237 Points North

Stowe, Vermont



For more information, please contact:

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Luxury Real Estate Broker
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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

LandVest

STATEMENT OF LIMITATIONS

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

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

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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.

Addendum
237 Points North
Stowe, VT 05672

PROPERTY
3.01 Acres

EXTERIOR
Metal standing seam roof
Wood siding
Attached 2-car garage
One-bedroom apartment (above garage)
Outdoor patio
Chicken coop
Generator (whole house with 1000-gallon propane tank)

INTERIOR
Alarm System – fire, smoke, security
Central Air
Radiant heat throughout main level
Elevator access to floors 1-3

MAIN LEVEL (3RD FLOOR)
Mountain views
Cypress wood floors
Radiant heat

Entry (23'9" x 18'0")
Mountain views
Elevator - access to floors 1-3
Tile flooring
Cypress wood floors with radiant heating
Built-in bar with copper sink - water,electric
Cathedral ceiling
Recessed lighting
Coat closet
Stairs to lower level
Opens to living, dining and kitchen

Living Room (23'5" x 15'8")
Mountain views
Cypress wood floors with radiant heating
Gas fireplace
Cathedral ceiling
Recessed lighting
Balcony
Ceiling fans
Upstairs balcony with cable railings visible from living room

Dining Area / Kitchen (17'6" x 25'4")
Mountain views
Cypress wood floors with radiant heating
Exposed wood beams in ceiling
Recessed lighting
Island with Viking 4-burner stove and oven
Built-in cabinetry
Granite countertops
Pendant lighting over the island
Kenmore refrigerator/ freezer
Bosch microwave in-island
Dishwasher
Pantry

Primary Bedroom (22' 0" x 14'7")
Mountain views
Entry to Primary bathroom
Large walk-in closet
Recessed lighting
Ceiling fan with light
Wall-to-wall carpeting

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EXCLUSIVELY LISTED WITH LANDVEST

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Addendum
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Primary 3/4 Bathroom (13'4" x 9'4")
Double vanity
Granite countertop
Glass shower with a 2nd rain shower head
Radiant heat floor tile

Powder Room (7'2" x 4'11")
Single vanity
Radiant heat tile floor

LOWER LEVEL (2nd Floor)
Stairs from main level
Recessed lighting
Landing with elevator and closets

Full Bathroom #1 (8'4" x 10'10")
Shower/tub
Single vanity
Radiant heat with tile floor

Bedroom (14'11 x 14'3")
Mountain views
Ceiling fan with light
Walk-in closet with built-ins (5'9" x 10'10")
Wall-to-wall carpeting

Bedroom (13'6" x 14'3")
Mountain views
Door with access to balcony
Ceiling fan with light
Wall-to-wall carpeting

Bedroom (16'11" x 14'3")
Mountain views
Door with access to balcony
Ceiling fan with light
Wall-to-wall carpeting
Walk-in closet

Bedroom (16'5 x 14'3)
Mountain views
Ceiling fan with light
Wall-to-wall carpeting

Full Bathroom #2 (8'4" x 8'10")
Shower/bathtub
Single vanity
Radiant heat with tile floor

Linen Closet (10'11" x 5'1")
Built-in shelves

Laundry Room (10'1 x 5'1")
Side by side washer and dryer
Tile floor
Recessed lighting
Shelves

LOWER LEVEL (1st Floor)
Stairs
Elevator
Closets
Walk-out

Entertainment Room (47'4" x 24'8")
Mountain views
Walk-out
TV built-in
Recessed lighting
Ambrosia wood bar
Mini fridge/freezer
Bolted shelves
Open to game room
Access to 3/4 bathroom

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3/4 Bathroom (5'4" x 10'1")
Single vanity
Tile floor
ADA equipped shower

Game Room (15'0" x 23'6")
Pool table with hanging light

Wine Cellar (13'2" x 7'0")
Cork floor
Tasting shelf
Decorative lighting

Storage Room (9'5" x 6'7")

Continued: THIRD FLOOR
Mudroom (6'11" x 29'2")
Radiant heat tile floor
Garage access
Exterior access
Built in cubbies
Recessed lighting
Stairs to apartment above garage

Two Car Garage (27'4" x 23'11")
Epoxy floor
Interior access from mudroom
Heated
Metal interior walls
Built in workbench and tool cabinets

FOURTH FLOOR
Apartment
Living Room / Kitchen / Dining (27'8" x 29'9")
Interior access
2nd Floor above garage
Wall-to-wall carpeting in living area
Ceiling fan with light
Coat closet
Central air

Kitchen
Cypress wood floors in kitchen with radiant heating
Granite countertops
GE oven and cook top
Samsung refrigerator/freezer

Bedroom (21'8" x 18'10")
Mountain views
Ceiling fan with light
Wall-to-wall carpeting
Closet
Access to bathroom

3/4 Bathroom (7'4" x 6'3")
Single vanity
Granite countertops
Tile floor
Shower

Office (17'10" x 21'1")
Mountain view
Ceiling fan with light
Wall-to-wall carpeting
Attached bathroom (unfinished shower install)

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Utilities

Fuel Types: Oil and Propane
Heat: Oil, baseboard, radiant
Hot water: Hot water tank, Oil
Central Air Conditioning
Fiber Internet
Generator (whole house with 1000 gallon propane tank)

Expenses 2023:

Propane gals 188 - $500

Oil: 1,180 gals - $4,600

Electric: - $2,400

Road maintenance agreement - 300-400/ annually

Taxes 2025-26: $27,559.84

Improvements

2014 Fortification of Ravine

2018 Finish basement and construction of wine cellar

2019 Renovation of mudroom

2021 New water heater

2021 home generator installed

2021 new cable railings in front foyer and balcony on 4th floor

2021 epoxy garage floor

2021 new alarm system

2020-2024 outdoor gardens and stonework

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Residential **Single Family** **237 Points North Road** **Listed: 3/19/2026** **$2,595,000**
5079936 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County	VT-Lamoille	**Rooms Total**	10
VillDstLoc		**Bedrooms Total**	6
Year Built	2002	**Bathrooms Total**	7
Architectural Style	Contemporary	**Bathrooms Full**	2
Color		**Bathrooms Three Quarter**	3
Total Stories	2.5	**Bathrooms Half**	2
Taxes TBD	No	**Bathrooms One Quarter**	0
Tax Annual Amount	$27,559.84	**Above Grade Finished Area**	5,148
Tax Year	2025	**Below Grade Finished Area**	1,560
Tax Year Notes	2025-26	**Total Finished Area**	6,708
		List $/SqFt Fin Total	$386.85
		Total Area	6,921
		Lot Size Acres	3.01
Activation Date		**Lot Size Square Feet**	131,116
		Footprint	

Directions Head west on Main St/Vermont Rte 100 S. Continue to follow Vermont Rte 100 S. 2.5 miles. Turn left onto Points North Road. In .2 miles property will be on the left.

Public Remarks Westerly views and well-executed outdoor living spaces define this thoughtfully designed home. Oversized windows, cathedral ceilings, and an open layout bring in natural light and create a sense of volume throughout the main floor. A stone fireplace anchors the living room and connects the living, dining, and kitchen areas, each oriented toward the surrounding landscape. The main level includes a private primary suite with views toward Nebraska Valley. One level below are four additional bedrooms and two full bathrooms, providing comfortable accommodations for family and guests. The walk-out lower level, accessible by stairs or elevator, features a spacious recreation room and wine cellar. The outdoor spaces are equally well considered, with terraced gardens, stonework, and a generous patio with a wood-burning fireplace and outdoor kitchen. Above the garage, a one-bedroom apartment offers flexibility for guests, extended family, or rental use. Located just south of Stowe village, the property provides convenient access to I-89, Stowe Mountain Resort, Trapp Family Lodge, and local schools, while remaining close to the area's year -round recreation, dining, and community amenities.

STRUCTURE

Construction Status	Existing	**Estimated Completion Date**		**List $/SqFt Fin ABV Grade**	$504.08
Construction Materials	Wood Frame, Wood Siding	**Rehab Needed**		**Above Grade Finished Area Source**	Public Records
Roof	Standing Seam			**Above Grade Unfinished Area**	0
Foundation Details	Concrete			**Above Grade Unfinished Area Source**	
				Below Grade Finished Area Source	Public Records
				Below Grade Unfinished Area	213
				Below Grade Unfinished Area Source	Estimated
				Total Below Grade Area	
				Total Below Grade Area Source	

Basement	Yes
Basement Access Type	Interior
Basement Description	Finished, Interior Stairs, Walkout, Interior Access, Exterior Access
Garage	Yes
Garage Capacity	2

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

LOT & LOCATION

Development / Subdivision

Owned Land		**School District**	Stowe School District
Common Land Acres		**Elementary School**	Stowe Elementary School
ROW Length		**Middle/Jr School**	Stowe Middle/High School
ROW Width		**High School**	Stowe Middle/High School
ROW Parcel Access		**Lot Features**	Mountain View, Sloping, Stream
ROW to other Parcel			
Road Frontage	Yes		
Road Frontage Length	330		
Road Frontage Type	Gravel		

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

UTILITIES

Heating Oil, Baseboard, Radiant Floor
Cooling Central AC
Water Source Spring
Sewer Private
Electric Circuit Breaker(s)
Utilities Propane

Internet Fiber Optic Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Cathedral Ceiling, Passenger Elevator, Gas Fireplace, Wood Fireplace, In-Law/Accessory Dwelling, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Indoor Storage, Walk-in Closet
Flooring Carpet, Hardwood, Tile
Exterior Features Balcony, Deck, Garden Space, Patio, Built in Gas Grill
Driveway Gravel

Appliances Gas Cooktop, Dishwasher, Dryer, Freezer, Gas Range, Refrigerator, Washer, Owned Water Heater
Other Equipment Air Conditioner, CO Detector, Security System, Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

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
Documents Available Deed, Septic Design, State Wastewater Permit, Survey

Flood Zone Unknown
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 Quit Claim
Total Deeds
Deed Book 1244
Deed Page 17-18
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning RR3

Map
Block
Lot
SPAN# 621-195-12607
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 Being sold furnished with some exceptions

Private Office Remarks

Showing Instructions 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 Eagle's View Stowe LLC
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	3/19/2026
Expiration Date	3/13/2027
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	$2,595,000

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

My Info: Meg Kauffman - Cell: 802-318-6034

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Stowe, VT - Property Database - Detail Result

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

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Owner Information

Parcel	03026001
Owner	EAGLE'S VIEW STOWE LLC 90 PHEASANT LANE BRIDGEWATER, MA 02324
Location	237 POINTS NORTH RD
Tax Map #	03-053.02C
Descr	3.01 AC & DWL

Parcel Information

NBHD	9	**SPAN**	621-195-12607
Acres	3.01	**Status**	A - Active

Sales Information

Book	1244	**Sale Date**	2024-12-05
Page	17	**Sale Price**	

Parcel Value Information

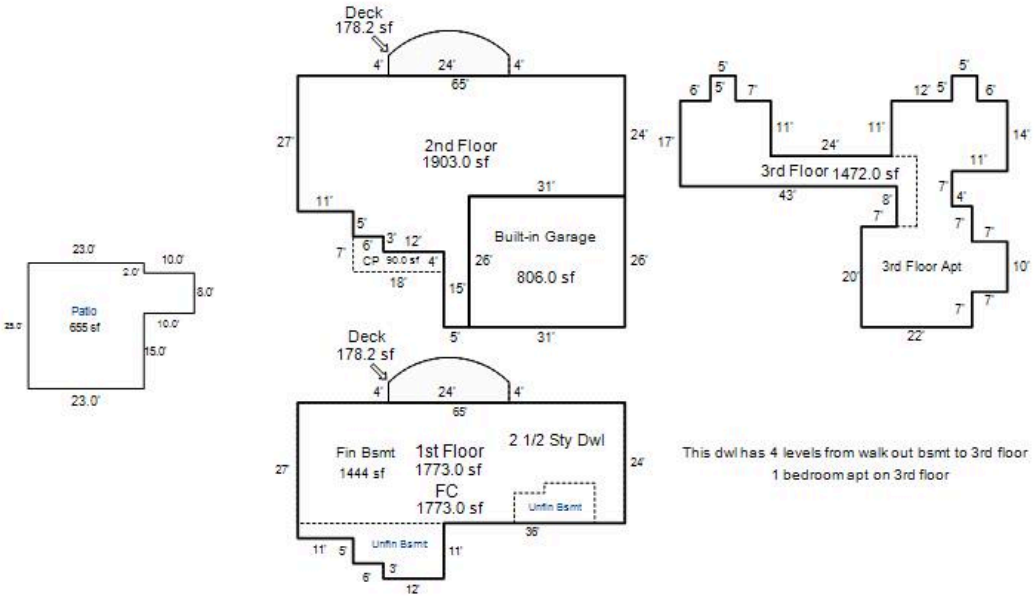
Land Value	369,200	**Homestead**	1,975,900
Dwelling Value	1,476,700	**Housesite**	1,957,700
Site Imprvmnt	130,000		
Outbuildings			
Total	1,975,900		



BUILDING	**Total Rooms**	10	**Year Built**	2002	**Building SF**	5148.00	**Energy Adj**	Excellent	
	Bedrooms	5	**Effect Age**	1	**Quality**	7.00	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	5	**Condition**	Average	**Style**	2.5 Fin	**Bsmt SF**	1773	**Fireplaces**
	3/4 Baths		**Phys Depr**	11	**Design**	Contemp	**Bsmt Fin**	3	**Porch** 446
	Half Baths	2	**Funct Depr**	16	**Bldg Type**	Single	**Bsmt Fin SF**	1444	**Gar/Shed** 806
	Kitchens	2	**Econ Depr**	5					
	Notes	Dwl is built into a side hill & part of the 1st floor is underground as well as the bsmt (back side is 3 1/2 sty high). Finished bsmt is roughed in (has a 3/4 bath), see later, 3rd floor has a 1 bedroom apt (included in room count - can be a lock off or guest apt). 5% func for design. Adjustment for size - 11% func. 2023: Added pavillion and extensive landscaping. 2024: Exterior and basement inspection only per owner. Basement is now rec finish. 11% func for size. 5% func for design. 2025: Removed pavillion.							

LAND	**Land**	1	**Area**	2.00	**Grade**	1.30	**Frontage**	**Depth**
LAND	**Land**	5	**Area**	1.01	**Grade**	0.80	**Frontage**	**Depth**

Sketch



This dwl has 4 levels from walk out bsmt to 3rd floor
1 bedroom apt on 3rd floor

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 03/14/2026

Seller's Name(s): Eagle's View Stowe LLC | Eagle's View Stowe LLC

Physical Property Address: 237 Points North, 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 EVS 03/14/26 1:15 PM EDT dotloop verified EVS 03/14/26 2:28 PM EDT dotloop verified | Buyer's Initials

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THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ 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: 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? _____ When? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ 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 [ ] [EVS 03/14/26 2:28 PM EDT dotloop verified] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/T0OY-CpwB-KsNs

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): Radiant floor heating

(b) Age of Heating System: _____ ☑ DON'T KNOW

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

(d) When was the **primary** heating system last serviced? 2025
By whom? _____

(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: _____

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

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

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

(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.): _____

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

(q) Age of Hot Water System: _____ ☑ DON'T KNOW

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

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

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

dotloop signature verification: dtlp.us/T0OY-CpwB-KsNs

(u)	Annual electricity usage: $ $3,825.08 Date Range: 1/25 to 12/25 *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	ʘ Owned ʘ Leased
☑ CO Detectors - # 8	☑ Microwave	☑ Smoke Detectors – # 15
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☑ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☑ Gas ☐ Wood ☐ Pellet
☑ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☐ Portable Generator	☐ Wall Oven
☑ Electric Garage Door Opener –	☐ Radon Mitigation	☑ Washer
Number of transmitters	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER:
	☐ Range Hood	

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

dotloop signature verification: dtlp.us/T0OY-CpwB-KsNs

4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Stowe communication	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☑ Broadband ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: Stowe communication	☑ 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 2004 Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: both balcony's were replaced If required, did you obtain all permits and approvals for such work? ☑ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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

BASEMENT/CELLAR/CRAWL SPACE

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

ROOF

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

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6. WATER SUPPLY

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

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☐ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
(c)	Age of Water System: _____
(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? when we bought the house By whom? _____ Results:	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? _____ By whom? _____ 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 EDS 03/14/26 1:15 PM EDT EDS 03/14/26 2:28 PM EDT Buyer's Initials

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

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

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

(c)	Date system installed: _____			
(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? 2024 ☐ DON'T KNOW By whom? _____			
(i)	Date septic tank last pumped? 2025 ☐ DON'T KNOW By whom? _____			
(j)	Reports of last inspection/pumping attached?	☐ YES	☐ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom: _____	☐ YES	☑ NO	

Seller's Initials EVS 03/14/26 1:15 PM EDT EVS 03/14/26 2:28 PM EDT _____ _____ Buyer's Initials _____ _____ _____ _____

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

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

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(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain:	☐ 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 $less than $500 its for road maintenance ☐ Monthly ☐ Quarterly ☑ Yearly	☑ YES	☐ NO	

dotloop signature verification: dtlp.us/T0OY-CpwB-KsNs

(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 EVS 03/14/26 1:15 PM EDT EVS 03/14/26 2:28 PM EDT Buyer's Initials

dotloop signature verification: dtlp.us/T0OY-CpwB-KsNs

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: Eagle's View Stowe LLC dotloop verified 03/14/26 1:15 PM EDT 44XG-FZYS-AUZM-N9EE Buyer: _____

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

Seller: Eagle's View Stowe LLC dotloop verified 03/14/26 2:28 PM EDT K0DG-ZX0V-UUJE-G8VY Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

000039

Barcode ID: 477793 Type: LAN
File# 2025-00000039
BK1244 PG17-18

VERMONT QUITCLAIM DEED

Know all Persons by These Presents That **We, Kimberly A. Newbury and Bradford A. Newbury, a married couple, of Bridgewater, County of Plymouth, and Commonwealth of Massachusetts, Grantors**, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by **Eagle's View Stowe LLC, a Vermont Limited Liability Company with a principal place of business in Stowe, County of Lamoille, and State of Vermont, Grantee**, by these presents, do freely remise, release, and forever quitclaim unto the said Grantee, **Eagle's View Stowe LLC**, and its successors and assigns forever, all right and title which We, **Kimberly A. Newbury and Bradford A. Newbury**, or our heirs and assigns have in and to a certain piece of land in **Stowe**, in the county of **Lamoille** and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Kimberly A. Newbury and Bradford A. Newbury by Warranty Deed from Stephanie von Doering, Trustee of the Wallace and van Doering 2014 Revocable Living Trust, said deed dated July 30, 2024 and recorded at Book 1231, Page 150 of the Town of Stowe Land Records, and in said deed more particularly described as follows:

"Being all and the same land and premises conveyed to David Wallace and Stephanie von Doering, Co-Trustees of the Wallace and von Doering 2014 Revocable Living Trust by Quitclaim Deed of David Wallace and Stephanie von Doering dated August 22, 2014 and of record at Book 892, Page 233 of the Town of Stowe Land Records.

Being all and the same lands and premises conveyed to David Wallace and Stephanie von Doering by Warranty Deed of Jerome J. Salvas and Joan Salvas dated May 31, 2013 and of record at Book 861, Page 187 of the Town of Stowe Land Records.

Being a portion of all and the same land and premises conveyed to Jerome Salvas and Joan Salvas by Administrator's Deed of Claude C. Dimmette, Jr., Administrator of the Estate of Nellie B. Dimmette, dated November 11, 1971 and of record at Book 46, Page 167 of the Town of Stowe Land Records.

Being more particularly described as a 3.01 acre parcel designated as Lot 1B on a survey entitled "Subdivision of Lands of Jerome Salvas, Route 100 & Points North Road (Pvt.), Stowe, Vermont," dated June 17, 2005 and recorded at May Book 15, Page 7 (Slide 969B) of the Town of Stowe Land Records.

Being more commonly known and designated with an E-911 address of 237 Points North, Stowe, Vermont, 05672."

Reference is hereby made to the above mentioned deeds, survey, and permits and to all prior deeds, plans and documents in the chain of title for a more particular description of the herein conveyed lands and premises.

The land and premises are subject to and benefited by all easements and rights of way as may be

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of record; provided, however, that this paragraph shall not be deemed to reinstate any such interest heretofore extinguished by the Vermont Marketable Title Act, 27 V.S.A. Section 601, et seq., and any amendments thereto.

This is not homestead property.

To Have and To Hold said granted premises, with all the privileges an appurtenances thereof, to the said Grantee, **Eagle's View Stowe LLC,** and its successors and assigns, to its own use and behoof forever; And we the said Grantors, **Kimberly A. Newbury and Bradford A. Newbury**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, **Eagle's View Stowe LLC**, and its successors and assigns, that from and after the ensealing of these presents that **WE** shall have and claim no right in or to the said quit-claimed premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of December, 2024

Kimberly A. Newbury

Bradford A. Newbury

STATE/COMMONWEALTH OF MA
COUNTY OF Plymouth

On this 5 day of December, 2024, before me, the undersigned Notary Public, personally appeared Kimberly A. Newbury and Bradford A. Newbury, have proved to me through satisfactory evidence of identification, which was MA DL, or are personally known to me to have the identities claimed, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kaci L Hull

Notary Public: Kaci L. Hull
My Commission Expires: June 26, 2031

KACI L. HULL
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 26, 2031

Received for Record at Stowe, VT
On 01/09/2025 at 01:40:00 PM
Attest: Penny Davis, Town Clerk

Transfer Received 1/9/2025
Town Clerk, Stowe, VT

001907

Barcode ID: 470946 Type: LAN
File# 2024-00001907
BK 1231 PG 150-151

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That I, Stephanie von Doering, Trustee of the Wallace and von Doering 2014 Revocable Living Trust, of Stowe, Vermont, Grantor, in the consideration of Ten or More Dollars paid to my full satisfaction by Kimberly A. Newbury and Bradford A. Newbury of Bridgewater, Massachusetts, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto said Grantees, Kimberly A. Newbury and Bradford A. Newbury, a married couple, as tenants by the entirety, and their heirs and assigns forever, certain land and premises 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 David Wallace and Stephanie von Doering, Co-Trustees of the Wallace and von Doering 2014 Revocable Living Trust by Quitclaim Deed of David Wallace and Stephanie von Doering dated August 22, 2014 and of record at Book 892, Page 233 of the Town of Stowe Land Records.

Being all and the same lands and premises conveyed to David Wallace and Stephanie von Doering by Warranty Deed of Jerome J. Salvas and Joan Salvas dated May 31, 2013 and of record at Book 861, Page 187 of the Town of Stowe Land Records.

Being a portion of all and the same land and premises conveyed to Jerome Salvas and Joan Salvas by Administrator's Deed of Claude C. Dimmette, Jr., Administrator of the Estate of Nellie B. Dimmette, dated November 11, 1971 and of record at Book 46, Page 167 of the Town of Stowe Land Records.

Being more particularly described as a 3.01 acre parcel designated as Lot 1B on a survey entitled "Subdivision of Lands of Jerome Salvas, Route 100 & Points North Road (Pvt.), Stowe, Vermont," dated June 17, 2005 and recorded at May Book 15, Page 7 (Slide 969B) of the Town of Stowe Land Records.

Being more commonly known and designated with an E-911 address of 237 Points North, Stowe, Vermont, 05672.

The interests in the land and premises conveyed herein 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 law as of the date hereof – not meaning by such language to renew, reinstate or extend the validity of any encumbrance otherwise barred by Vermont Law.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Kimberly A. Newbury and Bradford A. Newbury, a married couple, as tenants by the entirety, and their heirs and assigns, to their use and behoof forever; and the said Grantors, David Wallace and Stephanie von Doering, Co-Trustees of the Wallace and von Doering 2014 Revocable Living Trust for themselves and their heirs and assigns, do covenant with the said Grantees, Kimberly A. Newbury and Bradford A. Newbury, and their heirs and assigns, that until the ensealing of these presents, they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE; and said Grantors hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seal this 30th day of July, 2023.

Stephanie von Doering, Trustee

Stephanie von Doering, Trustee of the Wallace and von Doering 2014 Revocable Living Trust

STATE OF VERMONT
LAMOILLE COUNTY, SS.

At Stowe, in said County, this 30 day of July, 2024, personally appeared Stephanie von Doering, as Trustee of the Wallace and von Doering 2014 Revocable Living Trust, and she acknowledged this instrument, by her subscribed, to be her free act and deed, and the free act and deed of the Wallace and von Doering 2014 Revocable Living Trust.

Jeremy Hoff Notary Public State of Vermont Commission No. 157000418

Before me _____
Notary Public
My commission expires: 1/31/25

Received for Record at Stowe, VT
On 08/01/2024 at 10:31:00 AM
Attest: Penny Davis, Town Clerk

HOFF & CO LTD ATTORNEYS

Transfer Received 8-1-2024
Town Clerk, Stowe, VT

SEE PAGE 139 FOR STATEMENT OF CLARIFICATION (10/21/96)

POINTS NORTH ESTATES

STOWE, VERMONT

DECLARATION OF PROTECTIVE COVENANTS

This Declaration made this 24th day of September, 1976, by Jerome J. Salvas and Joan Salvas (also hereinafter sometimes referred to as Points North Estates).

WITNESSETH:

WHEREAS Jerome J. Salvas and Joan Salvas are the owners of certain land in Stowe, County of Lamoille, State of Vermont, which is more particularly described as:

> Being a part of the same land and premises conveyed to Jerome J. Salvas and Joan Salvas by Executor's Deed of Claude C. Dimmette, Jr., Executor of the Estate of Nellie B. Dimmette, dated November 15, 1971, and recorded in Book 46, Pages 167-169 of the Stowe Land Records. Said land may be further described as:
>
> Being 109.2 acres, more or less, on the easterly side of Route 100 as shown on a plan entitled "Plan of Points North Estates in Stowe, Vermont" prepared by JPR Associates, Inc. Scale: 1 inch = 100 feet. Date: September 1976.

NOW THEREFORE, Jerome J. Salvas and Joan Salvas hereby declare that all of the land described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purposes of protecting the value and desirability of and which shall run with the land and be binding on all parties having any right, title or interest in the above described land or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Points North Estates hereby grants to the owner, or owners, of each of the above described lots as appurtenant thereto, a right-of-way in common with others, over the roads as shown upon said plan, unless and until said roads are accepted as public roads. However, excepted and excluded herefrom is the following described right-of-way as shown on the above

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described plan and located as follows:

A. Right-of-way three (3) rods in width located between lots 7 and 10 extending from the end of the proposed road to the common boundary line between Points North Estates and property owned by one Nichols.

2. The land shall be used for residential purposes only and not for any commercial or industrial uses.

3. No more than one (1) single family dwelling house and one (1) garage of not more than a three-car capacity shall be placed, erected or maintained on the premises.

4. No house trailers shall be placed, maintained or permitted on the land, except necessary temporary structures for a period of no more than one hundred eighty (180) days during the course of construction, which temporary structures shall be removed promptly upon the completion of construction.

5. No structures, wall, cesspool, septic tank, leaching basin, sewage disposal field, sign, fence, hedge or plantings shall be placed, erected, maintained, remodeled as to the exterior thereof, or added to or planted on any of said lots until the architectural, site and landscape plans and specifications have been approved in writing by Points North Estates or its successors or assigns, or such other person as Points North Estates may from time to time appoint for this purpose, and until approval of any governmental agency having authority has been obtained.

6. Each lot owner shall, prior to any construction, retain a registered professional engineer to either certify that his lot contains an area usable for residential purposes and meets the environmental requirements for building sites and sewage disposal as required in paragraph 5-906 (6) of the Vermont Health Regulations, or to design and supervise the installation of a

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sewage disposal system for his lot. Upon completion of installation of a sewage disposal system, the engineer shall certify to both District Environmental Commission #5 and to the District Engineer of the Agency of Environmental Conservation that sewage disposal systems have been installed in accordance with Vermont Health Regulations.

7. The control of all brooks, streams or ponds is reserved to Points North Estates or its successors or assigns, and the owner or owners of the said lots shall not interfere with said water rights without the prior written consent of Points North Estates, or its successors or assigns.

8. No animals or fowl, except domestic pets, shall be kept on any of said lots and no nuisance shall be permitted. Dogs must be leashed, kenneled or tied. No more than two (2) saddle horses for personal use shall be kept thereon. Expressly prohibited, but not limited to, are sheep, goats, swine, cattle, poultry, and other "farm" animals.

9. No dwelling constructed on any of said lots shall be occupied unless and until it is completed, and no temporary building shall be occupied for dwelling purposes upon said lots during the construction thereof.

10. No live trees exceeding four (4) inches in diameter at a height of four (4) feet above ground level shall be filled, removed, girdled, blazed, planted or pruned except as is necessary for the construction of buildings, installation of driveways, cut and fill operations or site and landscape development, and no tree shall be so treated without the written approval of Points North Estates or its successors and assigns. However, selective cutting, in accordance with good forestry practices, shall be permitted.

11. All service lines for utilities, including telephone, lights and power, shall be placed under ground from the nearest pole in the street or way, as shown on said plan to the structures erected on said lots. Anything

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herein to the contrary notwithstanding, Points North Estates, its successors and assigns, shall not be liable for the laying of said utility lines from the nearest pole in the street or way to the structures erected on said lots, nor for the repairing, constructing or maintaining of such lines. Points North Estates reserves for itself, and its successors and assigns, such rights-of-way over said lots as shall be necessary for the purposes of laying any utility and service pipes and lines under or over such lots and for the purposes of repairing, constructing and maintaining such lines.

12. No unregistered vehicle intended for over the road use shall be stored or maintained on the land with the exception of antique cars which may be maintained in a garage for the sole purpose of reconditioning such a car in order to register it.

13. No trucks, over three-fourths ton, shall be parked overnight on the premises or on any street abutting the premises.

14. No building, or part thereof, shall be erected on any of the said lots in said development, the outside of which shall be less than fifty (50) feet from any street or within fifty (50) feet of the side or rear lot lines of the premises, nor shall any cesspool, septic tank, leaching basin or sewage disposal field be constructed within one hundred (100) feet of the edge of any brooks, streams, ponds or springs.

15. The exterior plans and designs, siding, roof and roofing of any building must be approved by Points North Estates, its successors and assigns, said approval not to be unreasonably withheld.

16. Subject to any governmental law, ordinance, rule or regulation which may be hereinafter enacted, each lot as shown on the aforementioned plan may be subdivided only once. Such subdivision shall not create more than two (2) lots each of which must have a minimum size of four (4) acres.

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There shall be no further subdivision of lots.

17. Points North Estates, Jerome J. Salvas and Joan Salvas, and their respective heirs and assigns, reserve the right to take and use water from the existing spring which serves the dwelling house of Jerome J. Salvas and Joan Salvas. This right includes the right to transport the water across the lands herein conveyed and the right to enter upon the lands herein conveyed for purposes of repairing, maintaining and replacing the existing spring, equipment and water lines.

18. Points North Estates agrees to develop a program of forestry management to be employed in the Development, with the advice of either the Lamoille County Forester, or a professional forester, and all lands in Points North Estates are hereby made subject to said forestry management program.

19. No improvements shall be constructed within fifty (50) feet of the center line of any stream or water course within the Points North Estates subdivision.

20. Except as defined in covenant 1 A, above, no right-of-way shall be allowed, permitted or conveyed over and across any lot in Points North Estates for the purpose of providing access to contiguous, adjoining or nearby property unless approved by Points North Estates, its successors and assigns.

21. By acceptance of the deed from Points North Estates, the owner of any lot agrees to pay his proportionate maintenance fee to cover maintenance of the private roads upon which his lot abuts. In the future, said fees shall be determined by the property owners as they deem it to be in their best interest solely for the purpose of maintenance of said roadway. By acceptance of a deed in Points North Estates, the owner of any lot agrees to join in a property owners' agreement and be thereafter bound concerning the

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120

maintenance of said roadway. In the event the maintenance fee is not paid within one hundred twenty (120) days after billing, the fee shall constitute a lien upon the lot.

Signed at Stowe, Vermont as of the day and year first above written.

POINTS NORTH ESTATES

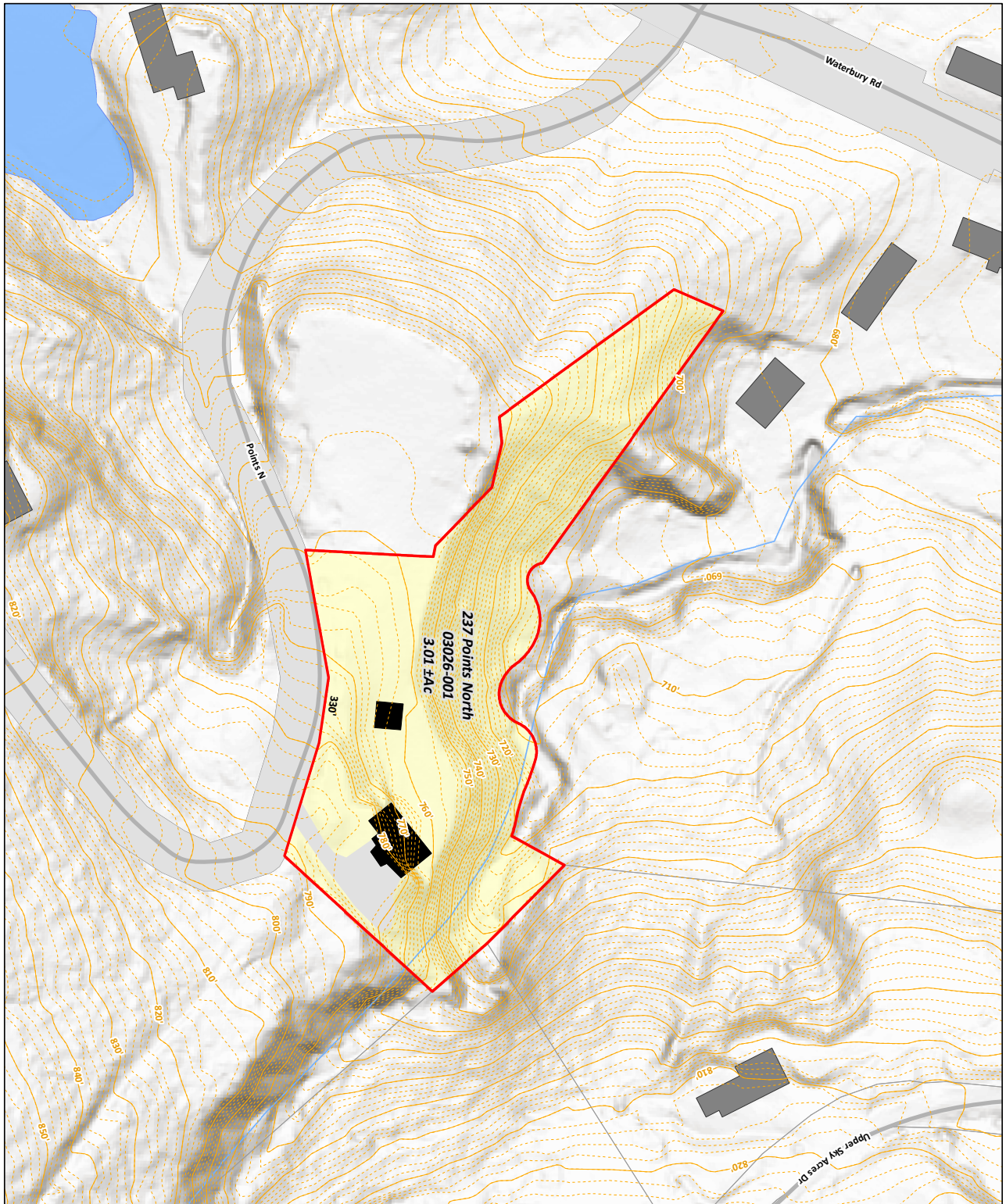
By _____
Jerome J. Salvas, Owner, and

_____
Joan Salvas, Owner

Stowe, Vermont Town Clerk's Office September 24th A.D. 1976 at 4 o'clock 27 minutes P.M.
Received the instrument of which the foregoing is a true record.

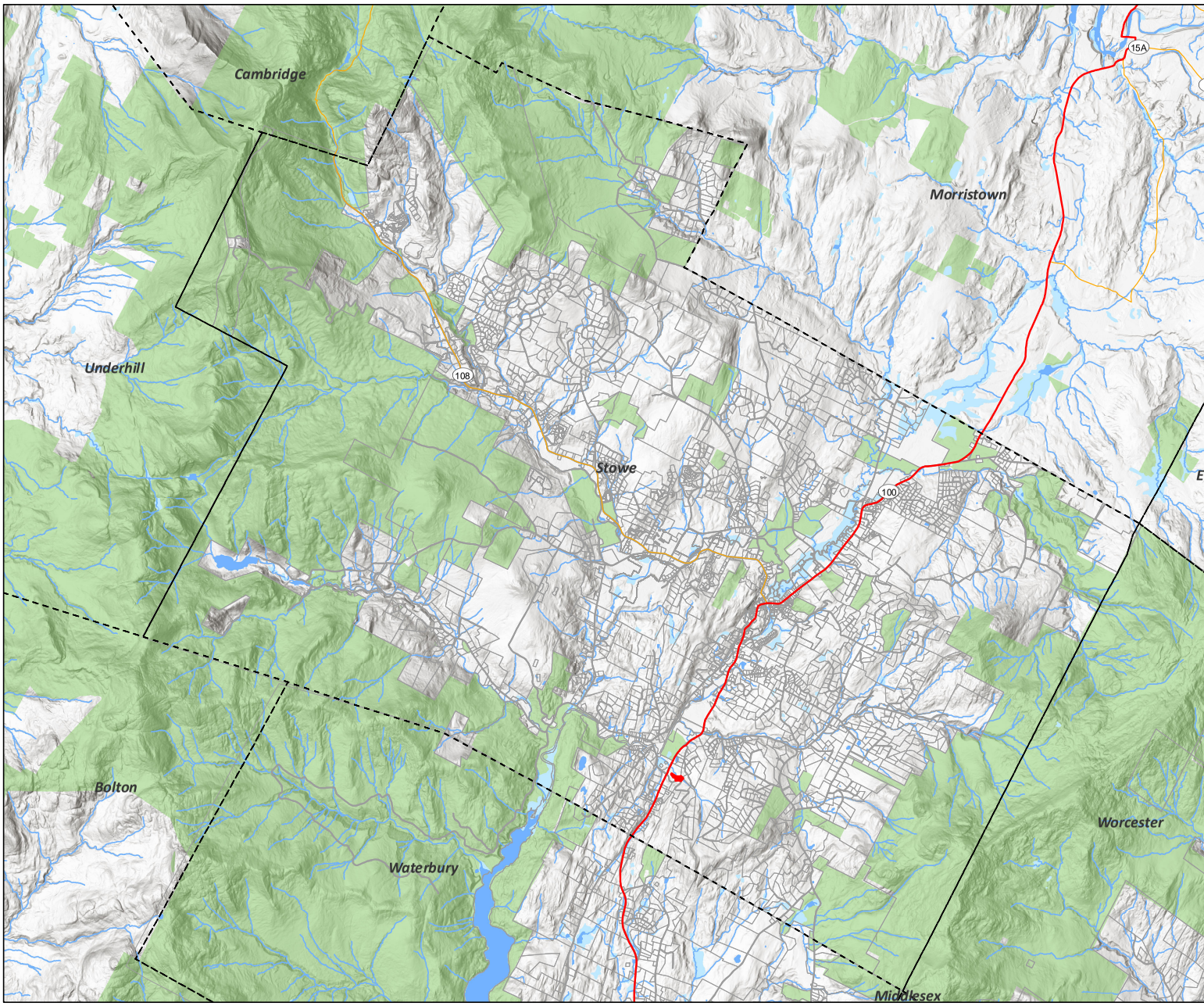
Attest: _____ Town Clerk

Document Name: VT1425 base





Document Name: VT1425 ortho



Document Name: VT1425 town locus

Filed July 20, 2004 at 10:55 AM Book 15 Page 007 Attest: [illegible] Clerk

REFERENCES

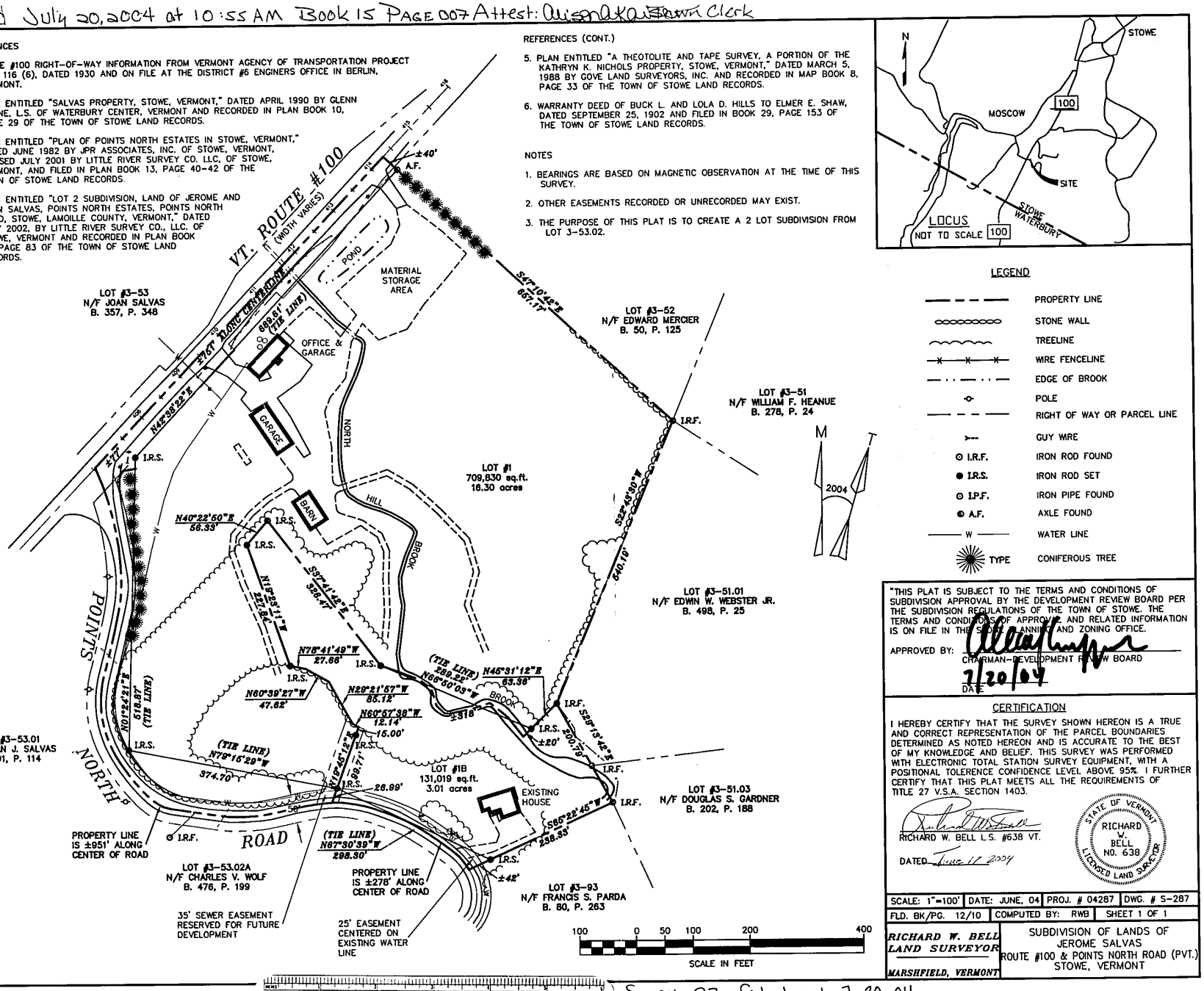
1. ROUTE #100 RIGHT-OF-WAY INFORMATION FROM VERMONT AGENCY OF TRANSPORTATION PROJECT #(F) 116 (6), DATED 1930 AND ON FILE AT THE DISTRICT #6 ENGINERS OFFICE IN BERLIN, VERMONT.
2. PLAN ENTITLED "SALVAS PROPERTY, STOWE, VERMONT," DATED APRIL 1990 BY GLENN TOWNE, L.S. OF WATERBURY CENTER, VERMONT AND RECORDED IN PLAN BOOK 10, PAGE 29 OF THE TOWN OF STOWE LAND RECORDS.
3. PLAN ENTITLED "PLAN OF POINTS NORTH ESTATES IN STOWE, VERMONT," DATED JUNE 1982 BY JPR ASSOCIATES, INC. OF STOWE, VERMONT, REVISED JULY 2001 BY LITTLE RIVER SURVEY CO. LLC, OF STOWE, VERMONT, AND FILED IN PLAN BOOK 13, PAGE 40-42 OF THE TOWN OF STOWE LAND RECORDS.
4. PLAN ENTITLED "LOT 2 SUBDIVISION, LAND OF JEROME AND JOAN SALVAS, POINTS NORTH ESTATES, POINTS NORTH ROAD, STOWE, LAMOILLE COUNTY, VERMONT," DATED JULY 2002, BY LITTLE RIVER SURVEY CO., LLC. OF STOWE, VERMONT AND RECORDED IN PLAN BOOK 13, PAGE 83 OF THE TOWN OF STOWE LAND RECORDS.

REFERENCES (CONT.)

5. PLAN ENTITLED "A THEOTOLITE AND TAPE SURVEY, A PORTION OF THE KATHRYN K. NICHOLS PROPERTY, STOWE, VERMONT," DATED MARCH 5, 1988 BY GOVE LAND SURVEYORS, INC. AND RECORDED IN MAP BOOK 8, PAGE 33 OF THE TOWN OF STOWE LAND RECORDS.
6. WARRANTY DEED OF BUCK L. AND LOLA D. HILLS TO ELMER E. SHAW, DATED SEPTEMBER 25, 1902 AND FILED IN BOOK 29, PAGE 153 OF THE TOWN OF STOWE LAND RECORDS.

NOTES

1. BEARINGS ARE BASED ON MAGNETIC OBSERVATION AT THE TIME OF THIS SURVEY.
2. OTHER EASEMENTS RECORDED OR UNRECORDED MAY EXIST.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION FROM LOT 3-53.02.



LEGEND

- PROPERTY LINE
- STONE WALL
- TREELINE
- WIRE FENCELINE
- EDGE OF BROOK
- POLE
- RIGHT OF WAY OR PARCEL LINE
- GUY WIRE
- ⊙ I.R.F. IRON ROD FOUND
- ● I.R.S. IRON ROD SET
- ⊙ I.P.F. IRON PIPE FOUND
- ◉ A.F. AXLE FOUND
- W WATER LINE
- TYPE CONIFEROUS TREE

"THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE DEVELOPMENT REVIEW BOARD PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF APPROVAL AND RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE.

APPROVED BY: [signature] CHAIRMAN-DEVELOPMENT REVIEW BOARD

DATE: 7/20/04

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERENCE CONFIDENCE LEVEL ABOVE 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

[signature]
RICHARD W. BELL L.S. #638 VT.

DATED June 11 2004

STATE OF VERMONT
RICHARD W. BELL
NO. 638
LICENSED LAND SURVEYOR

SCALE: 1"=100'	DATE: JUNE, 04	PROJ. # 04287	DWG. # S-287
FLD. BK/PG. 12/10	COMPUTED BY: RWB	SHEET 1 OF 1	

RICHARD W. BELL LAND SURVEYOR
MARSHFIELD, VERMONT

SUBDIVISION OF LANDS OF JEROME SALVAS
ROUTE #100 & POINTS NORTH ROAD (PVT.)
STOWE, VERMONT

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. RICHARD W. BELL L.S.

Hall & McChesney Inc
SYRACUSE, NEW YORK 13221 TELEPHONE 315-422-5121
ASHEBORO NORTH CAROLINA - PHONE 919-318-0121
1878 Our 100th year 1978

S-04-27 filed on 7.20.04

PAYABLE TO:
MAIL TO:

Town of Stowe

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
03026.001	07/22/2026	26-27

Description: 3.01 AC & DWL
Location: 237 POINTS NORTH RD

OWNER **EAGLE'S VIEW STOWE LLC**
90 PHEASANT LANE
BRIDGEWATER MA 02324

SPAN # 621-195-12607 **SCL CODE: 195**
TOTAL PARCEL ACRES **3.01**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	1,975,900		1,975,900
TOTAL TAXABLE VALUE	**1,975,900**		1,975,900
GRAND LIST VALUES	**19,759.00**		19,759.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x19,759.00=	4,629.53
Voter Approved Exemp	0.0023	x19,759.00=	45.45

Revised Bill

TOTAL MUNICIPAL TAX	4,674.98
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1903	x19,759.00=	23,519.14

1.6430 (state rate) / 138.03% (CLA ÷ SA) = 1.1903

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

TOTAL EDUCATION TAX	23,519.14
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**28,194.12**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE
08/17/2026
OWNER NAME
EAGLE'S VIEW STOWE LLC
PARCEL ID
03026-001
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
EAGLE'S VIEW STOWE LLC
PARCEL ID
03026-001
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
EAGLE'S VIEW STOWE LLC
PARCEL ID
03026-001
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
EAGLE'S VIEW STOWE LLC
PARCEL ID
03026-001
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE

Revised Bill