Sheep Run Farm

4777 Rush Meadow Rd, West Windsor, VT



For more information, please contact:

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4 The Green, Woodstock, VT 05091

www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481

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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	**4777 Rush Meadow Road**				Listed: 9/4/2026	$3,975,000
5108253	Active	**West Windsor**	**VT**	**05089**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

Property Panorama VTour

County VT-Windsor
Village/Dist/Locale
Property Condition Existing
Year Built 2017
Architectural Style Farmhouse
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $53,146.32
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 21.52
Lot Size Square Feet 937,411
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 15
Bedrooms Total 4
Bathrooms Total 7
Bathrooms Full 6
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $905.67
Above Grade Finished Area 4,389
AGFinSrc Public Records
Above Grade Unfinished Area 0
AGUnfinSrc
Below Grade Finished Area 2,061
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc
Total Finished Area 6,450
Days On Market 0
Activation Date

Public Remarks Sheep Run Farm takes its name from the stone-walled lanes where a prosperous 19th-century farmer once moved his sheep between the barn and upper meadows. Nearly two centuries later, those walls still trace the landscape, framing a beautifully reimagined Vermont farmstead on 21± acres in West Windsor, 3 miles from South Woodstock and 8 miles from Woodstock Village. Drawing on the traditional forms of Vermont architecture, the 2017 residence introduces a lighter, more contemporary way of living, with large windows and an open main level overlooking the Rush Meadow Valley and Mount Ascutney. A series of connected buildings includes a two-bay garage, carriage barn, wood room, yoga studio, and private guest suite. The three-season carriage barn is an exceptional gathering space, with a massive stone fireplace and an oversized glass door opening to a stone terrace, pergola and gardens. The land unfolds through rolling meadows, orchards, extensive stone walls, a cascading brook, and two ponds, including a swimming pond with a small beach. Additional buildings include a heated detached garage, equipment barn, and run-in shed at the top of the meadow. Located near GMHA, an extensive network of equestrian trails, and quiet country roads well suited to gravel riding, Sheep Run Farm combines the character of an established Vermont farmstead with the ease and systems of a modern country home. High-speed EC Fiber supports integrated lighting, climate, security, video, and property-access controls.

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

Great Room	1	**Office/Study**	2
Kitchen	1	**Media Room**	B
Dining Room	1	**Wine Cellar**	B
Office/Study	1	**Living Room**	2
Bathroom Half	1		
Bedroom	2		
Bathroom Full	2		
Bedroom	2		
Bathroom Full	2		
Bedroom	2		
Bathroom Full	2		

Map
Block
Lot
SPAN Number 738-235-10027
Property ID
Deed Recorded Type Warranty
Deed Book 84
Deed Page 698
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Field/Pasture, Mountain View, Orchards
Construction Materials Wood Frame, Clapboard Exterior, Wood Siding
Foundation Details Concrete
Roof Slate, Standing Seam
Appliances Dishwasher, Microwave, Double Oven, Gas Range, Refrigerator
Other Equipment Air Conditioner
Flooring Hardwood, Tile
Utilities Propane

Cooling Central AC
Electric 200+ Amp Service
Heating Propane
Sewer Septic
Water Source Private
Exterior Features Patio, Porch
Interior Features Blinds, Dining Area, 3+ Fireplaces, Kitchen Island, Kitchen/Dining, Kitchen/Living, Primary BR w/ BA, Sauna, Walk-in Closet

Basement Description Finished
Garage Yes
Garage Capacity 2
Driveway Gravel
Parking Features Auto Open, Direct Entry, Attached

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 1,434

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

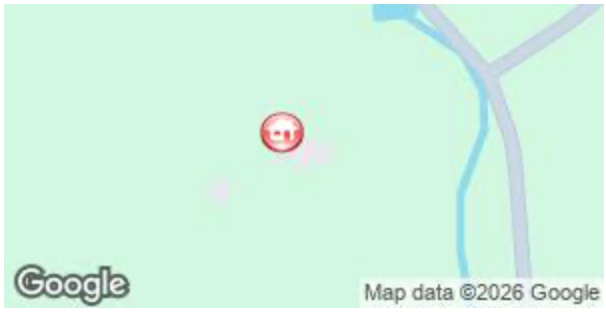
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

NO IMAGE AVAILABLE

Hillary Kalil

Phone: 802-356-2397

hkalil@landvest.com



NO IMAGE AVAILABLE

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







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Listed By:
Dia Jenks - LandVest, Inc/Woodstock

Sheep Run Farm

West Windsor, VT

Base Plan Orthophotograph

Legend

- Subject Property - 21.52 ±Ac
- Class 3 (Gravel)
- Adjacent Properties
- Protected Land
- Open Water
- Perennial Streams
- Contours (ft)



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

Project Number: VT1723

Date: 08/24/26

0 100 200 400 Feet

Scale: 1' = 200 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1723 Sheep Run Farm, West Windsor, VT\VT1723 ortho.aprx

Sheep Run Farm

West Windsor, VT

Base Plan

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Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1723

Date: 08/24/26

N
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S

0 100 200 400 Feet

Scale: 1' = 200 "

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07-013
21.52 ±Ac

Duling Rd

Rush Meadow Rd

1434'

Vermont Land Trust Easement

New England Forestry Foundation Easement

1740' 1720' 1700' 1680' 1660' 1640' 1620' 1600' 1580' 1560' 1540' 1520' 1500' 1480' 1460' 1440' 1420' 1400' 1380'

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Sheep Run Farm

West Windsor, VT

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0 100 200 400 Feet

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LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1723 Sheep Run Farm, West Windsor, VT\VT1723 ortho.aprx

Sheep Run Farm

West Windsor, VT

Town Locus

Legend

- Subject Property - 21.52 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1723

Date: 08/24/26

N
W
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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: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1723 Sheep Run Farm, West Windsor, VT\VT1723 town locus.aprx

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

PROPERTY SUMMARY
4 Bedroom Residence
21.52 acres
Willow Brook with waterfalls
2 ponds: one is Willow Brook-fed, the other a spring-fed swimming pond with sandy beach area
Views of Mt. Ascutney from all South-facing rooms and patios
Stone terraces
2 Outdoor fire pits and pergola
Attached 2-bay garage with 2 storage closets
Detached Heated 2-bay garage with electric, water, storage closet and cabinetry
2-bay equipment barn with electric, water, workbench, storage cabinets and electric lift
Run-in shed with sliding doors
100+/- apple trees

MAIN HOUSE
Style: Vermont vernacular
Year built: 2017
Architect: James Denno, Milford, CT
Builder:
Savelberg Construction - Main Residence and carriage house remodel
David Weld, Weld Construction - Detached Garage and renovated equipment barn
Square Footage:
7,743 (Floor Plans)
6,450 (Lister Card)
Finished lower level with entertainment room, wine cellar, and sauna spa room
4 Bedrooms, 6.5 Baths
5 Fireplaces: 2 wood-burning, 2 propane, 1 woodstove
Wood-fired Forno Bravo pizza oven

ATTACHED CARRIAGE HOUSE
Built c1991 – Renovated in 2017.
1st floor includes; large gathering/party room with stone fireplace, 1 full bath, laundry, yoga studio and wood room
2nd floor fully equipped guest suite with 1 bedroom, 1 sleeping loft, full bath, kitchenette, dining, family and sitting/library rooms

CONSTRUCTION
Siding: Hemlock wood clapboards, with cedar shingles on all peaks
Roof: Composite slate roof w/ 90-year guarantee. All outbuildings have standing seem roof
Floors: Oak
Frame: Wood frame, timber frame
Foundation: Concrete

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

Interior

Radiant heat with 7 zones on both 1st and 2nd floors
Central A/C - 3 zones
Marvin windows, Ultimate Next Generation. Aluminum clad exterior with powder coating. Special order Vu screens
Character grade oak floors
Plaster walls and ceilings
Hemlock exposed beams
Recessed lighting
Ceiling height
- 1st floor – 9'
- 2nd floor – 8'6"

Remote control blinds on 1st and 2nd floors - south and west side
All closets with automatic lights
Two laundry areas – 1st and 2nd floor
Air exchange - finished lower level
Soundproofing - All interior; bathroom walls, bedroom walls and between floor 1 and 2 and lower level and floor 1 have been sound insulated. All drains in the walls have been wrapped with deadening material as well. This provides for ensuite privacy and an overall quiet, peaceful home.

Smart House Technology

Wireless phone system services door bell/intercom, intercom calls between rooms and buildings, landline calls and gated access
Stereo system for whole house except guest bedrooms (including porch, terrace and carriage house balcony)
App based Communication/control;
- Exterior and interior video surveillance cameras
- Exterior and interior lights
- Comprehensive alarm system/notices
- Climate controls/notices
- Garage and gate controls/notices

Wifi mesh system throughout main house, carriage house, carriage barn, detached garage and equipment barn fed by EC fiber optic
- Audio-Visual Equipment
- Yamaha – all iPad controlled, whole house
- TV Surround sound - great room, carriage house and lower level room
- Latest TV, streaming stereo technology
- 5 Samsung TV's (2 of which are curved TV's)

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

MAIN HOUSE DETAILS

FIRST LEVEL

Great Room (33.2 x 15.6)
Brick wood-burning fireplace with propane starter switch
Wood-fired pizza oven
65" curved Samsung screen TV

Kitchen (12.5 x 16.5)
Pantry with sliding barn doors
Kitchen Island 5'8" x 10'
- Granite counter top, single slab
- Cherry cupboards
- Fits 4 bar stools
- Kohler porcelain farm sink with Brizio faucets and InSinkErator garbage disposal
- Bosch Dishwasher

Wolf Range
- 6 burner Gas range
- Gas grille
- Electric double ovens

Built in Hutch with cherry counter tops and wood cupboards
Wolf steam oven
Wolf microwave
Wolf warming drawer
Black leatherized granite countertop with wood cupboard and drawers
6' wide Sub-Zero refrigerator

Dining Area (12.5 x 11.10)
Bar and serving area
Black Leatherized granite counter with wood cupboards and drawers
Sub-Zero drinks refrigerator/freezer and automatic ice maker
Opens onto back porch and terrace

4 Season Room (11 x 12)
Tiled floor

Study (16 x 16)
Propane remote controlled fireplace
Cherry paneling, shelves and cupboards
Built-in file cabinets

Powder Room (Half Bath)
Marble floor tiling
Marble sink and counter

Coat closet
Hanging & Shelving

Mudroom (9.5 x 13.3)
Ceramic tile
Douglas Fir ¾ walls, cabinetry and doors

SECOND LEVEL

Primary Bedroom (18.5 x 19.1)
Propane remote controlled fireplace
55" Curved Samsung TV
Media cabinet

Primary Bath
Double porcelain silk with granite counters, cherry vanity and mirror frames
Americh porcelain bathtub with stainless steel fixtures
Dual shower heads
Marble shower tiling
Floor - basket weave marble tiling

Medicine closet

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

Walk-in closet
Built-in shelves, cabinets, and dressers on both sides
Security safe

Bedroom 1 en suite (14' x 12')
Large closet with built-in shelves and drawers and hanging space

¾ Bathroom
Marble counter with porcelain sink
Natural stone tile
Tile shower

Bedroom 2 en suite (12.1' x 13.8')
Large closet with built-in shelves and drawers and hanging space

Full Bathroom
Porcelain tub and shower with tile walls
Porcelain sink with marble sink
Natural stone tile
Built-in floor to ceiling bookcase with window seat

Office (10 x 14)
Built-in cabinets

Laundry Closet
LG washer and dryer appliances
3 Built in hampers with dividers

FINISHED LOWER LEVEL

Theater Room
Ceramic tile floor
75" flat screen Samsung TV surrounded by built-in wall to wall floor to ceiling barn board cabinetry
Bar with stainless steel sink
Sub-Zero refrigerator/freezer, ice maker
Storage closet with hangers and shelves

Wine Cellar
Special insulation controls temperature
Wine barrel sink
175-bottle wine racking system

Spa Bath
6-person infra-red sauna with DVD and stereo system
Dual head shower with tiled ceramic walls, pebbled floor, and glass door
Granite vanity
Bath pump system to septic

Unfinished Storage Room

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

UTILITIES

Heat – CHS Slant Fin 200 BTU propane furnace. Heating and plumbing systems maintained by ARC Mechanical Contractors. Propane radiant heat. Taco zone relay with 7 zones.
Propane – 1,000-gallon tank, buried.
Air – RenewAire ventilation system. Unico Central A/C with 3 zones.
Electric –Meter #6103040, 200-amp service. Panels 3&4 for emergency backup power.
Generator – 14 KW Kohler propane on demand generator hooked into main tank
Well Water – Front yard location (see septic site plan), buried – not visible above ground. In front of propane tank, go approximately 50' toward the road.
Hot Water – HTP 80-gallon propane domestic hot water heater. Manufactured 2016. Recirculating hot water system.
Water Treatment – System maintained by Clear Water Filtration. Kinetico water filters. Sediment filter. 2 expansion tanks: Small tank for the spring well, big tank for the 400-ft deep well.
Waste Water Permit – WW #WW-2-1635-2, 6 bedroom system, designed 2014 by Rapanotti Septic Design
Septic System – Septic tank is on the south side below the stone wall. Pumps up to the leech field, which is above the garden.
Internet – Fiber optic. Provider. Eero
Security – Honeywell hard-wired smoke and CO detectors. Altronix security system. Low temp alarms, motion detectors. Can be operated remotely from smart phone, tablet or computer.
Other – Sewer ejector pump, dehumidifier, foam insulation to reduce energy costs

ATTACHED CARRIAGE HOUSE DETAILS
2,400 total square feet including 1,664 unheated three season space on first floor
Tongue and groove pine siding
Roof - standing seam

FIRST LEVEL

Great room (28' x 21')
11' Ceiling height
Stone wood burning fireplace with propane starter
Hemlock floors (original)
Pine walls and ceiling with recessed lighting
Sliding barn doors to front
Glass overhead door to terrace
65" Samsung – wifi connected, cable linked
Large storage closet
Sonotubes with a wood frame floor
Stairs to guest suite for private entrance

"Tack Room" - Full Bathroom and Laundry
Kenmore washer and dryer (propane)
Frigidaire refrigerator and freezer
Electric heat
Cabinets
Farm sink - porcelain

Firewood Storage Room (15' x 21')
Closet
Attic space with storage

Yoga Studio (15'x14')
Large mirror
Large sliding door opens to backyard and mountain views
Lots of storage cabinets and closet

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

SECOND LEVEL - GUEST SUITE

Living Room 28' x 19'
Southern yellow pine flooring
48" Samsung TV
Woodstock Soapstone Company wood burning woodstove
Empire hot air propane space heater
Ceiling fan – remote controlled
Motion and heat detectors

Kitchen (8' x 9')
2-burner electric induction stovetop
Sub-Zero refrigerator/freezer with automatic ice maker
Microwave
Copper sink and faucet
Granite countertops

Bedroom (16' x 12')
Electric heat

Full Bathroom
Slate Tile floor
Tub and shower with tile walls
Hand sink vanity with marble countertop

Sleeping loft
Ladder stairs

Dormer (8' x 18')
Sitting/library area with built-in cabinets, bookshelves and window seats

Balcony (5'9" x 12')

OUTBUILDINGS

2-BAY EQUIPMENT BARN (24'x24')
Gravel floor
Standing seam roof
Tongue and groove pine siding
Storage Loft, electric power lift
Internet phone, and intercom
Utility sink
Refrigerator / Freezer
Separate alarm system
Equipped with water and electric
Cobblestone entrance
Pole barn construction - The corner posts are down in the ground 4-5 feet.

2-BAY DETACHED GARAGE (26' x 29')
Insulated cement floor
Standing seam roof
Cedar shingles laid over cedar breather, which will increase longevity.
Cupola with antique bell
Stereo sound
Insulated, Electric heat
Internet, phone and intercom
Cobblestone entrance
Security – motion detector, door sensor and heat sensor. Separate alarm system.
Copper threshold trim details

RUN-IN-SHED (14' X 22')
Double sliding doors
Gravel floor
Cupola with horse weathervane
No electricity or water

Two-Bay Attached Garage (26' x 29')
Hemlock floors
Heat detector and motion lights
Automatic doors

PROPERTY DETAILS ADDENDUM
SHEEP RUN FARM
4777 RUSH MEADOW RD
WEST WINDSOR, VERMONT

Two-Bay Attached Garage (26' x 29')
Hemlock floors
Heat detector
Motion lights
Storage closets

LANDSCAPING & OTHER

Fire Pit Sitting Area
Stone terrace
Propane fire pit
40 lb. propane tank
Stone walls

Back Stone Terrace (28' x 34')

Back Porch (32' x 9')
Ipe decking - Brazilian wood, 90-year life expectancy

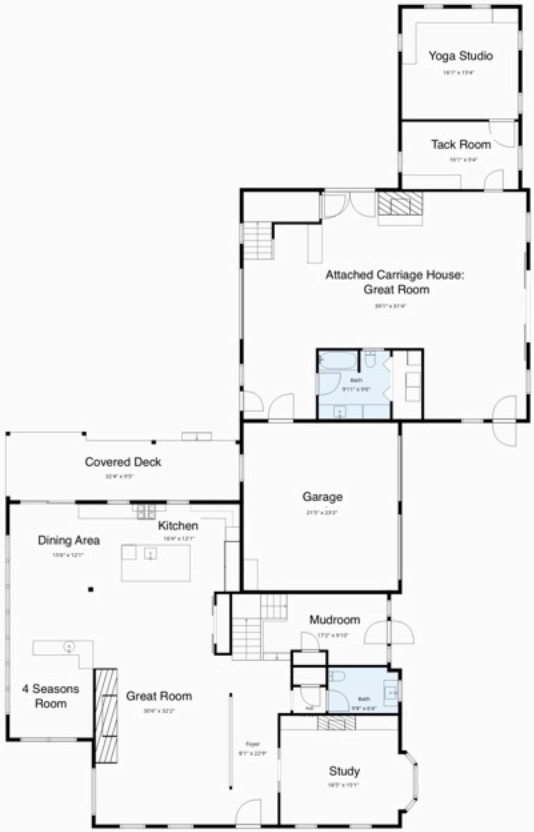
Fenced Garden
Running Water
Electricity
7 Raised Beds
Brick Path (using brick from original Civil War-era house)
Surrounded by blueberry bushes

Spring-Fed Swimming Pond
Approx 8 feet deep
Sandy Beach
Rock diving platform
Stone sitting patio

***Willow Brook*-fed Lower Pond**
Approx 7 feet deep
Silt retention pond with waterfall

Custom doors
Garage
Front door
Carriage barn – glass

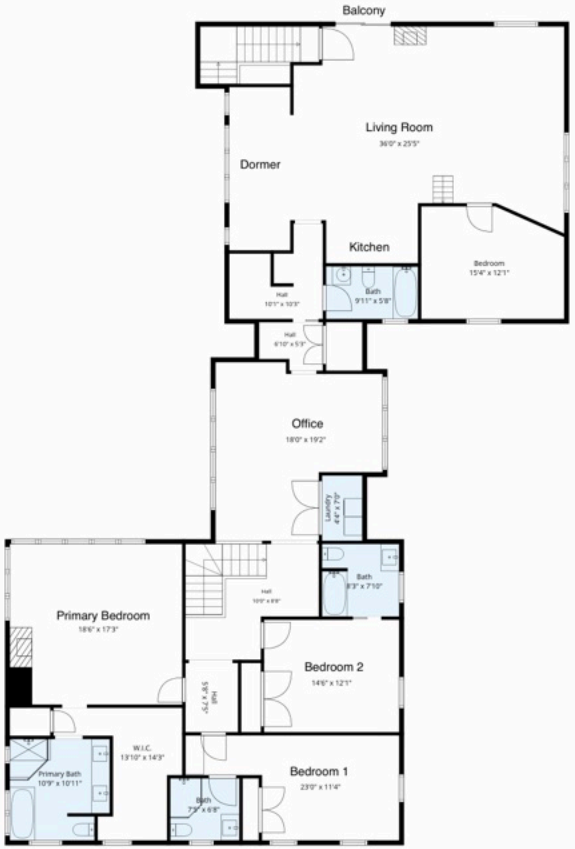
First Floor



TOTAL: 7743 sq. ft

Basement: 928 sq. ft, 1st floor: 3794 sq. ft, 2nd floor: 2872 sq. ft, 3rd floor: 149 sq. ft
EXCLUDED AREAS: STORAGE: 983 sq. ft, WINE CELLAR: 150 sq. ft, GARAGE: 513 sq. ft,
COVERED DECK: 281 sq. ft, LOW CEILING: 271 sq. ft, OPEN TO BELOW: 593 sq. ft

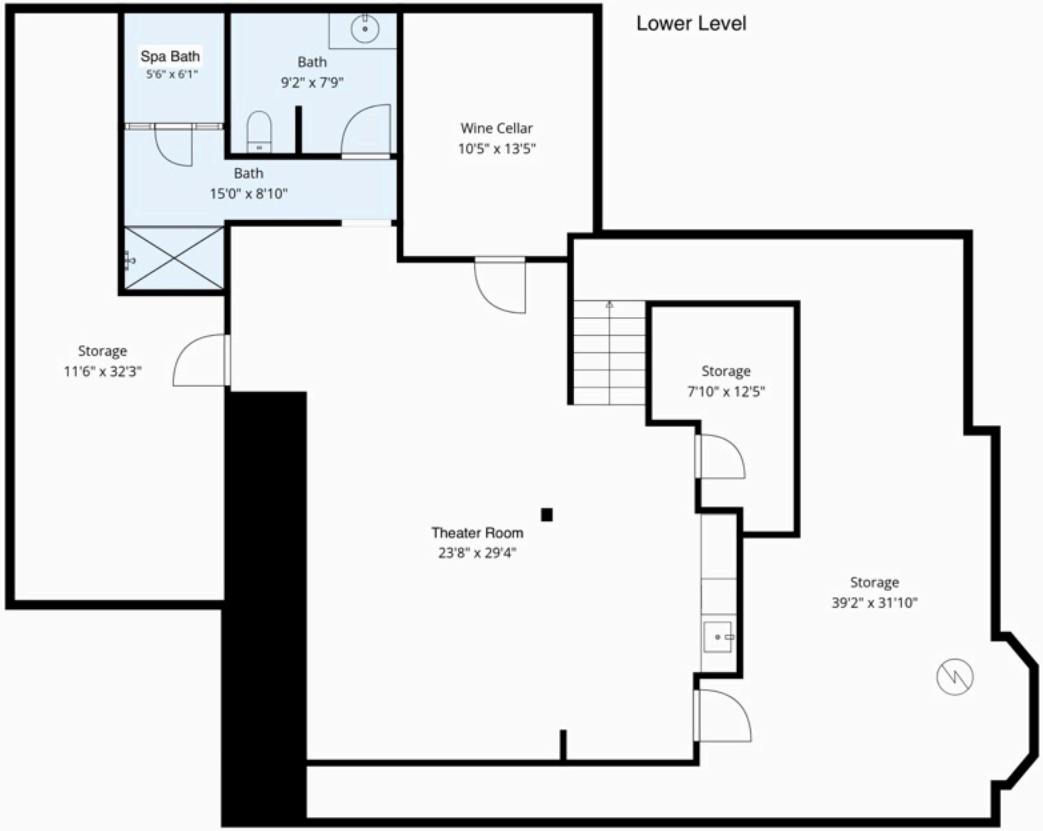
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 08/22/2026

Seller's Name(s): Allison Lloyd McDonough | Cameron Geoffrey McDonough

Physical Property Address: 4777 Rush Meadow Road, West Windsor, VT 05089

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.

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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): None	☑ 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 (Dead River Propane)	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Old Stone Walls, Fencing	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 7/10/14 By whom? Farnsworth Surveyors	☑ 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: _____

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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): Radiant Main House/Air Barn/BB Barn

(b) Age of Heating System: 2017 ☐ 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? 2/25
By whom? ARC Mechanical

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

(f) **Primary** Annual Fuel Usage: 1300 Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Dead River 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? ☑ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): Central - three units, mini-split - one unit

(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: 2017 ☐ 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

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(u)	Annual electricity usage: $1,200 Date Range: Average yearly cost *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	ʘ Owned ʘ 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 5	☐ 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:			

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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: EC Fiber	☑ 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: EC Fiber	☑ 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 2017 Additions to Main Building: Additional Building(s): (a) Attached Barn (b) Equipment Barn (c) Detached Garage (d) Run-in Shed			
(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:**			
(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? 2017			
(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? one crimp in metal roof refixed	☑ 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: There are two wells, deep well is primary.
(b)	If Drilled Well: Drilled by: OMAV Quechee Drilling Tag #: _____ Depth: 400 feet Gallons Per Minute (at time of driller's report): 6+ gallons/min Date of driller's report: 2/24/16
(c)	Age of Water System: 2017
(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? 2020 By whom? Lalancette Engineers Results: Negative	☑ 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: RO filtration maintained by Clearwater			

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

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

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

(c)	Date system installed: June 2016			
(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) 2X1000 ☐ DON'T KNOW			
(h)	Date septic tank last inspected? 2020 ☐ DON'T KNOW By whom? Inspections By Eric, LLC			
(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?	☑ 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? 9/18 By whom? Previous Owner Results: Pass	☑ 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: Annual JP Pest visits for wasp/ant spray externally.				

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: Allison Lloyd McDonough dotloop verified 08/23/26 3:05 PM EDT DKUN-WJTT-TNH9-DEMW Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: Cameron Geoffrey McDonough dotloop verified 08/23/26 2:23 PM EDT B7YD-RTGU-M3BT-78SB Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____
(Signature) (Date) (Signature) (Date)

PAYABLE TO:
MAIL TO:

TOWN OF WEST WINDSOR

PO BOX 6
BROWNSVILLE,VT 05037

(802) 484-7212

This is the only bill you will receive.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
07-013.	08/03/2026	2026/2027

Payments received after 4:30pm on the due date will incur an 8% penalty and 1.5% interest.

Description: DWL/LAND
Location: 4777 RUSH MEADOW ROAD

OWNER **MCDONOUGH ALLISON L REVOCABLE TRUST**
303 FRANKLIN STREET
NEWTON MA 02458

SPAN # 738-235-10027 **SCL CODE: 235**
TOTAL PARCEL ACRES **21.52**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	3,533,900	3,533,900
TOTAL TAXABLE VALUE	**3,533,900**	3,533,900
GRAND LIST VALUES	**35,339.00**	35,339.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.0998	x35,339.00=	3,526.83
Highway	0.2030	x35,339.00=	7,173.82
Library	0.0123	x35,339.00=	434.67
Appropriations	0.0242	x35,339.00=	855.20

TOTAL MUNICIPAL TAX 11,990.52
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1646	x35,339.00=	41,155.80

1.6430 (state rate) / 141.08% (CLA - SA) = 1.1646

Payments	
1	10/30/2026
2	04/30/2027

TOTAL EDUCATION TAX 41,155.80
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education

TOTAL TAX **53,146.32**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WEST WINDSOR
TAX YEAR 2026/2027

1ST PAYMENT DUE	
10/30/2026	
OWNER NAME	
MCDONOUGH ALLISON L REVOCABLE TRUST	
PARCEL ID	
07-013.	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Make check payable to the Town of West Windsor. Payment is due by 4:30 pm on the due date. Postmarks ARE NOT accepted as proof of meeting the due date. Please sent the stub with your

TOWN OF WEST WINDSOR
TAX YEAR 2026/2027

2ND PAYMENT DUE	
04/30/2027	
OWNER NAME	
MCDONOUGH ALLISON L REVOCABLE TRUST	
PARCEL ID	
07-013.	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Make check payable to the Town of West Windsor. Payment is due by 4:30 pm on the due date. Postmarks ARE NOT accepted as proof of meeting the due date. Please sent the stub with your

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Garrett E. Mikita and Deborah L. Mikita, Trustees of the Garrett E. Mikita and Deborah L. Mikita Trust dated December 8, 2008, and Amended and Restated April 20, 2020**, of Scottsdale, Arizona, Grantors, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** paid to our full satisfaction by **Allison Lloyd McDonough and Cameron Geoffrey McDonough, Trustees of the Allison L. McDonough Revocable Trust dated March 13, 2017**, of Newton, Massachusetts, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **Allison Lloyd McDonough and Cameron Geoffrey McDonough, Trustees of the Allison L. McDonough Revocable Trust dated March 13, 2017**, and their successors and assigns forever, a certain piece of land with improvements thereon located in the Town of West Windsor, in the County of Windsor, and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Garrett Mikita and Deborah Mikita by Warranty Deed of Richard A. Attridge and Imelda W. Attridge dated January 31, 2007 and recorded February 2, 2007 in Book 84 at Pages 698-699 of the West Windsor Land Records. Reference is further made to the Warranty Deed dated June 11, 2009 from Garrett E. Mikita and Deborah L. Mikita to Garrett E. Mikita and Deborah L. Mikita, Trustees of the Garrett E. Mikita and Deborah L. Mikita Trust dated December 8, 2008 and recorded August 13, 2009 in Book 94 at Pages 132-134 of the West Windsor Land Records, wherein the property is more particularly described as follows:

Being the remaining portion of the lands and premises as conveyed to Richard A. Attridge and Imelda W. Attridge by Warranty Deed of Louis P. Boroff and Donna L. Boroff dated June 30, 1986 and recorded in Book 34, at Pages 47-51 of the West Windsor Land Records, wherein the property is more particularly described as follows:

The parcel hereby conveyed is more particularly described on a certain survey entitled "Land Surveyed for Garrett E. & Deborah L. Mikita Trust, 4777 Rush Meadow Road, West Windsor, Vermont", Drawing No. 14-1405A, dated July 10, 2014, Full Scale 1" = 200', Farnsworth Surveys, Brownsville, Vermont, Last Revision dated 8/25/14 and recorded in the West Windsor Book of Maps at Page #510. Subject parcel contains 21.52 acres, more or less.

The within premises are subject to a State of Vermont Department of Environmental Conservation Wastewater System and Potable Water Supply Permit, WW-2-1635, dated September 23, 2003 and recorded September 26, 2003 at Book 74 at Page 160-163 of the West Windsor Land Records, and Permit WW-2-1635-2 dated November 4, 2014 and recorded November 12, 2014 in Book 115 at Page705 of the West Windsor Land Records.

The within premises are further subject to the restrictions set forth in the Warranty Deed of Louis P. Boroff and Donna L. Boroff to Richard A. Attridge and Imelda W. Attridge dated June 30, 1986 and recorded in Book 34, at Pages 47-51 of the West Windsor Land Records that Parcel #1 shall not be further subdivided. This parcel is further subject to the restriction that there shall be no trailers or hunting camps placed on any portion thereof. The lands and premises shall not be used for any commercial purposes, although a "home business use" as defined in the Town of West Windsor Zoning Regulations, shall not be prohibited by virtue of this restriction. The within conveyed lands and premises are also conveyed with the benefit of restrictions burdening the 53.7 acre parcel located on the easterly side of Town Highway 6, precluding said lot from being subdivided into lots of less than 20 acres in size.

Reference may be made to the deeds above referred to and to the records of deeds therein mentioned for further particulars of description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Allison Lloyd McDonough and Cameron Geoffrey McDonough, Trustees of the Allison L. McDonough Revocable Trust dated March 13, 2017**, and their successors and assigns, to their own use and behoof forever; and we the said Grantors, **Garrett E. Mikita and Deborah L. Mikita, Trustees of the Garrett E. Mikita and Deborah L. Mikita Trust dated December 8, 2008, and Amended and Restated April 20, 2020**, for ourselves and our successors and assigns, do hereby **COVENANT** with the said Grantees,**Allison Lloyd McDonough and Cameron Geoffrey McDonough, Trustees of the Allison L. McDonough Revocable Trust dated March 13, 2017**, and their successors and assigns , that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as stated herein; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as stated herein.

IN WITNESS WHEREOF, we hereunto set our hands and seal this 2ND day of October, 2020.

Garrett E. Mikita, Individually and as Trustee

Deborah L. Mikita, Individually and as Trustee

STATE OF VERMONT
WINDSOR COUNTY, SS

At Quechee this 2ND day of October, 2020, **Garrett E. Mikita and Deborah L. Mikita, Trustees of the Garrett E. Mikita and Deborah L. Mikita Trust dated December 8, 2008, and Amended and Restated April 20, 2020** personally appeared before me and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed, and the free act and deed of the **Garrett E. Mikita and Deborah L. Mikita Trust dated December 8, 2008, and Amended and Restated April 20, 2020**.

Before Me, _____
Notary Public
My commission expires: 1/31/2021

Steven R. Saunders
Notary Public State of Vermont
Commission #0005263

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURN RECEIVED
(Including Certificates and required Ast 250 Disclosure Statement)
Return No. 296-20
Signed _____, Clerk
Date October 13, 2020

West Windsor Town Clerk's Office
Received for record this 13th day of October, 2020 at 10:47 AM
Recorded in Book 134 Page 205-207 of Land Records.
Attest: _____ Town Clerk

RESIDENTIAL PROPERTY RECORD CARD

Town of West Windsor 2024

PARCEL INFORMATION	Parcel ID #:	07-013	Location:	4777 RUSH MEADOW ROAD	Book:	134
	Owner #1:	MCDONOUGH ALLISON L	Neighborhood:	6	Page:	205-207
	Owner #2:		Land Size:	21.52	Sale Date:	10/09/20
	Description:	DWL/LAND	Inspect Date:	10/27/22	Sale Price:	$3,558,750
	Tax Map #:	07-013.000	Inspect By:	TS	Validity:	2
	Prop. Class:	0	Reinspect:	2	Last Update:	02/15/24
	Add to Hsite:	Yes	Add to Hmstd:	Yes		

VALUATION INFORMATION	CAMA Total:	3533900	Misc. Adj.	0	CAMA Outbldg:	142900	Regr. Value:	2095588
	Housesite:	3061100	CAMA Dwell:	2130200	CAMA Ratio:	0.00	Regr. Ratio:	0.00
	Homestead:	3533900	CAMA Land:	1222800	Comp Value:	0.00	Other Value:	1728400.00
	Select Value:	1	CAMA Site Imp:	38000	Comp Ratio:	0.00	Other Ratio:	0.49

	INSP. TYPE	INSP. STATUS	INSP. RESULT	INSP. REASON	APPT REQUEST	APPTSCHDBY	APPT DATE	APPT TIME
INSPECT	Exterior	Reschedule	Left Card	Reappraisa	NoData			

	LAND ID	CALC METHOD	LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH	CU EXLANDVA	LAND VALUE
LAND	1	Site	Bldg Lot	2.00	2.00	0.00	0.0	0.0	750,000.0
	2	Acreage	Other	19.52	2.00	0.00	0.0	0.0	472,800.0

	OUTBLD ID	TYPE	AREA/DIAM	CLASS	QUALITY	% GOOD	CU ENROLLED	OB VALUE
OUTBUILD	1	Mat storag	416	D	Good	80	No Data	13,800.0
	2	DGS 1.5S	754	D	Very Good	90	No Data	50,100.0
	3	DGS 1.5S	576	D	Very Good	90	No Data	42,500.00
	4	Outb FinAr	576	D	Very Good	90	No Data	25,500.00
	5	Matl shed	330	D	Good	80	No Data	11,000.00

	SEC ID	BLDG TYPE	QUALITY	STYLE	BUILDING SF	DESIGN	DORMER LINFT	DORMER ROOF	P/CRAWL/SLAB

Section 1 **Parcel 07-013**

RESIDENTIAL PROPERTY RECORD CARD

MAIN BUILDING INFO	Bldg Type:	Single	Dormer Roof:	No Data	Bsmt Fin SF:	1154	Roughins:	2	Firepl Type:	Single	Econ Depr:	0
	Quality:	6.00	Energy Adj:	Good	Bsmt Entry:	None	Total Rms:	10	Year Built:	2017	% Complete:	100
	Style:	1.5 Fin	P/Crawl:	No Data	Subfloor:	Wood	Bedrooms:	4	Effect Age:	7	Manuf Width:	0.00
	Building SF:	6450	Bsmt Wall:	Conc 8"	Floor Insul:	No Data	Full Baths:	6	Life Expect:	0	Manuf Length:	0.00
	Design:	Colonial	Bsmt SF:	2151.00	Floor Ins SF:	0	Half Baths:	1	Condition:	Very Good	Tipouts:	0
	Frame:	Studded	Bsmt Garage:	No Data	Wall Hgt:	0	Kitchens:	2	Phys Depr:	2	Skirting:	No Data
	Dormer LF:	0.00	Bsmt FNA:	Finish Apt	Plumb Fix:	28	Fireplaces:	3	Funct Depr:	0	Skirting LF:	0.00
	# Units Multi:	0	Story Multi:	0	Business/Rental:	0 %	Add to Hsite:	Yes	Add to Hmstd:	Yes		

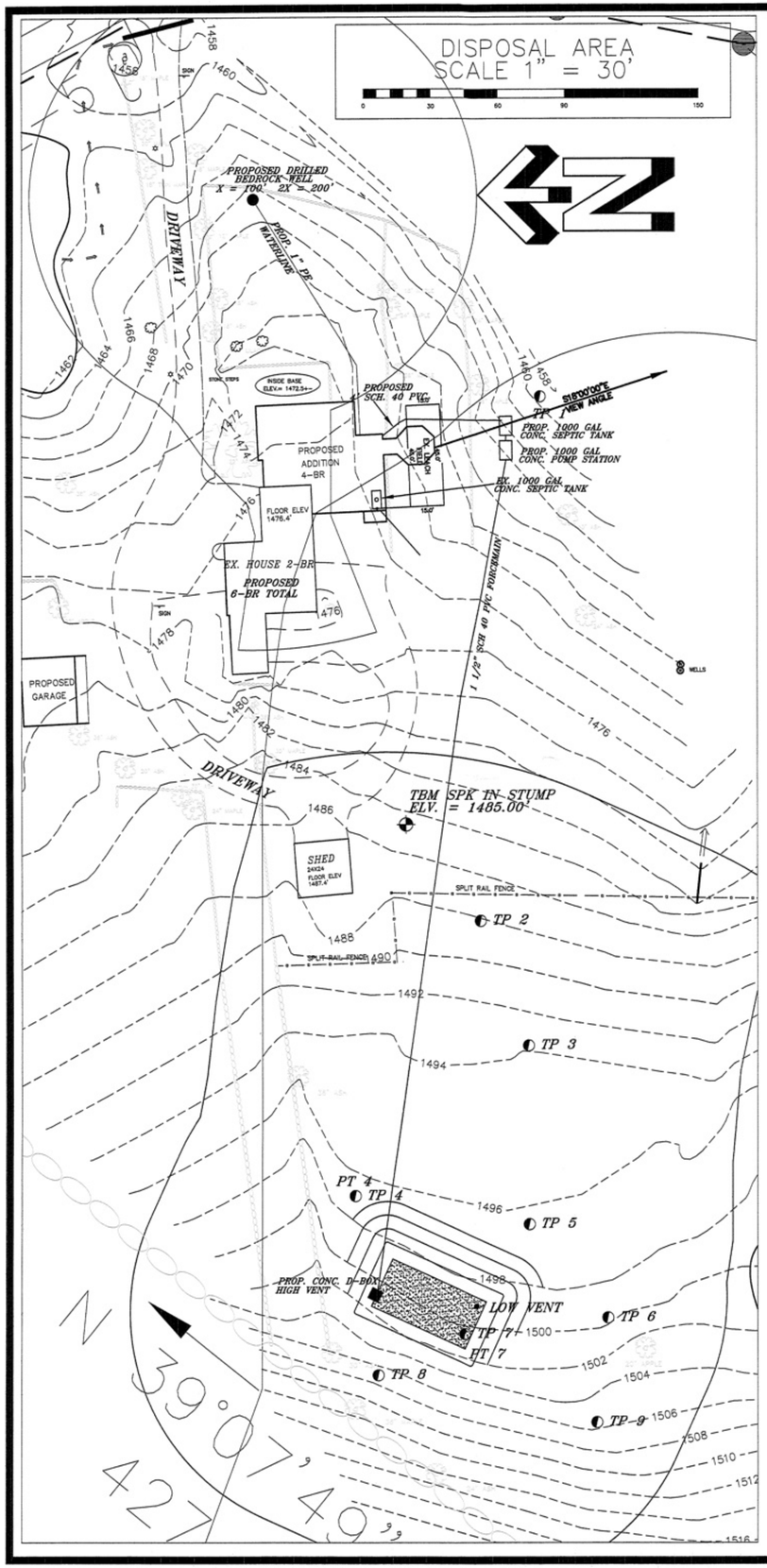
	EXTWALL ID	SIDING	SIDING %			
EXTWALL	1	WdSidng	70			
	2	Shingle	30			
	GARAGE ID	GAR/SHD TY	AREA	FINISH	FINISH SF	CPT ROOF
GARAGE	1	Builtin	552.	No Fin	0	No Data
	HEAT ID	HEAT/COOL	HEAT/COOL			
HEAT	1	WrmCool	80			
	2	Elec BB	20			
	PORCH ID	PORCH AREA	FLOOR	WALL	ROOF	CEILING
PORCH	1	55	WoodDck	None	Wood (SF)	Yes
	2	264	WoodDck	None	Wood (SF)	Yes
	3	924	OpenSlb	None	None	None
	4	84	WoodDck	None	None	None
	ROOF ID	ROOF COVER	ROOF COV %			
ROOF	1	Mtl-Sms	100			

NOTES 2024 REAPP^ Bulk land down from 1.0, removed landscape SI, pond up from avg, typical, getting value for both ponds together, added outbuildings, removed section 2 and made all section 1, quality down from 8.5, style changed from 2.5 UF, dwelling sq ft up from 4009 now that they are combined, both combined was 5993 sq ft, added siding and heat types, condition down from very goo[illegible] extra kitchen and adjusted fixt[illegible] second attached garage,

water is spring
barn is finished
Owner has a restrict
Data entered 3/27/1
Added Dwell to gara
Addition Completed
Had to use Mtl-Sms
Added Pergola 14'x







SITE DATA LOT #1

PERCOLATION TEST RESULTS

PERC TEST # 4 DEPTH 24 INCHES, 13.0 MIN/INCH

PERC TEST # 7 DEPTH 24 INCHES, 14.0 MIN/INCH

SOIL TEST RESULTS

TEST PIT #1 DEPTH TO S.H.W.T. NONE TO 36'
TEST PIT #2 DEPTH TO S.H.W.T. 30" MOTTLES
TEST PIT #3 DEPTH TO S.H.W.T. NONE TO 30'
TEST PIT #4 DEPTH TO S.H.W.T. 32" MOTTLES
TEST PIT #5 DEPTH TO S.H.W.T. 24" MOTTLES
TEST PIT #6 DEPTH TO S.H.W.T. 18" MOTTLES
TEST PIT #7 DEPTH TO S.H.W.T. 40" MOTTLES
TEST PIT #8 DEPTH TO S.H.W.T. NONE TO 72"
TEST PIT #9 DEPTH TO S.H.W.T. 28" MOTTLES
MIN DEPTH TO S.H.W.T 18"
NO BEDROCK THROUGH 36"

PRIMARY DISPOSAL AREA LOT 1

PRIMARY DISPOSAL FIELD DESIGN

SIX BEDROOM HOUSE = 630 GAL/DAY
DESIGN FLOW = 630 GAL/DAY
t = PERK RATE =14.0 min./in.

ENVIRO-SEPTIC (PRESBY)

6 BEDROOM HOUSE T=14.0 min/inch
360 LINEAR FOOTAGE

t = PERK RATE =14.0 min./in.
SLOPE = 11-15%
1.75' SPACING (CENTER-CENTER)

USE 40' LENGTH OF PIPE
9 LINES FOR A WIDTH OF 15.0'
SYSTEM SIZE 15.0' X 40'
ADD 3' SAND TO ALL SIDES OF FOOTPRINT
ADD 2' SAND TO DOWN HILL SIDE
SYSTEM SIZE 23.0' X 46.0'

CHECK SAND AREA REQUIRMENTS
6 BEDROOM HOUSE WITH 14.0 min/inch = 527 ft^2
17.0' X 42' = 714 ft^2

PRIMARY PRESBY (LOT 1)

23.0' X 46' ENVIRO-SEPTIC MOUND WITH 9 LINES

DESKTOP HYDRO STUDY(LOT #1)

DEPTH TO RESTRICTIVE LAYER = 18 "
EFFLUENT MOUNDING = 6 "
AVERAGE SLOPE = 11.0%
SOIL TEXTURE = FINE SANDY LOAM
H = 18" - 6" = 12" = 1.0 FT.
F = 18.7 (FROM CHART)
LINEAR LOADING RATE = LLR = H X F
LLR = (1.00FT.)(18.7) = 18.7 G.P.D./FT.
630 G.P.D./18.7 G.P.D./FT. = 33.7 FT.
= MINIMUM LENGTH OF DISPOSAL AREA

HTDRDROGEOLOGICAL CAPACITY:

Q/7.48 = KIA
A = L X D
L = LENGTH OF MOUND= 42'
D = MOUNDING
I = SLOPE = 11%
K = 30 FT/DAY FINE SANDY LOAM
CALCULATION
630/7.48=30X(0.11)X42XD
84 = 139.0D
D=0.6FT OR 7.5 INCHES ABOVE SHWT

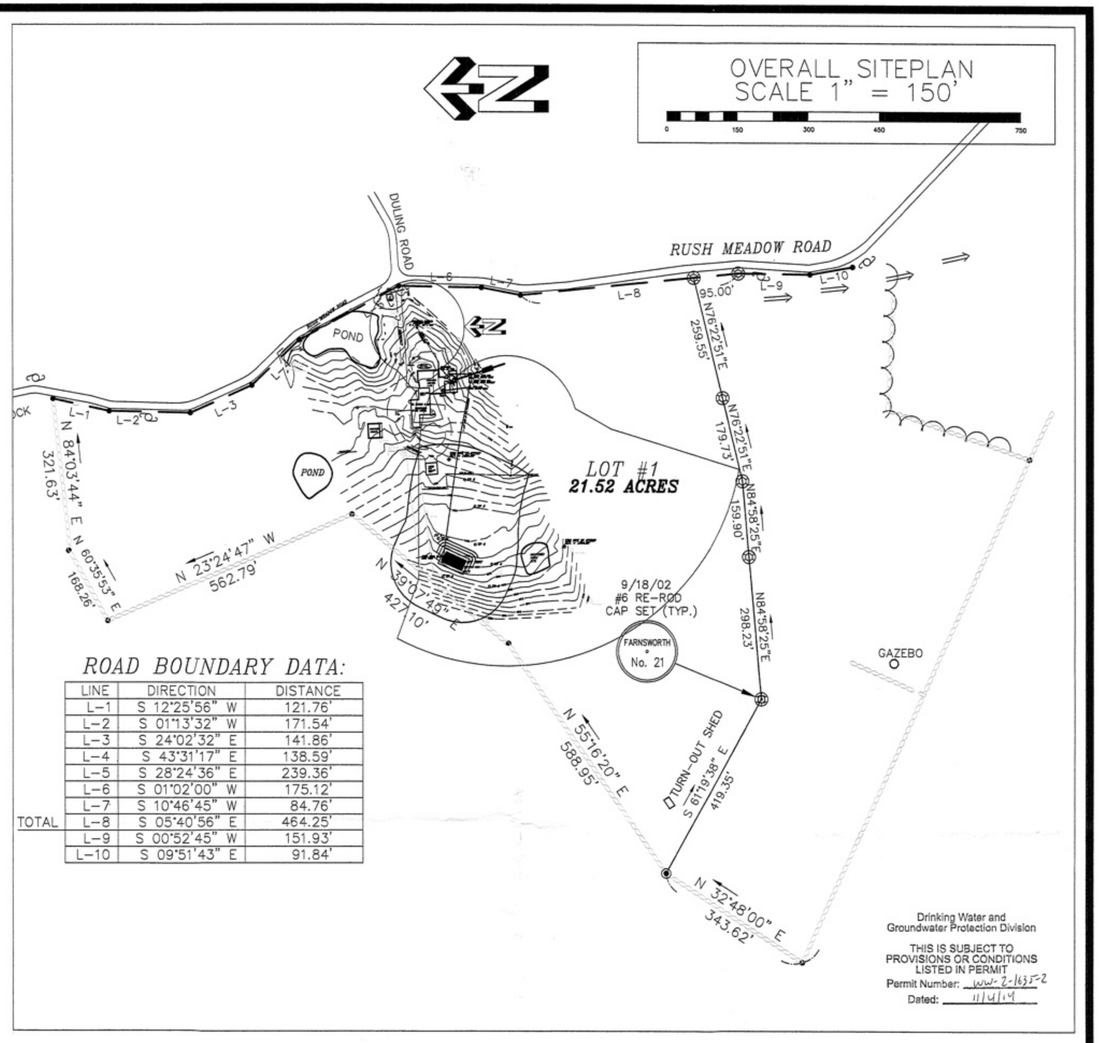
WATER WELL DESIGN LOT 1

DRILLED BEDROCK WELL CONSTRUCTED IN COMPLIANCE WITH VERMONT WATER WELL STANDARDS

AVERAGE DAY DEMAND:
6 BDRMS = 630 G.P.D.

MAXIMUM DAY DEMAND
630 G.P.D./720 MIN. = 0.88 GAL/MIN.

0.88 GAL/MIN < 1.9 GAL/MIN
THEREFORE X = 100'



ROAD BOUNDARY DATA:

	LINE	DIRECTION	DISTANCE
	L-1	S 12°25'56" W	121.76'
	L-2	S 01°13'32" W	171.54'
	L-3	S 24°02'32" E	141.86'
	L-4	S 43°31'17" E	138.59'
	L-5	S 28°24'36" E	239.36'
	L-6	S 01°02'00" W	175.12'
	L-7	S 10°46'45" W	84.76'
TOTAL	L-8	S 05°40'56" E	464.25'
	L-9	S 00°52'45" W	151.93'
	L-10	S 09°51'43" E	91.84'

Drinking Water and Groundwater Protection Division

THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit Number: WW-2-1635-2
Dated: 11/4/14

GENERAL NOTES:

1. THIS PLAN IS FOR REGULATORY APPROVAL ONLY. IT IS NOT A SURVEY.
2. OWNER AND OR CONTRACTOR WILL NOTIFY DESIGER 72 HOURS BEFORE BEGINNING CONSTRUCTION ON SEPTIC SYSTEM OR WATER SUPPLY.
3. WASTEWATER AND WATER SUPPLY SYSTEMS MUST BE INSTALLED AS SPECIFIED AND IN THE LOCATION AS INDICATED ON THIS PLAN.
4. ALL EQUIPMENT MUST BE INSTALLED ACCORDING TO MANAFACTURER'S, INSTRUCTIONS. NO CHANGES OR SUBSTITUTIONS MAY BE PLAN WITHOUT CONSULTANT APPROVAL.
5. THIS PLAN IS FOR THE FOLLOWING:
LOT #1 EXISTING 2 BEDROOM HOUSE DESIGN FLOW = 280 G.P.D. WW-2-1635,WW-2-1635-1
LOT #1 PROPOSED 4-BR ADDITION TO HOUSE FOR A TOTAL OF 6 BEDROOMS AND A DESIGN FLOW = 630 G.P.D.
TOTAL FINAL DESIGN FLOW
6-BR HOUSE 630 G.P.D.
TOTAL 630 G.P.D.
6. MORE THAN 1 ACRE OF IMPERVIOUS SOIL IS DISTURBED CONTACT WATER QUALITY DIVISION FOR REQUIRED PERMITS.
7. IF FLOOR DRAINS TO BE INSTALLED IN HOUSE OR GARAGE CONTACT UIC PROGRAM FOR REQUIRED PERMITS.

RECEIVED 2014

SHEET 1 OF 2

"I hereby certify that the design-related information submitted with this application is true and correct, and that, in the exercise of my reasonable professional judgement, the design included in this application for a permit compiles with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules."

RAPANOTTI SEPTIC DESIGN

OVERALL SITEPLAN

MIKITA
West Windsor Vermont

DATE	SCALE	PROJECT NO.
Sep. 10, 2014	AS NOTED	14-270

REVISIONS Oct.. 27, 2014, Nov. 1, 2014

BRIAN RAPANOTTI
VERMONT LICENSED DESIGNER TYPE B #514
PO BOX 11, SPRINGFIELD, VT 05156
TEL. # 802-885-3500

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

(revised copy – revised for plan details only)

LAWS/REGULATIONS INVOLVED

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

Landowner(s): Garrett E Mikita and Deborah L Mikita Trust
4777 Rush Meadow Rd
West Windsor, VT 05089

Permit Number: WW-2-1635-2

This permit affects property identified as Town Tax Parcel ID # West Windsor: 07.013 referenced in a deed recorded in Book 94 Page(s) 132-134 of the Land Records in West Windsor, Vermont.

This project, a 4-bedroom addition to an existing 2-bedroom house with a new on-site water supply and a performance based Enviro-Septic wastewater system located on Rush Meadow Road in West Windsor, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Brian Rapanotti, with the stamped plans listed as follows: - "Overall Siteplan" (Sheet 1 of 2) dated 9/10/14, revised 10/27/14 & 11/1/14;
- "Septic Details" (Sheet 2 of 2) dated 9/10/14, revised 10/27/14;

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.

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

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

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

> *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",*

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

1.6 Each purchaser of any portion of the project shall be shown copies of the Wastewater System and Potable Water Supply Permit, the stamped plans, and **Innovative/Alternative System Approval letter #2004-02 R2 (2014 Renewal for Advanced Enviro-Septic (AES), Enviro-Septic® (ES), and Simple Septic® (SS) Pipe Leaching System expires 3/1/2015)** prior to conveyance of the lot. The Innovative/Alternative Approval contains special requirements that need to be complied with for the project to remain in compliance with this permit.

1.7 Each new owner of the property shall inform the Drinking Water and Groundwater Protection Division and vendor within 30 days of the transfer of the property and include the name and mailing address of the new owner.

1.8 This project is approved for the addition of four (4) bedrooms to an existing two (2) bedroom single-family residence for a total of six (6) bedrooms and maximum nine (9) person occupancy. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.

1.10 All previous permits and/or Certifications of Compliance issued by Drinking Water and Groundwater Protection Division for this property shall remain in full effect except where specifically modified or amended herein.

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

2.WATER SUPPLY

2.1 This project is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of **630** gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule.

2.2 The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

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

2.4 The water source location as shown on the stamped plan(s) shall be accurately staked out and flagged prior to any construction on this project with the flagging being maintained until construction is complete.

3.WASTEWATER DISPOSAL

3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **630** gallons of wastewater per day.

3.2 The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. The landowner shall immediately notify the Division if the wastewater system fails to function properly and becomes a "failed system". Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.

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

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

3.5 The wastewater system for the project is designed using the performance base approach. The use of the performance-based wastewater system approved in this permit requires that an annual inspection be performed by a Vermont Licensed Designer Class 1 or Class B starting when the system is placed in use and continuing for the first three years of operation. The field inspection shall:

a. be performed in April or May;

b. include the submission ofyu a written report by June 15th of each year to the landowner and the Drinking Water and Groundwater Protection Division; and

c. consist of a field inspection of the wastewater system and the area within 25' of the system in all directions noting any indication of failure.

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

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

David K. Mears, Commissioner
Department of Environmental Conservation

By _____ Dated: November 4, 2014
Jeffrey Svec, Asst. Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

Enclosures: **Innovative/Alternative System Approval letter #2004-02 R2 (2014 Renewal for Advanced Enviro-Septic (AES), Enviro-Septic® (ES), and Simple Septic® (SS) Pipe Leaching System expires 3/1/2015)**

cc West Windsor Planning Commission
Brian Rapanotti
Innovative/Alternative Manufacturer – Presby Environmental

SHEEP RUN FARM
4777 RUSH MEADOW ROAD
WEST WINDSOR, VT 05089

LIST OF CAPITAL IMPROVEMENTS

2020
- Water softener installed
- Floor stripped and refinished barn apartment

2021
- New bathtub master bathroom
- New lighting fixtures on main floor, barn apartment
- Air conditioning installed in barn apartment

2023
- Second floor bathroom vanity and lighting replaced
- Chimney caps and screens on both chimneys

2024
- Detached garage Sonos installation
- Dredged upstream of lower pond

2025
- Initiated integrated care plan for all fruit trees
- New dishwasher
- Two new outdoor security cameras that can be monitored with an app

2026
- Handrail for stairs in equipment barn
- Driveway resurfacing
- Beach resurfacing
- Copper thresholds in attached at barn and garage

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

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

4 The Green, Woodstock, Vermont
www.landvest.com

Sheep Run Farm

Estimated Annual Operation and Maintenance Expenses

	Vendor Name	Contact Info	Usage/Notes	Est $/Yr Avg
UTILITIES				
Orchards/Trees	Chippers	802-457-5100	Orchard Care	$1,500.00
Propane	Dead River Propane	802-457-1610	Weekend use	$3,000.00
Electric	Green Mountain Power	888-835-4672	Weekend use	$1,200.00
House Management	Ralph Stone	802-356-9939	Occasional	$800.00
Internet	EC Fiber	833-323-4237	Flat rate	$1,000.00
Water	Clearwater Filtration	802-496-5544	Maintenance	$500.00
Rubbish Removal	Casella	802-295-2660	Flat rate	$500.00
Snow Removal	Randy	802-952-8435	Seasonal	$1,000.00
Pest Control	JP Pest	603-732-4381	Twice yearly	$250.00
Generator Service	Vermont Generator Systems	802-698-8125	Annual	$200.00
Hardscaping	Moe Therrian	802-356-5030	As Needed	$1,000.00
Mowing/Clearing	BJ Harrington	802-291-0622	Weekly	$12,000.00
Security	Countryside Lock & Alarm	802-259-2799	Flat rate	$750.00
Gardens	Arborscape	802-457-5797	Seasonal	$2,500.00
TAXES				
Current Property Taxes				$53,146.32
TOTAL				
Estimated Annual Operating Costs				**$79,346.32**

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

dotloop signature verification: dtlp.us/BUcQ-QKRd-NSuf

Vermont Mandatory Flood Disclosure

Date Prepared: 08/22/2026

Seller's Name(s): Allison Lloyd McDonough Cameron Geoffrey McDonough

Property Address: 4777 Rush Meadow Road, West Windsor, VT 05089
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/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j0e364f28f7da44fb91d6124 ; 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: Allison Lloyd McDonough dotloop verified 08/23/26 3:06 PM EDT WOIE-DYGM-T04D-X19B
(Signature) (Date)

Seller: Cameron Geoffrey McDonough dotloop verified 08/23/26 11:39 AM EDT FWQN-XMIJ-EALF-QNAN
(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)

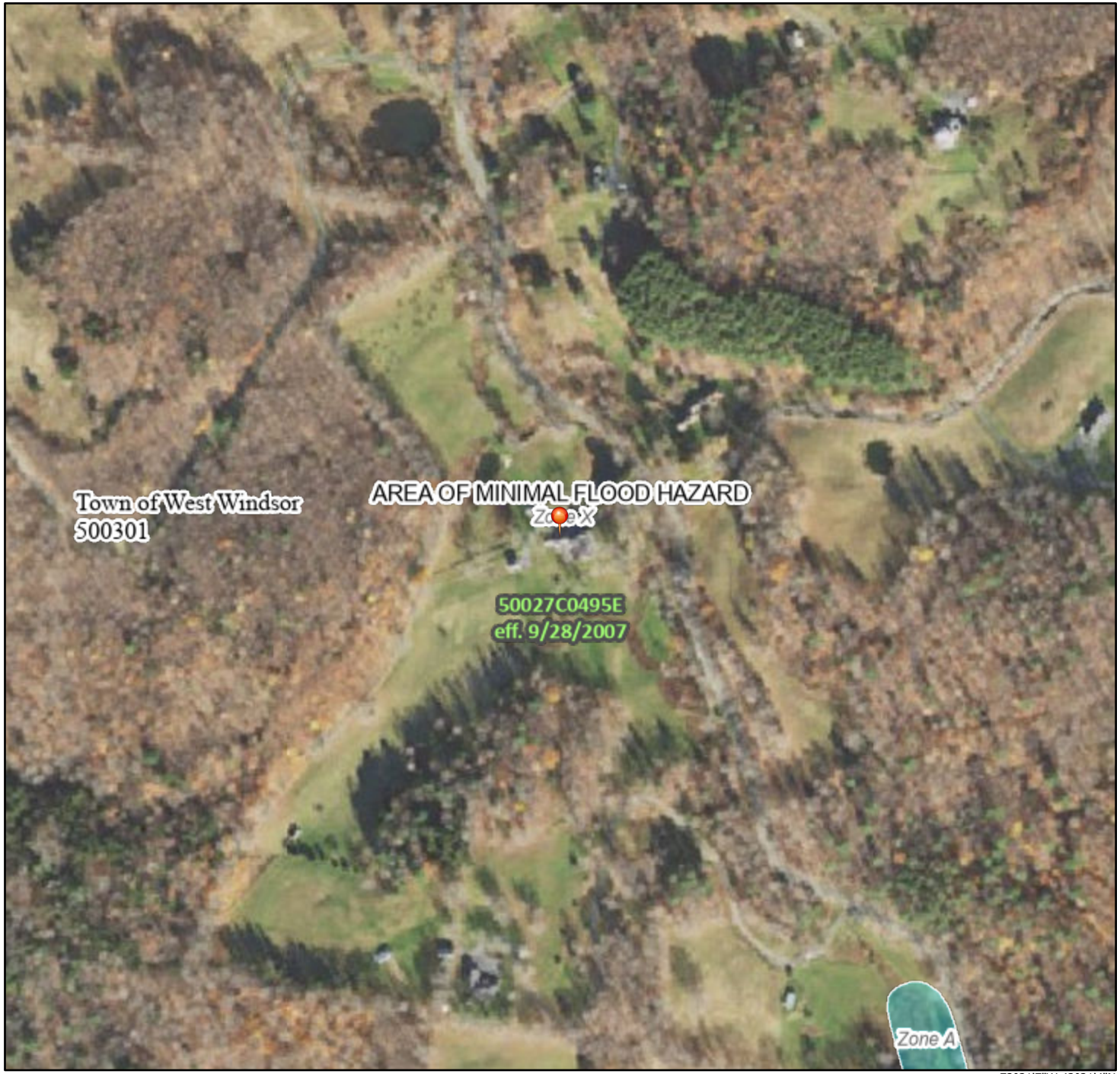
Buyer: _____
(Signature) (Date)

Buyer: _____
(Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

72°31'44"W 43°31'30"N



72°31'7"W 43°31'4"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 8/22/2026 at 4:28 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.

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