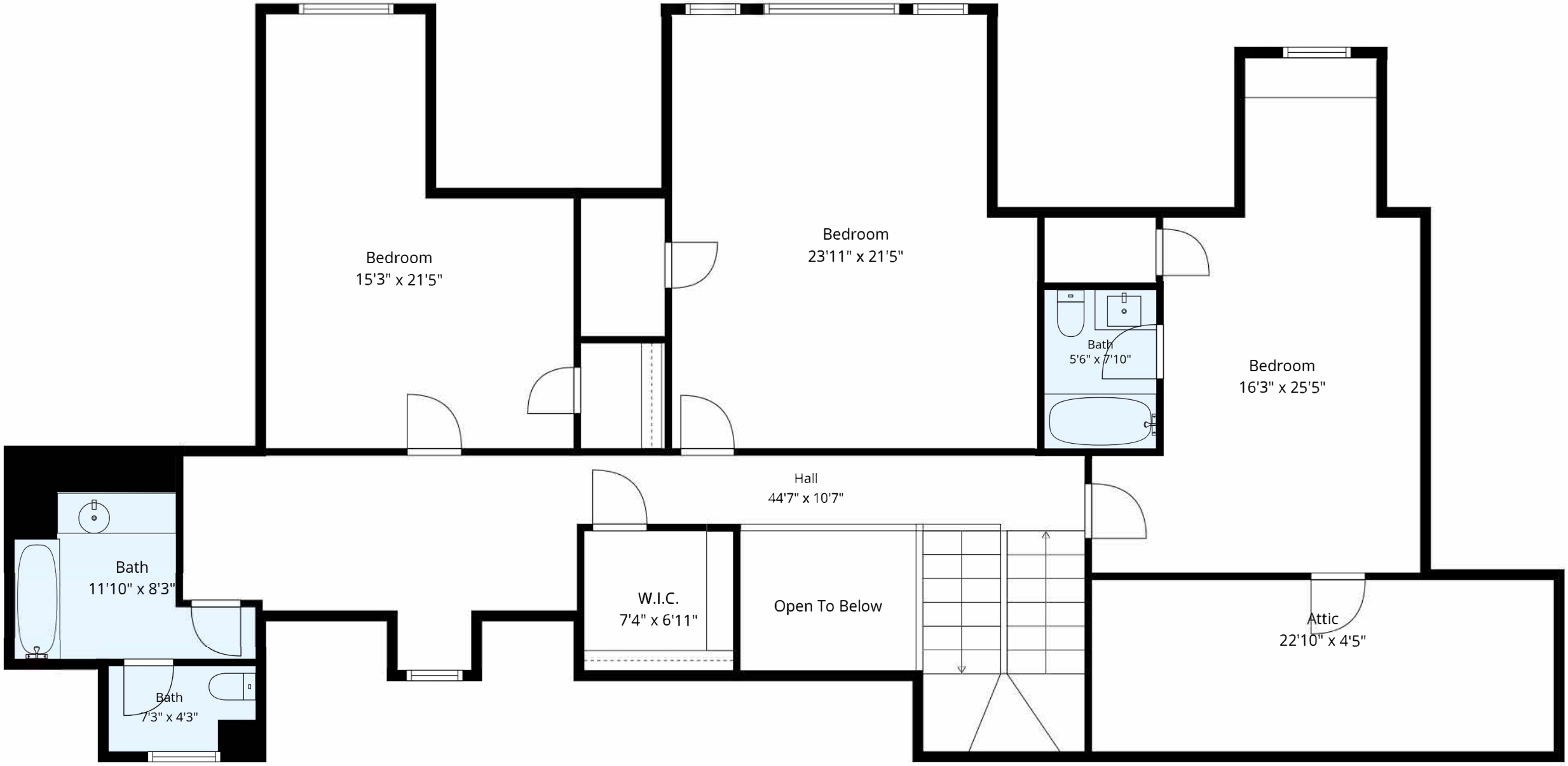
N
W E
S

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

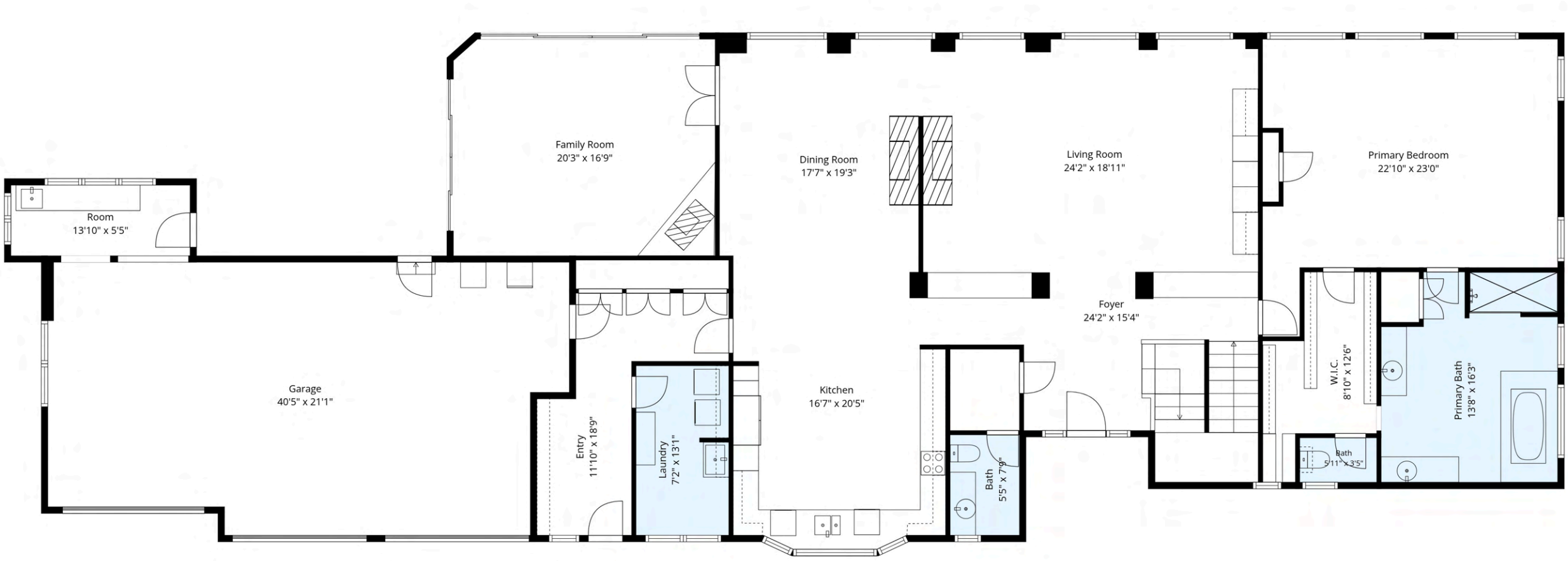


TOTAL: 6160 sq. ft

Basement: 1586 sq. ft, 1st floor: 2979 sq. ft, 2nd floor: 1595 sq. ft

EXCLUDED AREAS: GARAGE: 789 sq. ft, OPEN TO BELOW: 60 sq. ft, ATTIC: 101 sq. ft, LOW CEILING: 93 sq. ft, WALLS: 419 sq. ft

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

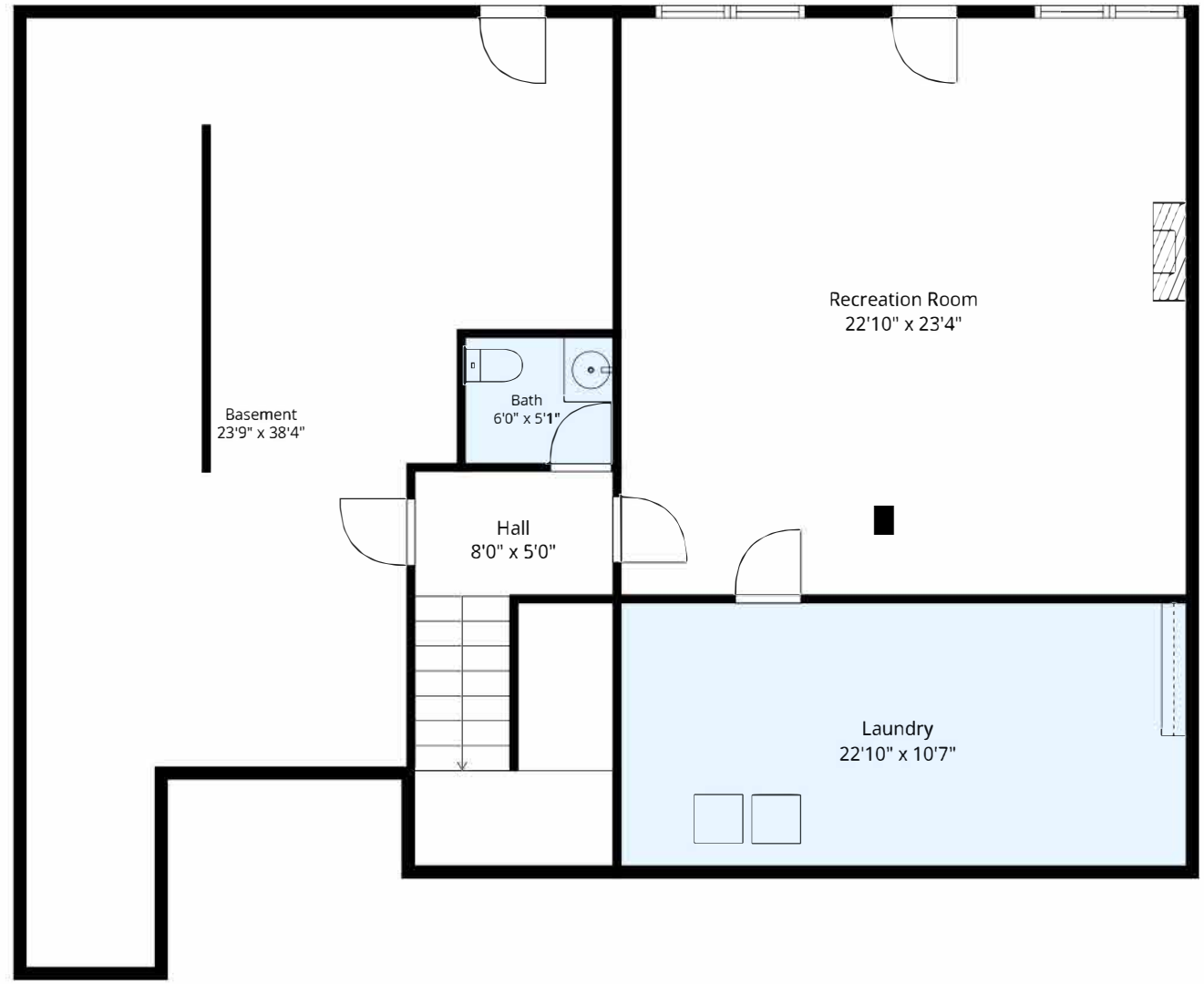


TOTAL: 6160 sq. ft

Basement: 1586 sq. ft, 1st floor: 2979 sq. ft, 2nd floor: 1595 sq. ft

EXCLUDED AREAS: GARAGE: 789 sq. ft, OPEN TO BELOW: 60 sq. ft, ATTIC: 101 sq. ft, LOW CEILING: 93 sq. ft, WALLS: 419 sq. ft

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



TOTAL: 6160 sq. ft

Basement: 1586 sq. ft, 1st floor: 2979 sq. ft, 2nd floor: 1595 sq. ft

EXCLUDED AREAS: GARAGE: 789 sq. ft, OPEN TO BELOW: 60 sq. ft, ATTIC: 101 sq. ft, LOW CEILING: 93 sq. ft, WALLS: 419 sq. ft

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

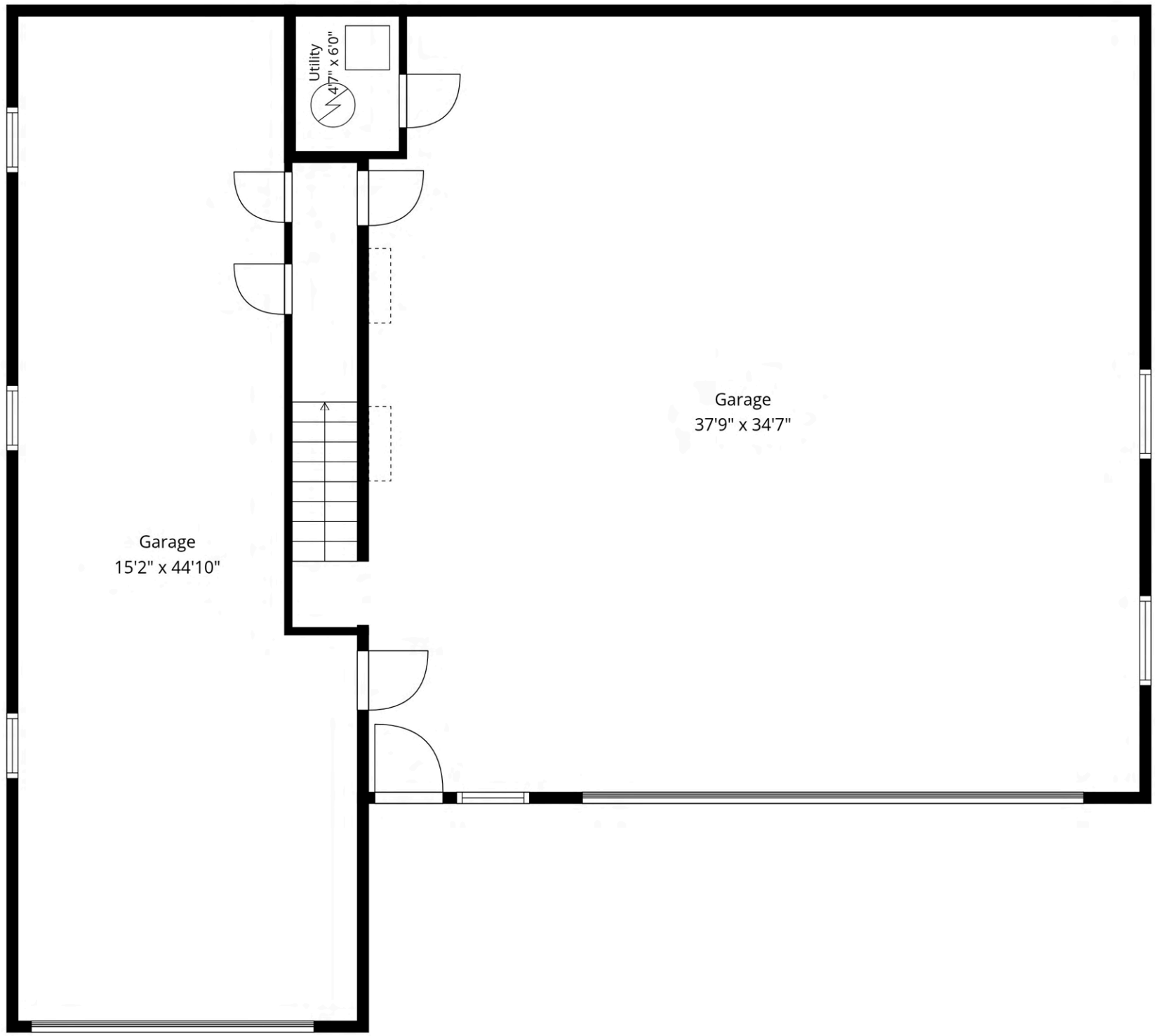


TOTAL: 6160 sq. ft

Basement: 1586 sq. ft, 1st floor: 2979 sq. ft, 2nd floor: 1595 sq. ft

EXCLUDED AREAS: GARAGE: 789 sq. ft, OPEN TO BELOW: 60 sq. ft, ATTIC: 101 sq. ft, LOW CEILING: 93 sq. ft, WALLS: 419 sq. ft

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

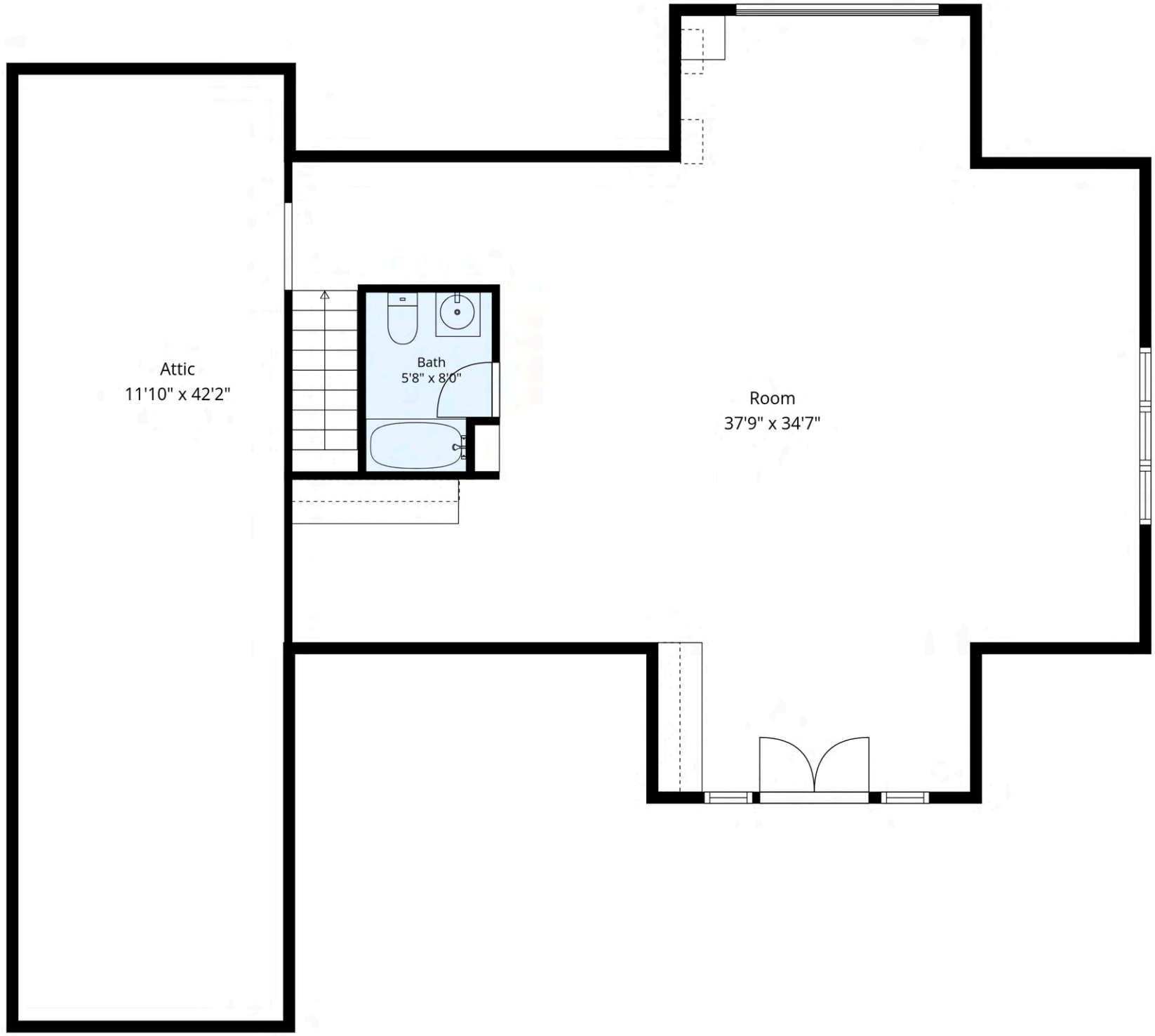


TOTAL: 893 sq. ft

1st floor: 0 sq. ft, 2nd floor: 893 sq. ft

EXCLUDED AREAS: GARAGE: 1828 sq. ft, UTILITY: 29 sq. ft, LOW CEILING: 344 sq. ft, ATTIC: 253 sq. ft, WALLS: 231 sq. ft

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



TOTAL: 893 sq. ft

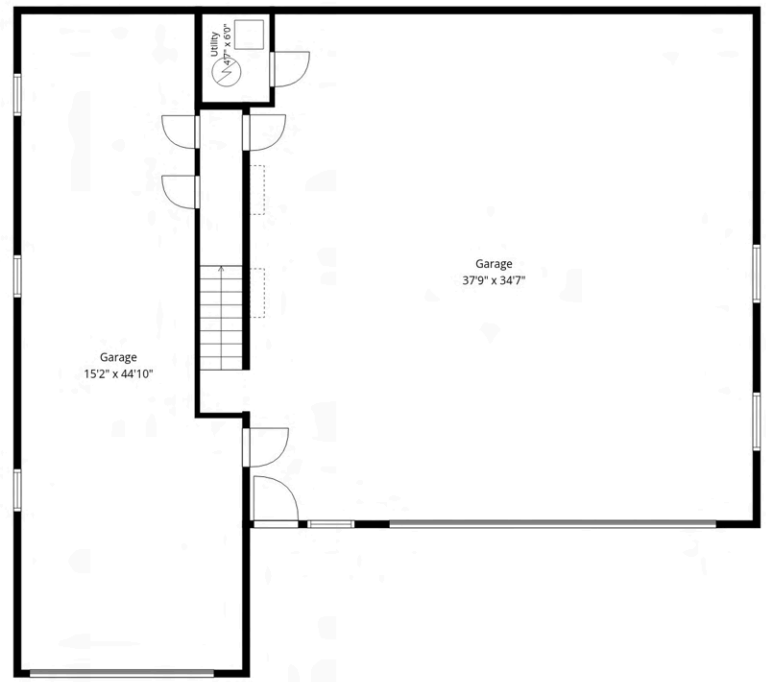
1st floor: 0 sq. ft, 2nd floor: 893 sq. ft

EXCLUDED AREAS: GARAGE: 1828 sq. ft, UTILITY: 29 sq. ft, LOW CEILING: 344 sq. ft, ATTIC: 253 sq. ft, WALLS: 231 sq. ft

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



2nd Floor



1st Floor

TOTAL: 893 sq. ft

1st floor: 0 sq. ft, 2nd floor: 893 sq. ft

EXCLUDED AREAS: GARAGE: 1828 sq. ft, UTILITY: 29 sq. ft, LOW CEILING: 344 sq. ft, ATTIC: 253 sq. ft, WALLS: 231 sq. ft

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

PAYABLE TO:
MAIL TO:

Town of Stowe

Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

PARCEL ID	BILL DATE	TAX YEAR
14034.010	07/22/2026	26-27

Description: 21 AC & DWL
Location: 217 LOGGING HILL RD

OWNER [redacted]

HOUSESITE TAX INFORMATION

SPAN # 621-195-10336	**SCL CODE: 195**
TOTAL PARCEL ACRES	**21.00**
HOUSESITE VALUE	**3,135,000**
HOUSESITE EDUCATION TAX	**36,155.96**
HOUSESITE MUNICIPAL TAX	**7,417.41**
HOUSESITE TOTAL TAX	**43,573.37**

FOR INCOME TAX PURPOSES

	ASSESSED VALUE	HOMESTEAD
REAL	3,517,200	3,517,200
TOTAL TAXABLE VALUE	**3,517,200**	3,517,200
GRAND LIST VALUES	**35,172.00**	35,172.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x35,172.00=	8,240.79
Voter Approved Exemp	0.0023	x35,172.00=	80.90

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.1533	x35,172.00=	40,563.87

1.5919 (district rate) / 138.03% (CLA ÷ SA) = 1.1533

Revised Bill

Payments		
1	08/17/2026	
2	11/16/2026	
3	02/16/2027	
4	05/17/2027	

TOTAL MUNICIPAL TAX	8,321.69
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	
TOTAL EDUCATION TAX	40,563.87
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**48,885.56**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE
08/17/2026
OWNER NAME
[redacted]
PARCEL ID
14034-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

2ND PAYMENT DUE
11/16/2026
OWNER NAME
[redacted]
PARCEL ID
14034-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

3RD PAYMENT DUE
02/16/2027
OWNER NAME
[redacted]
PARCEL ID
14034-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

4TH PAYMENT DUE
05/17/2027
OWNER NAME
[redacted]
PARCEL ID
14034-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill