26 The Green

Woodstock, VT



For more information, please contact:

Story Jenks
Principal | Regional Managing Broker
sjenks@landvest.com
M: 802.238.1332

4 The Green, Woodstock, VT 05091

www.landvest.com

LandVest

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INTERNATIONAL REAL ESTATE

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 26 The Green that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

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Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

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

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

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

Residential	Single Family	**26 The Green**				Listed: 9/2/2026	$2,485,000
5107880	Active	**Woodstock**	**VT**	**05091**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windsor
Village/Dist/Locale
Property Condition Existing
Year Built 1807
Architectural Style Federal
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $37,854.84
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.21
Lot Size Square Feet 9,148
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 13
Bedrooms Total 4
Bathrooms Total 5
Bathrooms Full 4
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $689.51
Above Grade Finished Area 3,604
AGFinSrc Public Records
Above Grade Unfinished Area 0
AGUnfinSrc
Below Grade Finished Area 1,260
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc
Total Finished Area 4,864
Days On Market 0
Activation Date

Public Remarks Built in 1807 by Tille Parker, 26 The Green is one of Woodstock Village's earliest and perhaps prettiest houses. The Federal style residence originally served as a tavern and lodging for members of Vermont's early legislature, giving the property an uncommon connection to both the town's and the state's history. Over a century later, it became the Daughters of the American Revolution House Museum. Listed on the historic register, the home underwent a comprehensive restoration in 1995 by noted preservationist Doug Guest, along with a thoughtfully designed addition. Distinctive original details remain, including five teardrop ornaments above the first-floor windows and the beautiful Palladian window over the front entrance. Together with the patina of more than two centuries, they give the house an authenticity that has been carefully preserved while incorporating the comforts of contemporary living. Inside, wide-board floors, finely proportioned rooms, five working fireplaces, period millwork, and abundant natural light create a sense of warmth and character. The capacious renovated kitchen opens to a sun-filled dining area overlooking the rear stone terrace, while gracious gathering rooms retain the scale and character of the original house. All bedrooms are en suite, an unusual convenience in a home of this age. Set back from Main Street along a quieter parallel road, the property enjoys one of Woodstock Village's most appealing locations, with dining, the theater, galleries, cultural events, and the trails of Mount Tom all within an easy walk. A detached two-bay garage and off-street parking add another uncommon convenience for a village property. Beautifully restored and turnkey, 26 The Green offers the opportunity to live in an important early Vermont home without sacrificing the ease of contemporary village life.

Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
PropTaxRel
Flood Zone No
Land Gains

Time/Frac No
T/FOwnAmt
T/FOwnTyp
Resort
Seasonal No
Special Listing Condition None

Kitchen	1	**Bedroom**	B
Den	1	**Bathroom Full**	B
Bathroom Half	1		
Living Room	1		
Dining Room	1		
Bedroom	2		
Bathroom Full	2		
Bedroom	2		
Bathroom Full	2		
Bedroom	2		
Bathroom Full	2		

Map
Block
Lot
SPAN Number 786-250-10515
Property ID
Deed Recorded Type Warranty
Deed Book 226
Deed Page 154
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Landscaped, In Town
Construction Materials Timber Frame, Wood Frame, Clapboard Exterior
Foundation Details Concrete
Roof Wood Shingle
Appliances Dishwasher, Double Oven, Gas Range, Refrigerator
Flooring Hardwood
Utilities Propane

Cooling None
Electric 200+ Amp Service
Heating Oil, Baseboard
Sewer Public
Water Source Public
Exterior Features Patio, Covered Porch
Interior Features Dining Area, 3+ Fireplaces, Kitchen Island, Kitchen/Dining, Primary BR w/ BA

Basement Description Finished
Garage Yes
Garage Capacity 2
Driveway Gravel

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 80

Exclusions

Right of First Refusal

Development / Subdivision
Planned Unit Development
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

Condo Name
Building Number
Floor Number
Units Per Building
Condo Limited Common Area
Special Assessments

Condo Fees
Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Mobile Park Name
Mobile Co-Op
Mobile Park Approval
Mobile Must Move
Mobile Make
Mobile Model Name
Mobile Serial Number
Mobile Anchor

Deed 2 Book
Deed 2 Page
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed Yes
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Building Verification Type
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Building Verification Type 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Building Verification Type 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

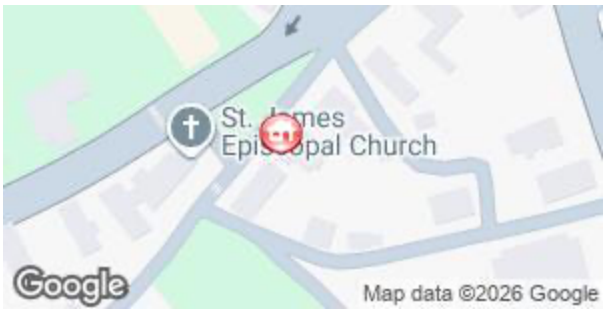
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



Hillary Kalil

Phone: 802-356-2397

hkalil@landvest.com





LandVest, Inc/Woodstock
Off: 802-457-4977







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Listed By:
Dia Jenks - LandVest, Inc/Woodstock

26 The Green

Woodstock, VT

Base Plan Orthophotograph

Legend

- Subject Property - 0.21 ±Ac
- Class 2 (Town - Hard Surface or Parved)
- Class 3 (Town - Hard Surface or Parved)
- Adjacent Properties
- Contours (ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: VT1714
Date: 08/25/26

N
W E
S

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1714 26 The Green, Woodstock, VT\VT1714 ortho.aprx

26 The Green

Woodstock, VT

Base Plan

Legend

- Subject Property - 0.21 ±Ac
- Class 2 (Town - Hard Surface or Parved)
- Class 3 (Town - Hard Surface or Parved)
- Adjacent Properties
- Building Footprints
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1714
Date: 08/31/26

N
W E
S

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1714 26 The Green, Woodstock, VT\VT1714 base.aprx

26 The Green

Woodstock, VT

Town Locus

Legend

- Subject Property - 0.21 ±Ac
- Adjacent Properties



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: VT1714

Date: 08/24/26

N W E S

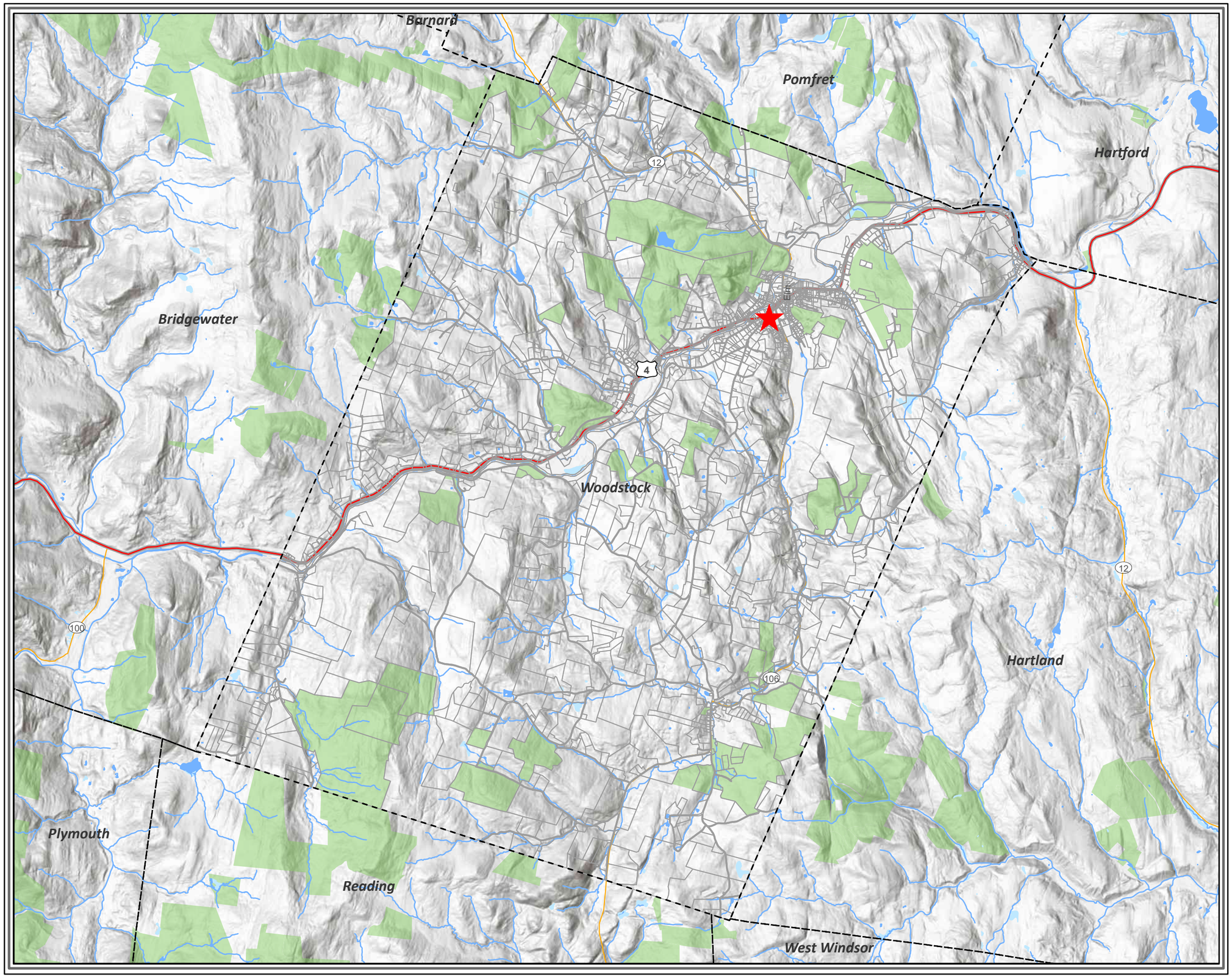
0 150 300 600 Feet

Scale: 1' = 300 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1714 26 The Green, Woodstock, VT\VT1714 ortho town locus.aprx



26 The Green

Woodstock, VT

Town Locus

Legend

- Subject Property - 0.21±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1714

Date: 08/24/26

N
W
E
S

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1714 26 The Green, Woodstock, VT\VT1714 town locus.aprx

PROPERTY DETAILS ADDENDUM
26 THE GREEN, WOODSTOCK, VT 05091

PROPERTY

0.21 acres
Woodstock Village
White picket fence
Peastone driveway and drip line
Slate terrace with fire pit
2-Bay detached garage
Arborvitae vegetation privacy screen

RESIDENCE

Built – 1807 by Tilley Parker
Style – Federal
Layout - 4 bedrooms, 4.5 bathrooms
- 1st Floor – ½ bath
- 2nd Floor - 3 beds en suite
- Lower Level - 1 guest bedroom en suite

Fully Restored – Doug Gest c.1990-1995
Finished Square Footage - 4,864 SQFT
Refinished pine floors
Finished basement with guest suite
Side porch
Historic preservation easement

First Floor

Mudroom (Driveway Side Entry)
Tile floor
Closets (X2)

½ Bathroom
Pine floor
Porcelain pedestal sink

Wet Bar
Stainless steel hand sink
Wood countertop
Glassware cabinetry
Storage closet

Dining Room
Brick wood-burning fireplace
Built-in sideboard shelves
Dimmable overhead lighting

Living Room
Brick wood-burning fireplace

Library
Built-in mahogany bookcases and cabinetry
Brick wood-burning fireplace
Recessed lighting

Kitchen
Marble countertop
Pantry
Kitchen island with drawers, cabinetry, two bar seats, and marble countertop.
Painted wood cabinetry
Kohler porcelain farm sink with steel fixtures
Recessed lighting
Appliances
- Viking gas range (2023)
- Viking dual electric wall oven (2023)
- KitchenAid dishwasher (2025)
- SubZero refrigerator/freezer

Kitchen Dining Area

Second Floor

Sitting Area
Top of stairs, landing above main entrance
Access hatch to attic

Bedroom 1 (Top of Stairs Right)
Built-in bookcase
Closet
Brick wood-burning fireplace

Bathroom
Porcelain tub and tiled shower
Kohler porcelain hand sink with wood vanity
Black granite countertop
Broan ceiling fan/heater

Bedroom 2 (Top of Stairs Left)
Closet
Brick wood-burning fireplace

Bathroom
Porcelain tub and tiled shower
Kohler porcelain hand sink with wood vanity
Black granite countertop
Ceiling fan/heater

Laundry Closet
Appliances now in basement

Primary Bathroom
Tile floor
Marble countertop vanity
Kohler porcelain hand sink
Built-in medicine shelves
Ceiling fan/heater
Tiled shower stall with glass door
Wetstyle porcelain bath tub

Bedroom 3 (Primary)
Dressing area with closets (X2)
10-ft ceiling height

PROPERTY DETAILS ADDENDUM
26 THE GREEN, WOODSTOCK, VT 05091

Finished Basement

Entertainment Room
Berko electric wall heater
Dimmable recessed lighting

Bedroom 4 (Guest Suite)
Closet
Built-in shelves
Utility closet
Berko electric wall heater
Dimmable recessed lighting

¾ Bathroom
Tiled shower with glass door
Porcelain hand sink with wood vanity

Utility/Laundry Room
Poured concrete floor and foundation
Whirlpool Duet washer/dryer appliances
Storage space
Bulkhead door

UTILITIES

Heat – Oil, Baseboard hot water. Furnace serviced by Dead River
Propane – Dead River tag 244878. 57-gallon tank. 2002. Above ground, located in side yard.
Air – Aspen high performance air purifier and SaniDry Sedona dehumidifier in basement. Portable A/C unit in upstairs primary suite.
Electric –Meter #6074846, 200-amp service
Town Water
Hot Water – SuperStor ~50-gallon propane domestic hot water heater
Water treatment – Hellenbrand water conditioning system with ancillary rock salt tank.
Town Sewer
Internet – Comcast, Resideo, Eero
Security – Countryside Alarms

CONSTRUCTION

Foundation – Concrete, brick
Frame – Wood frame
Roof – Cedar shingle
Siding – Painted wood clapboard
Floors – Pine (refinished in 2023), tile in bathrooms and mud room entryway.

OUTBUILDINGS

2-Bay Detached Garage
Automatic doors
Poured concrete floor
Wood frame
Cedar shingle roof
Painted wood clapboard
Repainted in 2025
Extra parking space behind garage

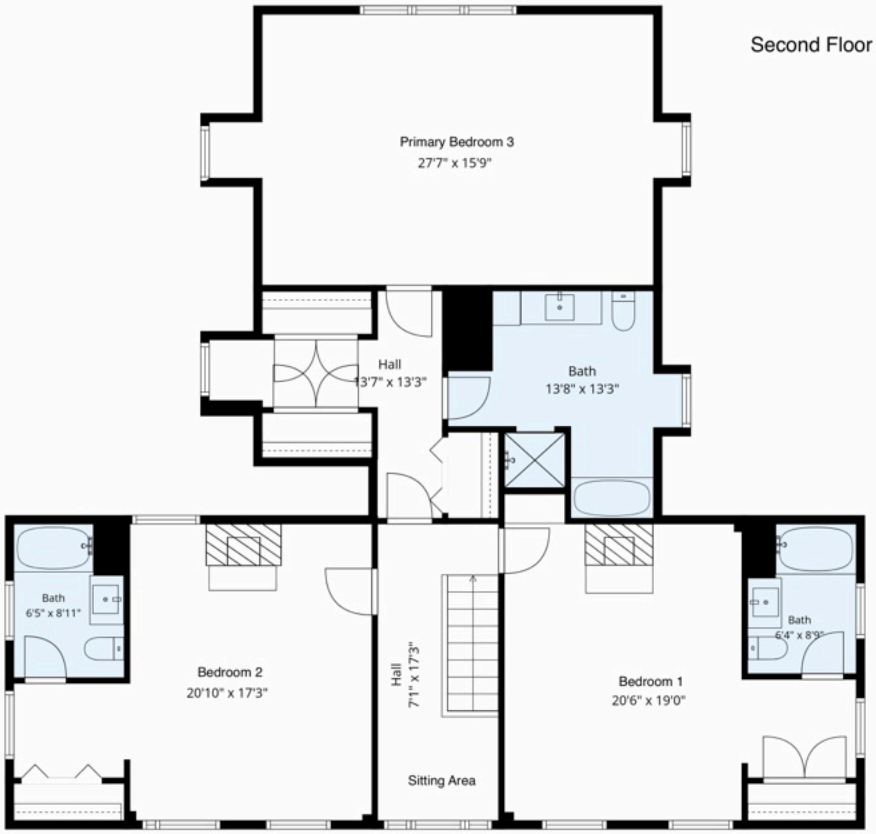


TOTAL: 4539 sq. ft

Basement: 969 sq. ft, 1st floor: 1925 sq. ft, 2nd floor: 1645 sq. ft

EXCLUDED AREAS: BASEMENT: 835 sq. ft, LOW CEILING: 199 sq. ft, COVERED PATIO: 89 sq. ft

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



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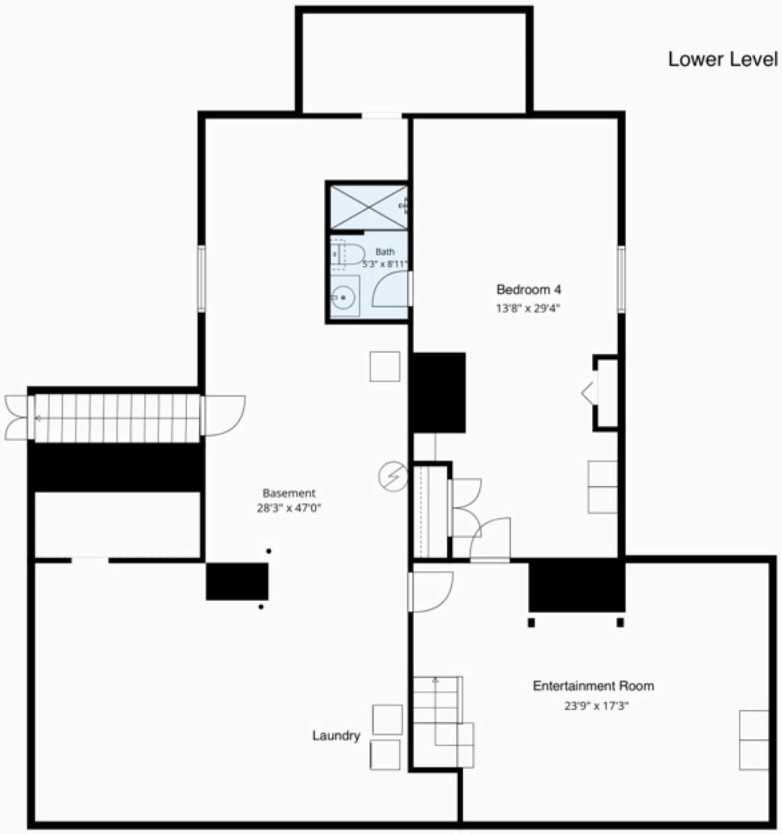

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 08/20/2026

Seller's Name(s): April W. James Courtland W. James

Physical Property Address: 26 The Green, Woodstock, VT 05091

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 AWJ 09/02/26 2:23 PM EDT dotloop verified AWJ 09/02/26 2:18 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: _____	☐ 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: _____

Easement in the front yard for underground utilities.

Detached garage is located in a low, shady area that can accumulate moisture from excessive snowmelt. Area behind the garage was trenched and filled with crushed rock as well as a perforated pipe to enhance drainage.

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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: ☑ 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? July 2024 By whom? Dead River
(e)	**Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO
(f)	**Primary** Annual Fuel Usage: 1,380 Gallons (or other measure) Date Range: 8/25-8/26 *Fuel consumption may vary by user, number of occupants and weather conditions.*
(g)	**Primary** fuel provider: Dead River
(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: 0 Gallons (or other measure) Date Range: *Fuel consumption may vary by user, number of occupants and weather conditions.*
(m)	Secondary fuel provider: Green Mountain Power- in wall space heaters, never used
(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.): 3 Portable A/C units with window exhaust
(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: 200 Amps ☐ DON'T KNOW

Seller's Initials: awg 09/02/26 2:23 PM EDT dotloop verified; cwg 09/02/26 2:18 PM EDT dotloop verified

Buyer's Initials

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(u)	Annual electricity usage: $2,000 Date Range: 8/30/25-8/30/26 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(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 2	☐ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☑ Range-Gas	☑ OTHER: Portable A/C Units
	☑ 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:			

Seller's Initials [aug 09/02/26 2:23 PM EDT dotloop verified] [cwg 09/02/26 2:18 PM EDT dotloop verified] Buyer's Initials

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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: ATT, Verizon, etc.	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Comcast	☑ 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: Comcast	☑ 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 1807 Additions to Main Building: 1990 Additional Building(s): (a) Garage (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: Chimneys, Paint, Garage, Flooring, Appliances New liners, repointing and repair of chimneys. House interior/exterior extensively repainted, Hardwood floors refinished. Enhanced garage drainage. New range, ovens, dishwasher, kitchen/primary bath countertops 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: None that I am aware of. We have owned the house since the last significant flood event in Woodstock (2023) and had no issues.	☐ YES	☐ NO	☑ DON'T KNOW

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Buyer's Initials _____ _____ _____ _____

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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: Dehumidifier installed in the basement to control humidity	☑ 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? Don?t know			
(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: New water softener ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $1,200 Date Range: 6/25-6/26 Metered ☑ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? 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: There is a crack in the outer insulation of the water heater. System functions normally.			

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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? $800 Date Range: 8/30/25 to 8/30/26

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? _____ ☐ DON'T KNOW By whom? _____			
(i)	Date septic tank last pumped? _____ ☐ 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	

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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? Seasonal	☐ 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 $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

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(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.

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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: April W. James dotloop verified 09/02/26 2:23 PM EDT 4BBD-T7L0-9L5U-FQI5 Buyer: _____

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

Seller: Courtland W. James dotloop verified 09/02/26 2:18 PM EDT U2NT-J14W-I20X-YJKR Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

PAYABLE TO:
MAIL TO:

Town of Woodstock

PO Box 488
Woodstock, VT 05091-0488

Tel: (802)-457-3456

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

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
23.55.04.	08/05/2026	FY2026

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

Description: .21 AC & DWL:
Location: 26 THE GREEN

OWNER **JAMES COURTLAND W & APRIL W**
1858 BRIGHTWATERS BLVD NE
ST.PETERSBERG FL 33704

SPAN # 786-250-10515 **SCL CODE: 250**
TOTAL PARCEL ACRES **0.21**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	1,215,400		1,215,400
TOTAL TAXABLE VALUE	**1,215,400**		1,215,400
GRAND LIST VALUES	**12,154.00**		12,154.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x12,154.00=	5,542.22
HIGHWAY	0.1904	x12,154.00=	2,314.12
LOCA AGREEMENT	0.0149	x12,154.00=	181.09
SPECIAL ARTICLES	0.0241	x12,154.00=	292.91
VILLAGE	0.2517	x12,154.00=	3,059.16
COUNTY TAX	0.0081	x12,154.00=	98.45
TOTAL MUNICIPAL TAX			11,487.95
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			11,487.95

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.1694	x12,154.00=	26,366.89

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

Payments		
1	11/07/2025	18,927.42
2	05/01/2026	18,927.42

TOTAL EDUCATION TAX	26,366.89
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	26,366.89

TAX SUMMARY
Municipal + Education

TOTAL TAX	**37,854.84**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**37,854.84**

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Woodstock
TAX YEAR FY2026

1ST PAYMENT DUE
11/07/2025
OWNER NAME
JAMES COURTLAND W & APRIL W
PARCEL ID
23.55.04.

AMOUNT DUE	18927.42
AMOUNT PAID	

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

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

Town of Woodstock
TAX YEAR FY2026

2ND PAYMENT DUE
05/01/2026
OWNER NAME
JAMES COURTLAND W & APRIL W
PARCEL ID
23.55.04.

AMOUNT DUE	18927.42
AMOUNT PAID	

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

PAYMENTS CAN BE MADE AT:
WWW.TOWNOFWOODSTOCK.ORG

WOODSTOCK TOWN
PO BOX 488
WOODSTOCK VT 05091

August 25, 2026

Billing Period
April 1, 2026
June 30, 2026

WOODSTOCK TOWN UTILITY BILL

COURTLAND JAMES
1858 BRIGHTWATERS BLVD NE
ST PETERSBURG FL 33704

Account: 23.55.04 Location: THE GREEN

Description	Units	Rate	Amount
Current Reading / Previous Reading / Total Consumption: 131,900 / 131,500 / 400			
Sewer Usage charge	400.00	0.501250	200.50
Water Usage Charge	100.00	0.071569	7.16
Water Usage Charge	300.00	0.300000	90.00
Sewer CashRcpt			-200.50
Water CashRcpt			-97.16
Due Date ===> 08/13/26	Total Due ===>		0.00

Minimum water charge is 100 cu ft per month.
Minimum sewer charge is 1,250 cu ft of wastewater.

Check payable to Town of Woodstock, account # on memo line.
Postmarks are not accepted as timely payments.
Payments can also be made online at: townofwoodstock.org

Interest is calculated on past due balances at a rate of
1% monthly the first 3 months and 1.5% monthly thereafter.

Penalty is calculated on past due balances at a rate of
8% the day after the due date of the final fiscal year billing.

PLEASE FIND THE CONSUMER CONFIDENCE REPORT AT:
townofwoodstock.org/2025/06/consumer-confidence-report-ccr/

26 The Green
Woodstock, VT 05091

List of Improvements

2023

Update Kitchen Appliances – Manny's Appliances
- Viking Electric Double Oven
- Viking Gas Cooktop

Hardwood Floor Refinished – Brown's Hardwoods
- Pine flooring and stair treads sanded and refinished
- 3 coats with stain, 4th coat with poly

2024

Chimney Maintenance – Tom Cady Chimney Sweep
- Hearth repointing
- Hearth extension
- Replace Liners with stainless steel
- Chimneys rebuilt above roof line
- Caps replaced
- Water sealing

2025

Update Kitchen Appliances – Manny's Appliances
- KitchenAid Dishwasher

Exterior Painting – Arthur Fortunati Painting
- Whole home and garage power-washed
- Garage painted
- Section of rotted siding and drip edge replaced and painted
- Shutters in front of house removed and repainted
- Front of house painted after shutter removal

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

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

26 The Green, Woodstock, VT

Estimated 2026 Operation and Maintenance Expenses

	Vendor Name	Contact Info	Notes / Usage Amounts	Est. Annual Cost
UTILITIES				
Oil	***Dead River***	***802-457-1610***	***llaway- not sure if that***	$3,800.00
Propane	***Dead River***	***802-457-1610***		$140.00
Electric	***Green Mountain Power***	***888-835-4672***	***ar credits from my othe***	$2,000.00
Internet/TV	***Comcast***			$2,925.00
Water	***Woodstock Aquaduct***	***802-457-4497***	n June billing quarter an	$1,200.00
Rubbish Removal	***Casella***	***vider but we use Ellaway to remove trash on reque***		$0.00
Snow Removal	***Ellaway Property Management***	***Snowplow, blowing and sal***		$1,900.00
Pest Control	***JP Pest Services***	***855-799-5950***	***Approx $65/month***	$800.00
Generator Service				
Town Sewer	***Town of Woodstock***		***Last Qtr annualized***	$800.00
Landscaping	***Ellaway Property Management***	***$40 week for an estimated 20***		$800.00
Security	***First Line Security***	***802-259-2213***	***nitoring, inspection and***	$600.00
Other - Garage Doors	***Overhead Door Company of Rutland***	***802-775-5711***	Have not needed service	$0.00
TAXES				
Current Property Taxes				$37,854.84
TOTAL				$52,819.84

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **William R. Colson and Victoria B. Colson, a married couple**, of New York, New York, (hereinafter referred to as "Grantors"), in the consideration of Ten And No/100 Dollars ($10.00) and other valuable consideration paid to the Grantors' full satisfaction by **Courtland W. James and April W. James, a married couple**, of Saint Petersburg, Florida, (hereinafter referred to as "Grantees"), by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **Courtland W. James and April W. James, married, as tenants by the entirety**, and the Grantees' heirs and assigns forever, a certain piece of land in the Town of Woodstock in the County of Windsor and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to William R. Colson and Victoria B. Colson by Executor's Deed of Priscilla A.F. Lowell, Executor of the Estate of Paul Fieldhouse Fenton, which deed is dated November 1, 2010 and recorded November 4, 2010 in Book 226 at Page 154 of the Woodstock Land Records, and more particularly described therein as follows:

"Being all and the same lands and premises as conveyed to Paul Fenton and Mary Ann Fenton by Warranty Deed of Douglas Gest Restorations, Inc. dated July 14, 1995 and recorded in Book 119 at Page 525 of the Woodstock Land Records, and being more particularly described in said deed as follows:

'Being all and the same lands and premises conveyed to Douglas Gest Restorations, Inc., by Warranty Deed of the Woodstock Historical Society, Inc., dated May 31, 1994 and recorded in Book 115 at Pages 400-403 of the Woodstock Land Records.

The subject premises are more particularly described as being all and the same lands and premises conveyed to the Woodstock Historical Society, Inc., by Warranty Deed of the Ottauquechee Chapter of the National Society of the Daughter of the American Revolution and Museum, Inc. (the "DAR"), dated February 9, 1990 and recorded in the Woodstock Land Records in Book 97 at Pages 599-601.

Being also all and the same lands and premises conveyed to the DAR, by Warranty Deed of William J. Sayward, Kate M. Law and Bessie S. Hamilton, dated May 3,1922 and recorded in the Woodstock Land Records in Book 41 at Page 188.

The premises are subject to a boundary line agreement and exchange deeds between the D AR and Sara H. Cawley, dated October 15, 1981 and October 16, 1981 and recorded in the Woodstock Land Records in Book 72 at Page 117 and Page 119, respectively.

The premises are also subject to the terms and conditions of a certain Historic Preservation Easement, conveyed to the Woodstock Historical Society, Inc., by the Grantor herein, said Easement dated May 31, 1994 and which is of record in the Woodstock Land Records in Book 115, Page 404-417.

Reference is also had to a certain utility easement recorded July 2, 1971 in Book 62 at Page 10 t of the Woodstock Land Records.'"

The herein conveyed lands and premises are conveyed subject to, and with the benefit of, all easements, rights-of-way, water rights, and conditions of record; provided however, that nothing in this paragraph shall reinstate any easement, rights-of-way, water rights and conditions extinguished by the Marketable Record Title Act.

Reference is here 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.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Courtland W. James and April W. James**, and the Grantees' heirs and assigns, to their own use and behoof forever; and the said Grantors, for the Grantors and their heirs, executors and administrators, do covenant with the said Grantees, and the Grantees' heirs and assigns, that until the ensealing of these presents the Grantors 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 aforesaid, and the Grantors hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 10 day of March, 2023.

William R. Colson

Victoria B. Colson

STATE OF VERMONT
COUNTY OF WINDSOR

At Wilder, Vermont, this 10 day of March, 2023 personally appeared **William R. Colson and Victoria B. Colson** and acknowledged this instrument by them sealed and subscribed, to be their free act and deed.

Before me, _____
Notary Public
My Commission Expires: 01/31/2025

KIMBERLY MARIE BROWN
Notary Public, State of Vermont
Commissioner #: 0013526
Commission Expires: 01/31/25

WOODSTOCK, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
March 20 A.D. 2023
at 9 o'clock 10 minutes A M
and recorded in Book 289 Page 533-535
Attest: Carol M. Wood
Asst. Town Clerk

Vermont Property Transfer 32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Received
Signed Carol M. Wood Asst. Clerk
Date March 20, 2023

For Parcel: 23.55.04. JAMES COURTLAND W & APRIL W

Name JAMES COURTLAND W & APRIL W
1858 BRIGHTWATERS BLVD NE
ST.PETERSBERG FL 33704

Location (A) OR911-26 THE GREEN
911 26 THE GREEN
Tax Map 23.55.04.
Desc. .21 AC & DWL:

Codes: (1) (Category)R1 (Equipment) (Owner)NS

	Wood	Crop	Pasture	Other	Site	Total
Acres:	0.00	0.00	0.00	0.00	0.21	0.21

	Real	Equipment	Inventory
Values:	1,215,400	0	0

Homestead	Veterans	Farm Stab.	L.U. Acres	Land Use
1,215,400	0.00	0.00	0.00	0.00

Contract	Lease	Prev. Eqpm	Land Use Amt	Prev. Real
0	0.00	0	0.00	994,700

Housesite	Special Exmp	Grand List
1,215,400.00	0.00	12,154.00

Misc: Status: T Rates: 01235689 Bill #: 2837 Updated: 03/24/2023
Last sale was: Valid on 03/15/2023 for $2150000 recorded on 289/533-535

Grievance Info: Flag: Y Remarks: (1) CORRECTIONS MADE ACCORDING TO MARKET
(2) LISTING

Misc Fields: (0): 545290
(1): 07/19/95
(2): 119
(3): 525
(9): Y
SPAN: 786-250-10515

REVIEWED:
~~Trena Tolliver~~
Kathy Avellino
Tim McCarthy
Byron Quinn BP

Itemized Property Costs

From Table: MAIN Section 1 **TOWN OF WOODSTOCK 16** Record # 1613

Property ID: 23.55.04 **Span #:** 786-250-10515 **Last Inspected:** 06/16/15 **Cost Update:** 03/24/23

Owner(s): JAMES COURTLAND W & APRIL W

Address: 1858 BRIGHTWATERS BLVD NE
City/St/Zip: ST.PETERSBERG FL 33704
Location: 26 THE GREEN
Description: .21 AC & DWL:
Tax Map #: 23.55.04.

Sale Price: 2,150,000 **Book:** 289 **Validity:** Yes
Sale Date: 03/15/23 **Page:** 533-535
Bldg Type: Single **Quality:** 5.25 VG/EXCEL
Style: 2 Story **Frame:** Studded
Area: 4864 **Yr Built:** 1990 **Eff Age:** 26
 # Rms: 7 **# Bedrm:** 4 **# Ktchns:** 1
 # 1/2 Bath: 1 **# Baths:** 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		111.32	
ADJUSTMENTS					
Roof #1:	Shingle	100.00		-1.63	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		10.25	
Heat/cooling #1:	HW BB/ST	100.00		1.93	
Energy Adjustment	Good			2.14	
ADJUSTED BASE COST			4,864.00	124.01	603,184
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 14)			-1.00	3,006.25	-3,006
Roughins (beyond allowance of 1)				818.75	
Fireplaces	2 Story / Double		5.00	11,509.75	57,549
Porch #1:	WoodDck/NoWall/Roof/C		88.00	64.97	5,717
Basement	Conc 8"		1,769.00	25.25	44,667
Finished Basement	Partition		1,260.00	43.71	55,075
Basement Outside Entrance				3,016.00	3,016
Subtotal					766,201
Local multiplier		1.18			
Current multiplier		1.00			
REPLACEMENT COST NEW					904,117
Condition	Excellent	Percent			
Physical depreciation		8.00			-72,329
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					831,800

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.21	2.50	1.25		345,300
Total	0.21				345,300

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		15,000
Total					20,000

OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	
DGS 1S	y / y	80	552	33.12		18,300
Total						18,300

TOTAL PROPERTY VALUE		1,215,400
NOTES	HOUSESITE VALUE : .	1,215,400
	HOMESTEAD VALUE : .	1,215,400

dotloop signature verification: dtlp.us/YUWL-JLFV-TJpa

Vermont Mandatory Flood Disclosure

Date Prepared: 08/20/2026

Seller's Name(s): April W. James Courtland W. James

Property Address: 26 The Green, Woodstock, VT 05091
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=26%20the%20Grn%2C%20Woodstock%2C%20VT ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

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

Seller: April W. James dotloop verified 08/24/26 1:42 PM EDT OITB-V5SB-5S0D-NTWH (Signature) (Date)

Seller: Courtland W. James dotloop verified 08/24/26 1:23 PM EDT DUBC-J9A6-KLHH-OKT7 (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

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

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

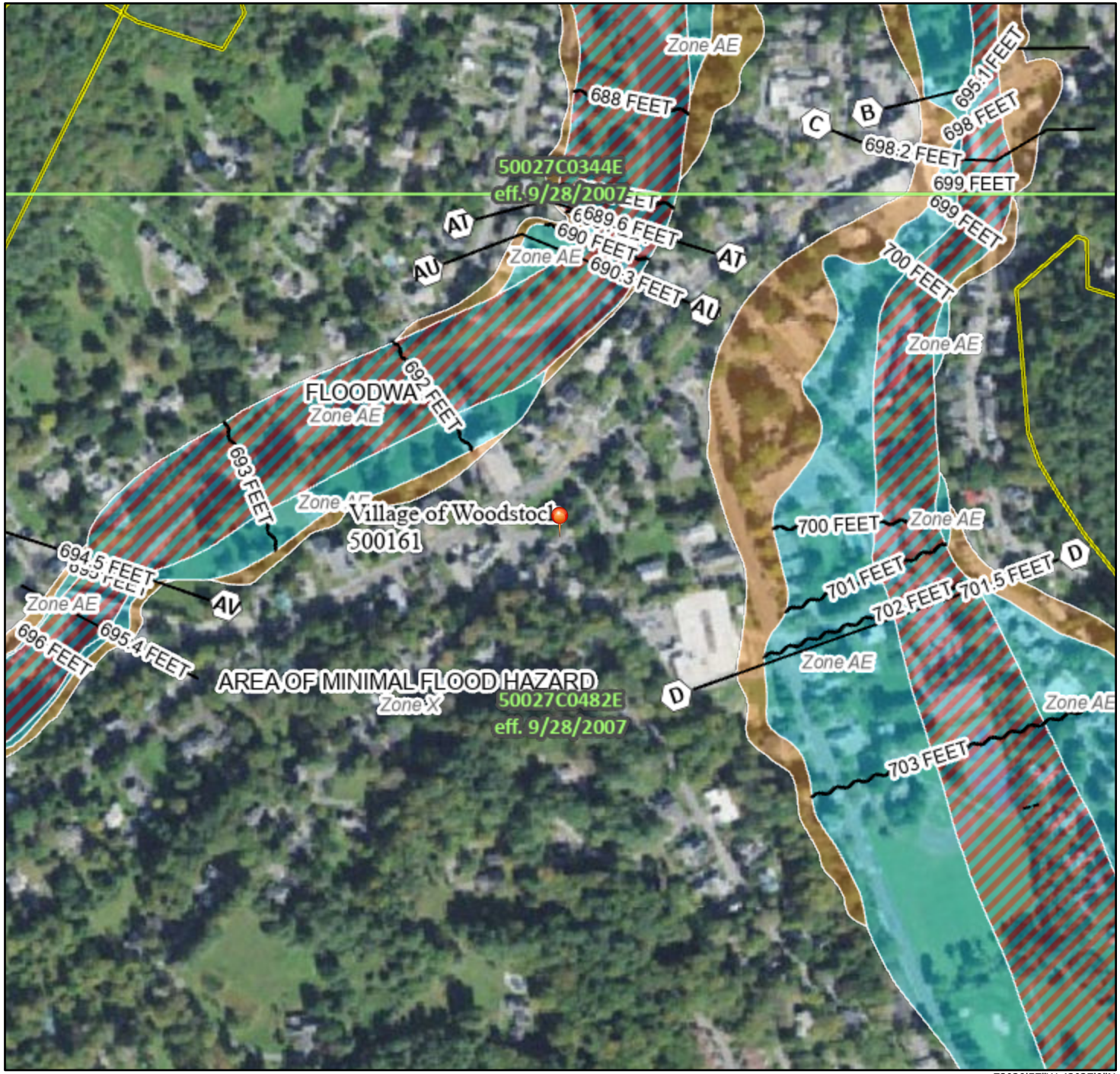
Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°31'35"W 43°37'35"N



72°30'57"W 43°37'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2026 at 7:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

dotloop signature verification: dtlp.us/2W0z-mNww-NHAZ

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 26 The Green, Woodstock, VT 05091

Seller's Disclosure
(initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

CWG 08/24/26

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

AWG 08/25/26 8:20 PM EDT dotloop verified

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

CWG 08/24/26

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

AWG 08/25/26 8:20 PM EDT dotloop verified

Purchaser's Acknowledgement
(initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

Seller's Initials AWG 08/25/26 8:20 PM EDT dotloop verified CWG 08/24/26 1:27 PM EDT dotloop verified

Buyer's Initials

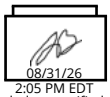
dotloop signature verification: dtlp.us/2W0z-mNww-NHAZ

Purchaser has:

☐ a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: April W. James dotloop verified 08/25/26 8:20 PM EDT E3CP-VYSQ-0EWA-9N3M
(Signature) Date

Purchaser:
(Signature) Date

Seller: Courtland W. James dotloop verified 08/24/26 1:27 PM EDT BP9K-B6D3-VSBZ-3RYL
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date