11 Kirkwood Lane

Stowe, Vermont



For more information, please contact:

Meg Kauffman
Luxury Real Estate Broker
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M: 802.318.6034 O: 802.528.7606

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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.

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

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

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

Residential **Single Family** **11 Kirkwood Lane** **Listed: 9/11/2026** **$1,895,000**
5109420 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County VT-Lamoille
VillDstLoc
Year Built 2002
Architectural Style Contemporary
Color
Total Stories 1.5
Taxes TBD No
Tax Annual Amount $21,462.00
Tax Year 2026
Tax Year Notes 2026-2027

Activation Date

Rooms Total	9
Bedrooms Total	4
Bathrooms Total	5
Bathrooms Full	4
Bathrooms Three Quarter	0
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	2,838
Below Grade Finished Area	726
Total Finished Area	3,564
List $/SqFt Fin Total	$531.71
Total Area	5,012
Lot Size Acres	0.52
Lot Size Square Feet	22,651
Footprint	

Directions Head north on Mountain Road .6 miles. Turn right onto Weeks Hill Road. In .4 miles, turn left onto Cape Cod Road. Follow .8 miles and turn right onto Sinclair Drive. In .4 miles, stay straight onto Country Club Loop. In .6 miles, turn left onto Kirkwood Lane and home is on the left.

Public Remarks Ideally located in the well-established Stowe Club neighborhood, this four-bedroom home offers generous outdoor living spaces and convenient access to Stowe village, the recreation path, Stowe Country Club, and year-round recreation. The main level brings the kitchen, dining, and living areas together in an open floor plan, with a wraparound deck extending the living space outdoors and offering views across the surrounding landscape and toward the mountains. A first-floor primary suite allows for single-level living, while three additional bedrooms upstairs provide comfortable accommodations for family and guests. The finished walkout lower level adds flexibility, with space well suited to a media room, home gym, recreation area, or additional guest space. Outside, established gardens surround a stone patio and hot tub, an inviting place to spend summer evenings or unwind after a day of skiing or exploring the trails. An attached two-car garage provides ample room for vehicles, skis, bikes, golf clubs, and other gear. Just minutes from Stowe Country Club, the recreation path, and the village's shops and restaurants, the property is also approximately ten minutes from Stowe Mountain Resort. Well suited as either a full-time residence or a Stowe getaway, this home offers a comfortable floor plan, appealing outdoor spaces, and a convenient location for enjoying Stowe in every season.

STRUCTURE

Property Condition Existing
Estimated Completion Date
Construction Materials Wood Frame, Wood Exterior
Roof Asphalt Shingle
Foundation Details Concrete

List $/SqFt Fin ABV Grade	$667.72
Above Grade Finished Area Source	Public Records
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	Public Records
Below Grade Finished Area Source	Public Records
Below Grade Unfinished Area	1,448
Below Grade Unfinished Area Source	Public Records
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Interior
Basement Description Climate Controlled, Finished, Full, Interior Stairs, Walkout
Garage Yes
Garage Capacity 2
Parking Features Direct Entry, Garage, Attached

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

LOT & LOCATION

Development / Subdivision

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

Road Frontage Yes
Road Frontage Length 40
Road Frontage Type Dirt

School District Stowe School District
Elementary School Stowe Elementary School
Middle/Jr School Stowe Middle/High School
High School Stowe Middle/High School

Lot Features Country Setting, Landscaped, Mountain View, Near Country Club, Near Golf Course, Near Shopping, Near Skiing

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

UTILITIES

Heating Propane, Baseboard
Cooling None
Water Source Public
Sewer Concrete, Holding Tank
Electric 200+ Amp Service
Utilities Propane

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

FEATURES

Interior Features Ceiling Fan, Wood Fireplace, Kitchen/Dining, Living/Dining, Natural Light, Skylight, Vaulted Ceiling, Basement Laundry
Flooring Carpet, Tile, Wood
Exterior Features Deck, Hot Tub, Patio
Driveway Crushed Stone
Parking Features Direct Entry, Garage, Attached

Appliances Dishwasher, Disposal, Dryer, Microwave, Gas Range, Refrigerator, Washer, Owned Water Heater, Wine Cooler
Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

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	$5,416.00	Yearly	**Fee Includes**	HOA Fee
Fee 2	$763.00	Quarterly	**Fee 2 Includes**	Special Assessments
Fee 3				

Planned Unit Development
Rented
Rental Amount
Special Listing Condition None
Exclusions

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

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

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Other
Total Deeds
Deed Book 1147
Deed Page 008-010
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning RR3

Map
Block
Lot
SPAN# 621-195-11206
Tax Class Non-Homestead
Tax Rate
PropTaxRel
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
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
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
BldgPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

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

Input of Owner Name I have written permission to withhold name
Owner Name
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

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

MLS List Date	9/11/2026
Expiration Date	8/7/2027
Active Under Contract Date	
Pending Date	
Withdrawn Date	
Terminated Date	
Close Date	
Anticipated Closing Date	
Marketed in other Property Type	No
Other MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	No
Original List Price	$1,895,000

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 30, 2026 | Official copies of data must be obtained at the Stowe Office.

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Owner Information

Parcel	27064417
Owner	[redacted]
Location	11 KIRKWOOD LN
Tax Map #	10-116.417
Descr	0.52 AC & DWL

Parcel Information

NBHD	13	**SPAN**	621-195-11206
Acres	0.52	**Status**	A - Active

Sales Information

Book	1147	**Sale Date**	2021-11-01
Page	8	**Sale Price**	

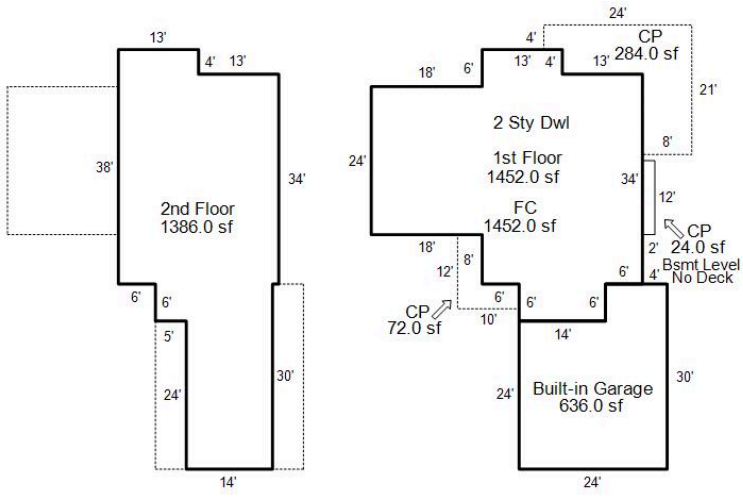
Parcel Value Information

Land Value	358,800	**Homestead**	1,504,100
Dwelling Value	1,065,300	**Housesite**	1,504,100
Site Imprvmnt	80,000		
Outbuildings			
Total	1,504,100		



BUILDING	**Total Rooms**	9	**Year Built**	2002	**Building SF**	2838.00	**Energy Adj**	Good	
	Bedrooms	4	**Effect Age**	1	**Quality**	6.00	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	4	**Condition**	Average	**Style**	1.5 Fin	**Bsmt SF**	1452	**Fireplaces** 1
	3/4 Baths		**Phys Depr**	11	**Design**	1.5 Sty	**Bsmt Fin**	4	**Porch** 380
	Half Baths	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	726	**Gar/Shed** 636
	Kitchens	1	**Econ Depr**						
	Notes	2012: Refusal to enter property or take pictures, per owner. 2024: Exterior Insp / Basement finish noted estimate 50% of area at partition level / Phys Dep from 9 to 11% / All other data appears to match file information							
LAND	**Land**	1	**Area**	0.52	**Grade**	1.20	**Frontage**		**Depth**

Sketch



11 Kirkwood Lane

004486

Barcode ID: 269310 Type: LAN
File# 2021-00004486
BK1147 PG008-10

CONFIRMATORY DEED

KNOW ALL MEN BY THESE PRESENTS that [redacted] Massachusetts (Grantor) for consideration of ONE DOLLAR ($1.00) paid to her full satisfaction by [redacted] Massachusetts (Grantee) by these presents do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee, [redacted] and its heirs and assigns forever, all of my right, title, and interest in and to certain land and premises (the "Premises") located in the Town of Stowe, County of Lamoille, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to [redacted] by Warranty Deed of Gristmill Builders, Ltd. and Norstar Holdings, LLC dated April 4, 2003 and recorded at Volume 509, Pages 19-21 of the Stowe Land Records, and being more particularly described therein as follows:

> Being Lot No. 4-17 located upon Parcel 4 of Stowe Highlands, Stowe, Vermont as depicted upon a boundary plan entitled "STOWE HIGHLANDS, Stowe Vermont, Interior Boundary Plan for Parcel 4", prepared by the Trudell Consulting Engineers, Inc., dated September 26, 1994, revised on April 7, 1999 and recorded at Map Book 12, Page 17 on August 17, 1999 and rerecorded on February 1, 2000 at Map Book 12, Page 44, of the Stowe Land Records.
>
> Lot No. 4-17 contains 0.52 acres, more or less, and is described by metes and bounds as depicted upon said boundary plan and is specifically benefitted by and subject to service easements for roads, power, water and sewer as depicted upon a site plan entitled "STOWE CLUB HIGHLANDS, Stowe, Vermont, Parcel 4 Site Plan", dated August 31, 1992, revised April 28, 1999 and recorded at Map Book 12, Page 1 of the Stowe Land Records on August 17, 1999 and subject to the Declaration and Protective Covenants of the Stowe Highlands Village Houses dated December 22, 1999 and recorded at Book 394, Page 176 of the Stowe Land Records and First Amendment dated September 18, 2000 and recorded at Book 410, Page 164.

This conveyance is made subject to those protective covenants, conditions, easements, rights of way, permits and permit amendments set forth or referred to in the aforesaid deed.

This conveyance is made subject to and with the benefit of all utility easements, spring rights and water rights, easements for ingress and egress and rights incident to each of the same,

as may appear of record; provided, however, that this paragraph shall not reinstate any such interest extinguished heretofore by provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated §§601-606 and any amendments thereto.

For further particulars of description of the Premises, reference is hereby made to the deed(s) and instrument(s) recited hereinbefore and the descriptions and reference contained therein.

TO HAVE AND TO HOLD said Premises, with all the privileges and appurtenances thereof, to the said Grantee, [redacted] and its heirs and assigns to their own use and behoof forever.

And the said Grantor, [redacted] for her and her heirs and assigns, do covenant with the said Grantee, [redacted] and its heirs and assigns, that until the ensealing of these presents that I have good and right title to convey the same in the manner aforesaid, and that the premises are FREE FROM EVERY ENCUMBERANCE, except as aforesaid.

And the said Grantor, [redacted] hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

This deed is to confirm and ratify a prior conveyance to the Grantee, [redacted] by Michael J. Ring, Special Master by appointment of the Middlesex County (Massachusetts) Probate and Family Court, dated October 25, 2018, recorded with the Stowe Land Records on December 16, 2020 in Volume 1103, Page 232.

[remainder of this page intentionally left blank]

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WITNESS my hand and seal this 5th day of March 2021.

[redacted]

STATE OF FLORIDA

Orange County March 5, 2021

On this 5 day of March 2021, personally appeared the above-named [redacted] who proved to me through satisfactory evidence of identification, which was a Florida Drivers License, to be the person whose name is signed on the attached or preceding document, and made oath to me that she signed it voluntarily for its stated purpose and as her free act and deed.

Notary Public:
My Commission Expires:

KERRI TRIPP
Notary Public
State of Florida
Comm# HH097084
Expires 2/24/2025

Received for Record at Stowe, VT
On 11/03/2021 at 03:20:00 PM
Attest: Lisa A Walker, Town Clerk & Treasurer

Transfer Received 11-3-2021
Lisa A. Walker, Town Clerk, Stowe, VT

dotloop signature verification: dtlp.us/DGOV-8DVW-yTwK

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

Seller's Name(s): [redacted]

Physical Property Address: 11 Kirkwood Lane, Stowe, VT 05672

Street City/Town

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

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

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

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

Seller's Initials [redacted] 10:07 AM EDT Initials verified Buyer's Initials

dotloop signature verification: dtlp.us/DGOV-8DVW-yTwK

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 Tank	☑ 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  Buyer's Initials

10:07 AM EDT
dotloop verified

dotloop signature verification: dtlp.us/DGOV-8DVW-yTwK

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: 2022 ☐ 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? 2026 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: Suburban Propane			
(h)	Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):			
(i)	Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association If oil, when was the tank last inspected? By whom?			
(j)	When was the secondary heating system last serviced? By whom?			
(k)	Secondary heating service and/or inspection reports attached?	☐ YES	☐ NO	
(l)	Secondary Annual Fuel Usage: Gallons (or other measure) Date Range: *Fuel consumption may vary by user, number of occupants and weather conditions.*			
(m)	Secondary fuel provider:			
(n)	Property used: ☐ Full Time ☑ Seasonally			
(o)	Is there air conditioning? If "Yes," describe type and number of units (central, heat pump, window, etc.): Window	☑ YES	☐ NO	
(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: 2022 ☐ 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 [redacted] Buyer's Initials

10:07 AM EDT
[redacted] verified

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(u)	Annual electricity usage: $ Date Range: *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Stowe Electric			
(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	Ο Owned Ο 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 – Number of transmitters	☐ Radon Mitigation	☑ Washer
	☐ 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/DGOV-8DVW-yTwK

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:	☑ 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:	☑ 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 2002 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: 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:** Original windows. Some seals may be broken			
(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? 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? Roof Caps	☑ 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? 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:			

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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: Tanks to HOA pump to leech Field
(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? 2026 By whom?	☐ DON'T KNOW		
(i)	Date septic tank last pumped? August, 2026 By whom?	☐ DON'T KNOW		
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: Cost: $ By whom:	☐ YES	☑ NO	

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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

Seller's Initials  Buyer's Initials

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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 $5416 ☐ Monthly ☐ Quarterly ☑ Yearly	☑ YES	☐ NO	

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(g)	Are there any special assessments on the Property? If "Yes," amount $763 ☐ 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: Diann Percy Phone number/email: diann@dalepercy.com			
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:

Repaired broken vent pipe September 2026

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

Seller's Initials [redacted] 10:07 AM EDT [illegible] verified Buyer's Initials

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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: [redacted] dotloop verified 09/11/26 10:07 AM EDT DBTZ-K5LR-PD4B-4HNW Buyer:

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

Seller: Buyer:

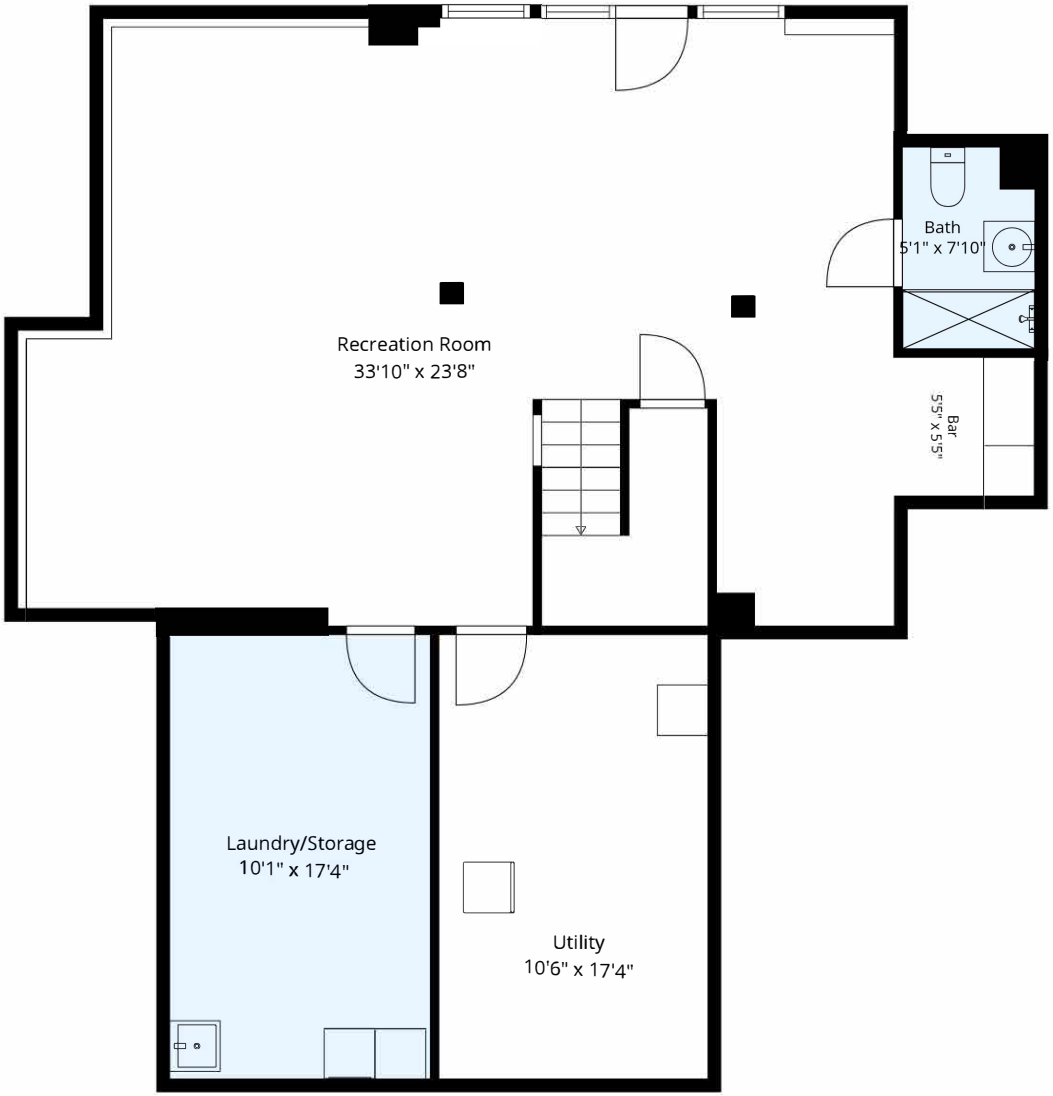
(Signature) (Date) (Signature) (Date)

Seller: Buyer:

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

Seller: Buyer:

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

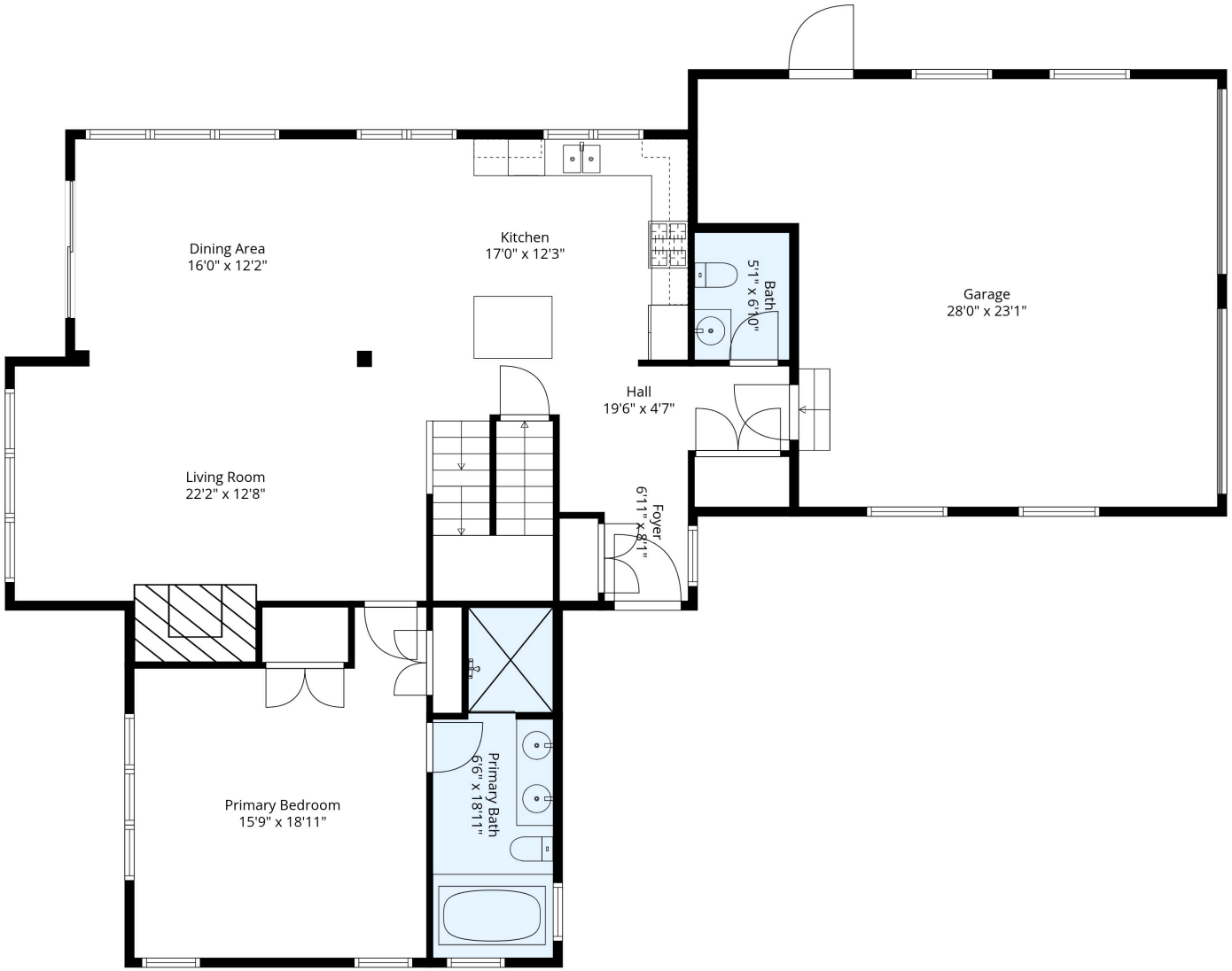


TOTAL: 3650 sq. ft

Basement: 900 sq. ft, 1st floor: 1465 sq. ft, 2nd floor: 1285 sq. ft

EXCLUDED AREAS: UTILITY: 202 sq. ft, LAUNDRY: 190 sq. ft, GARAGE: 602 sq. ft, LOW CEILING: 66 sq. ft

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

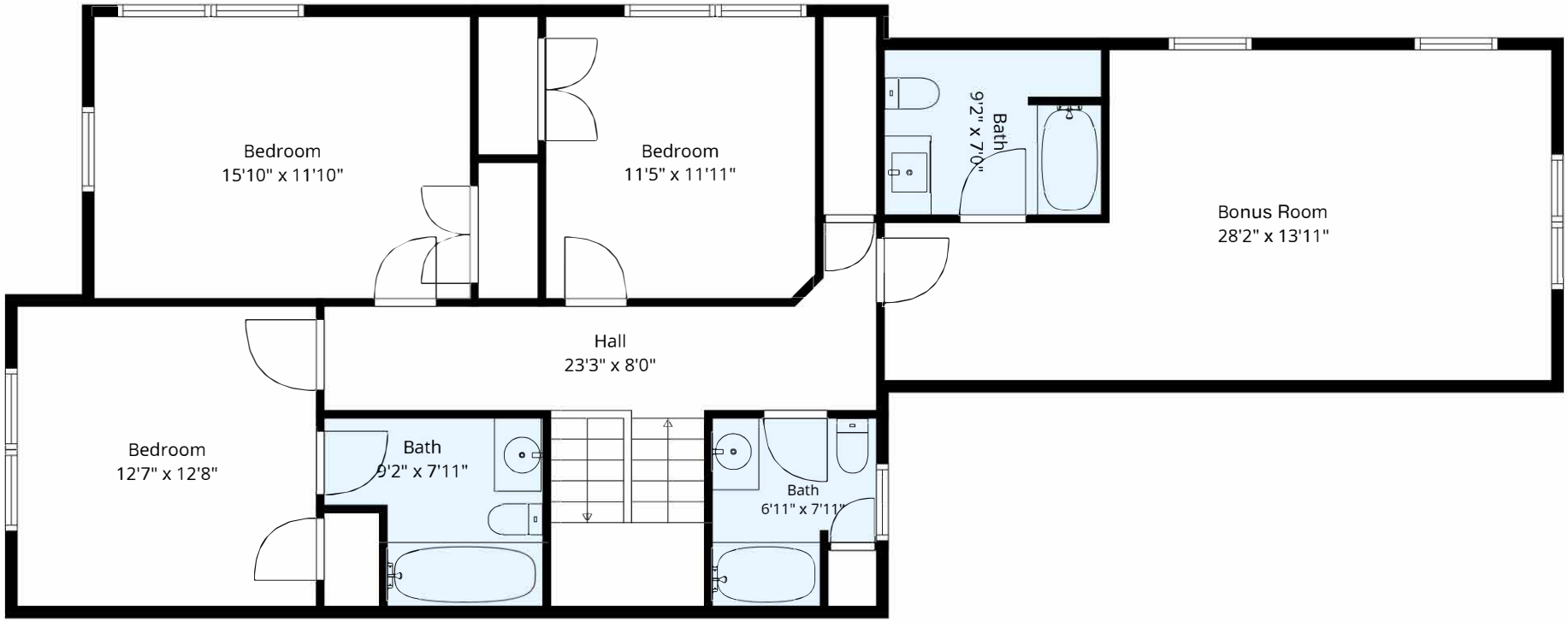


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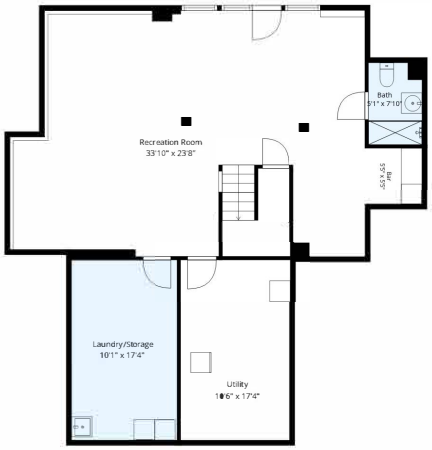
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



1st Floor



2nd Floor



Basement

TOTAL: 3650 sq. ft

Basement: 900 sq. ft, 1st floor: 1465 sq. ft, 2nd floor: 1285 sq. ft

EXCLUDED AREAS: UTILITY: 202 sq. ft, LAUNDRY: 190 sq. ft, GARAGE: 602 sq. ft, LOW CEILING: 66 sq. ft

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

PAYABLE TO:
MAIL TO:

Town of Stowe

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

PARCEL ID	BILL DATE	TAX YEAR
27064.417	07/22/2026	26-27

Description: 0.52 AC & DWL
Location: 11 KIRKWOOD LN

OWNER [redacted]

SPAN # 621-195-11206 **SCL CODE: 195**
TOTAL PARCEL ACRES **0.52**

FOR INCOME TAX PURPOSES

	ASSESSED VALUE	NONHOMESTEAD
REAL	1,504,100	1,504,100
TOTAL TAXABLE VALUE	**1,504,100**	1,504,100
GRAND LIST VALUES	**15,041.00**	15,041.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x15,041.00=	3,524.11
Voter Approved Exemp	0.0023	x15,041.00=	34.59

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1903	x15,041.00=	17,903.30

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

Revised Bill

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

TOTAL MUNICIPAL TAX	3,558.70
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	
TOTAL EDUCATION TAX	17,903.30
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**21,462.00**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE
08/17/2026
OWNER NAME
[redacted]
PARCEL ID
27064-417
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

2ND PAYMENT DUE
11/16/2026
OWNER NAME
[redacted]
PARCEL ID
27064-417
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

3RD PAYMENT DUE
02/16/2027
OWNER NAME
[redacted]
PARCEL ID
27064-417
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

4TH PAYMENT DUE
05/17/2027
OWNER NAME
[redacted]
PARCEL ID
27064-417
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill