Pristine Meadow

Stowe, Vermont



For more information, please contact:

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

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

1940A Mountain Road, Stowe, VT 05672

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

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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.

Stowe, VT - Property Database - Detail Result

Last Updated: July 26, 2024 | Official copies of data must be obtained at the Stowe Office.

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Owner Information

Parcel	27003010
Owner	[redacted]
Location	
Tax Map #	11-054.000
Descr	110.6 AC & DWL

Parcel Information

NBHD	16	**SPAN**	621-195-12981
Acres	110.6	**Status**	A - Active

Sales Information

Book	584	**Sale Date**	2004-10-07
Page	63	**Sale Price**	4,250,000

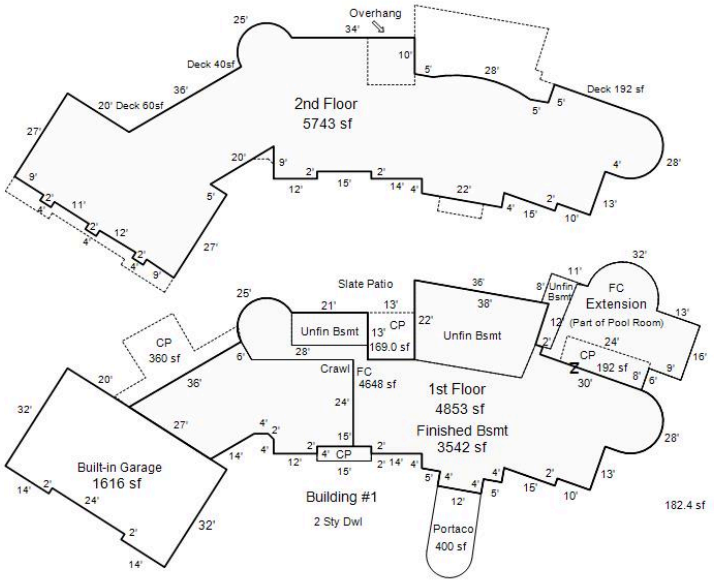
Parcel Value Information

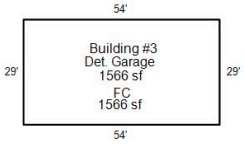
Land Value	4,089,600	**Homestead**	10,310,700
Dwelling Value	5,679,500	**Housesite**	7,421,100
Site Imprvmnt	305,000		
Outbuildings	236,600		
Total	10,310,700		



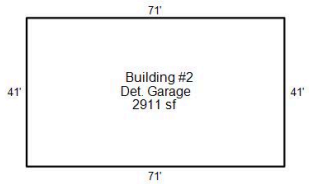
BUILDING	**Total Rooms**	21	**Year Built**	2000	**Building SF**	10595.00	**Energy Adj**	Excellent	
	Bedrooms	6	**Effect Age**		**Quality**	12.00	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	7	**Condition**	Good	**Style**	2 Story	**Bsmt SF**	4648	**Fireplaces** 2
	3/4 Baths		**Phys Depr**	12	**Design**	Two Story	**Bsmt Fin**	4	**Porch** 1154
	Half Baths	2	**Funct Depr**	40	**Bldg Type**	Single	**Bsmt Fin SF**	3550	**Gar/Shed** 2029
	Kitchens	1	**Econ Depr**						
	Notes	Finished bsmt has an exercise room, bath, indoor pool, large laundry room & wine cellar - walk out bsmt - 2% func for finished bsmt & indoor pool. Dwl is 99% complete as of 4-1-08 (minor trim work to be done). 2009: dwl considered finished. Adjustment for size - 15% func. 2012: Exterior inspection only, no response. 2024: Exterior inspection per owner, property manager indicated no changes except upkeep since property was completed in 2009. 40% func for size. On appeal, land value lowered and mor func added to outbldgs.								
LAND	**Land**	1	**Area**	2.00	**Grade**	2.50	**Frontage**		**Depth**
LAND	**Land**	5	**Area**	108.60	**Grade**	1.00	**Frontage**		**Depth**

Sketch


Overhang
34'
25'
10'
5'
28'
Deck 40sf
36'
20' Deck 60sf
Deck 192 sf
5'
5'
2nd Floor
5743 sf
27'
20'
9'
2'
15'
14'
22'
4'
28'
13'
10'
11'
12'
27'
Slate Patio
21'
13'
Unfin Bsmt
CP
169.0 sf
22'
Unfin Bsmt
36'
38'
8'
Unfin Bsmt
11'
FC
Extension
(Part of Pool Room)
32'
13'
16'
CP
360 sf
6'
28'
Crawl
FC
4648 sf
1st Floor
4853 sf
Finished Bsmt
3542 sf
CP
192 sf
24'
30'
8'
9'
6'
20'
36'
24'
32'
27'
4'
2'
15'
14'
12'
CP
2'
Built-in Garage
1616 sf
24'
Building #1
2 Sty Dwl
182.4 sf
Portaco
400 sf


54'
Building #3
Det. Garage
1566 sf
FC
1566 sf
29'
29'
54'

Building #1


71'
Building #2
Det. Garage
2911 sf
41'
41'
71'

Residential **Single Family** **2575 Weeks Hill Road** **Listed: 7/11/2025** **$20,000,000**
5051127 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 413**



Virtual Tour URL

County VT-Lamoille
VillDstLoc
Year Built 2000
Architectural Style Other
Color
Total Stories 2
Taxes TBD No
Tax Annual Amount $108,505.72
Tax Year 2026
Tax Year Notes 2026-2027

Activation Date

Rooms Total	21
Bedrooms Total	6
Bathrooms Total	10
Bathrooms Full	8
Bathrooms Three Quarter	0
Bathrooms Half	2
Bathrooms One Quarter	0
Above Grade Finished Area	10,595
Below Grade Finished Area	3,550
Total Finished Area	14,145
List $/SqFt Fin Total	$1,413.93
Total Area	14,645
Lot Size Acres	110.60
Lot Size Square Feet	4,817,736
Footprint	

Directions From Stowe village take VT108 .6 miles. Take a right onto Weeks Hill Rd. In 2.6 miles property is on your left.

Public Remarks Holistically designed and meticulously crafted, reminiscent of a European country estate, Pristine Meadow is one of New England's most spectacular properties, perfectly sited on 110 park-like acres in the heart of Stowe. Comprised of gently rolling hills, meadows, woodland, swimming pond, hiking and skiing trails, and breathtaking vistas, this quintessential estate provides the utmost privacy. The 14,000 sqft residence features six bedrooms and ten baths, highlighted by Italian -inspired interiors, imported materials, and magnificent architectural millwork. The symbiosis of design and functionality is exemplified by the great room, both grand and comfortable. A state-of-the-art Boffi kitchen with the best appliances, custom cabinetry, walk-in pantry, and charming breakfast room with fireplace and solarium. A wood -paneled study sits just off the main dining room. The second-level primary suite affords dramatic views, spa-like baths, and two dressing rooms. A secondary suite equal in its design and three ensuite bedrooms and a guest apartment complete the sleeping quarters. The finest example of Italian craftsmanship is the indoor pool constructed with hand-laid tile and beautiful travertine, evoking the experience of an Italian palazzo. A fitness room, wine cellar, and laundry room round out the lower level. Not to be understated are a four-bay garage, car/implement barn, and lovely unfinished cottage that could be utilized in so many ways. Pristine Meadow must be experienced!

STRUCTURE

Property Condition Existing
Construction Materials Stone Exterior
Roof Slate, Standing Seam
Foundation Details Concrete

Estimated Completion Date

List $/SqFt Fin ABV Grade	$1,887.68
Above Grade Finished Area Source	Assessor
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	
Below Grade Finished Area Source	Assessor
Below Grade Unfinished Area	500
Below Grade Unfinished Area Source	Assessor
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Walkout
Basement Description Climate Controlled, Finished, Walkout, Interior Access, Exterior Access
Garage Yes
Garage Capacity 4

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 3,432
Road Frontage Type Gravel, Public

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, Secluded, Near Skiing

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

UTILITIES

Heating Propane, Air to Air Heat Exchanger, Hot Water, Multi Zone, Radiant, Radiant Floor
Cooling Central AC, Multi Zone, Mini Split
Water Source Drilled Well, Private
Sewer Private
Electric Circuit Breaker(s), Generator
Utilities Phone, Cable at Site, Gas On-Site, Underground Utilities

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

FEATURES

Interior Features Bar, Dining Area, Gas Fireplace, 2 Fireplaces, Kitchen Island, Primary BR w/ BA, Natural Light, Indoor Pool, Security, Walk-in Closet, Walk-in Pantry, Wet Bar
Flooring Hardwood, Tile
Exterior Features Balcony, Barn, Outbuilding, Patio, Porch, Screened Porch
Driveway Crushed Stone, Gravel

Appliances Down Draft Cooktop, Dishwasher, Dryer, Range Hood, Freezer, Microwave, Double Oven, Wall Oven, Gas Range, Refrigerator, Washer
Other Equipment Security System, Standby Generator

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
Fee 2
Fee 3

Planned Unit Development
Rented
Rental Amount
Exclusions

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

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

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 584
Deed Page 63-66
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning Residential

Map
Block
Lot
SPAN# 621-195-12981
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 Indoor pool - water in photos is virtually rendered Exceptional Development potential.

Private Office Remarks

Showing Instructions Call List Broker, 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	7/11/2025
Expiration Date	9/8/2026
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	$20,000,000

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

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003312 VOL 584 PAGE 063

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that JOHN A. SULLIVAN, JR. of Palm Beach, Florida, and SHARLA SULLIVAN, of Stowe, Vermont, husband and wife, Grantors, in the consideration of TEN AND MORE DOLLARS paid to our full satisfaction by [redacted] Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM,** unto said Grantee, [redacted] and his heirs and assigns forever, a certain parcel of improved land located in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

An irregular-shaped parcel, containing 110.96 acres, more or less, with all improvements situated on the westerly side of Weeks Hill Road in the Town of Stowe, the dwelling house thereon being known and designated as 2575 Weeks Hill Road.

Being all and the same land conveyed to John A. Sullivan, Jr. and Sharla Sullivan in two deeds as follows:

I. A parcel of 96 acres, more or less, with all improvements situated on the westerly side of Weeks Hill Road, conveyed by Lorna D. Robertson to John A. Sullivan, Jr. and Sharla Sullivan (hereafter the "Robertson Parcel") by Warranty Deed dated May 29, 1998 and recorded in Vol. 354, P. 149-150 of the Stowe Land Records, described therein as follows:

"Being all and the same lands and premises conveyed to Lorna D. Robertson by Warranty Deed of John Morton and Carrie Francis Morton dated May 4, 1981, and recorded at Book 101, Page 310 of the Stowe Land Records; and being more particularly described therein as follows:

"BEING all and the same land and premises conveyed to John Morton, Grantor herein, by the warranty deeds of David Crocker, dated June 28, 1977 and July 6, 1977 and recorded respectively in the Land Records of the Town of Stowe, Vermont Book 85 at pages 93-94 and 90-92, EXCEPT FOR:

"a. Those lands and premises already conveyed to Grantee herein, Lorna D. Robertson, by Grantors herein, John Morton and Carrie Francis Morton, by warranty deed dated June 20, 1980 and recorded in Stowe Land Records Book 96 at pages 10-12; and,

"b. A specific, qualified, and limited easement for use of a certain Right of Way conveyed by Grantors herein to Anne M. Simoneau and John P. Morgan III and Claire O. Morgan by quitclaim deed of even date herewith and recorded immediately prior hereto.

"Said lands and premises are more particularly described in the above-referenced deeds and on a certain plan entitled 'Land of David Crocker, West Hill Road, Vermont' dated January, 1967 and revised May, 1969, prepared by Keller & Lowe, Inc. and Paul Bigelow, No. 8008-1, Stowe Map File No. 14-L, comprising 96 acres more or less in total.""

EXCEPTING, however, from the Robertson Parcel a 0.39 acre parcel located at the southwest corner of said parcel, which was conveyed by John A. Sullivan, Jr. and Sharla Sullivan to adjacent owners W. Clinton Rasberry, Jr. and Pamela K. Rasberry by Quitclaim Deed dated February 25, 2000 and recorded in Vol. 398, P. 273 of said Land Records, said parcel being described therein as follows:

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QUINN & YATES
LAW OFFICES
238 SOUTH UNION STREET
BURLINGTON, VERMONT
05401

"The land conveyed herein is described as being a portion of the land acquired by Grantors by Warranty Deed from Lorna D. Robertson dated May 29, 1998 and recorded in Book 354 at Pages 149-150 of the Stowe Land Records, said portion being an unimproved piece of land containing 0.39± acre piece of land acres, as shown on the survey map entitled "Boundary Line Adjustment Between John & Sharla Sullivan and W. Clinton (Jr.) & Pamela Rasberry" dated October 1999, revised December 3, 1999, prepared by Little River Survey Company and recorded in Map Book 12 at Page 35 of the Stowe Land Records. The piece of land conveyed herein is described by metes and bounds as follows:

"BEGINNING at the most northeasterly corner of land of Grantees herein, also being the common corner of land now or formerly of Gellert and land of Grantors herein, and being a 3/4" iron pipe found;

"then South 19 degrees 56 minutes 15 seconds West, a distance of 426.57 feet to a 5/8" iron rod set with a Little River Survey Company cap;

"then South 35 degrees 52 minutes 30 seconds West, a distance of 292.78 feet to a 3/8" iron rod set flush in the center of a trail;

"then along the former property line of Lot 5, Edson Woods Subdivision owned by Grantees herein North 26 degrees 24 minutes 53 seconds East, a distance of 712.65 feet to the iron pipe marking the POINT OF BEGINNING.

"The herein conveyed piece of land is added to and made a part of the land and premises acquired by Grantees herein by Warranty Deed from Claude W. Renaud and Sonia Renaud dated September 16, 1997 and recorded in Book 338 at Pages 151-153 of the Stowe Land Records, said land and premises owned by Grantees herein being described in said Warranty Deed as Lot #5, containing 10.05± acres, as shown upon a survey entitled "Survey of Edson Woods Subdivision, Spruce Hollow Homes, Inc., Edson Hill Road, Stowe, Vermont," dated February 1989, Scale: 1" = 100', drawn by Robert W. Frey, Registered Land Surveyor, Johnson, Vermont, and recorded in Map Book 6 at Pages 120-122 of the Stowe Land Records; together with the residential dwelling and other structures and improvements now or hereafter located thereon. The parcel of land owned by Grantees herein now consists of 10.44± acres."

ALSO EXCEPTING, however, from the Robertson Parcel are two other parcels, containing 0.21 acres and 1.63 acres respectively, located at the southeast corner of the Robertson Parcel, which were conveyed by John A. Sullivan, Jr. and Sharla J. Sullivan to adjacent owner Sandra S. Noble by Warranty Deed dated March 28, 2003 and recorded in Volume 508, Pages 186-188 of said Land Records.

The two parcels conveyed to Sandra S. Noble are depicted on a plat entitled "Boundary Line Adjustment Between John and Sharla Sullivan and Sandra S. Noble" dated March 2003 and recorded in Map Book 13, Page 121, and are more particularly described in said Warranty Deed as follows:

"Parcel One, which is triangularly-shaped and constitutes an addition to the west line of Grantee Noble's Premises, begins at the point of intersection, marked by an iron rod found, of the southwest corner of Grantee Noble's Premises and a southeast corner of Grantors Sullivan's Premises; thence N27°59'55"E along the west line of Grantee Noble's Premises 474.50 feet, more or less, to the northwest corner of Grantee Noble's Premises marked by an iron rod found; thence S59°59'26"W 564.41 feet, more or less, to a point in the south line of Grantors Sullivan's Premises marked by an iron rod set; thence S62°48'18"E along the south line of Grantors Sullivan's Premises 299.06 feet, more or less, to the point of beginning. Parcel One is depicted on said plat as containing 1.63 acres.

"Parcel Two, which is triangularly shaped and constitutes an addition to the north line of Grantee Noble's Premises, begins at the previously-described northwest corner of Grantee Noble's Premises marked by an iron rod found; thence S71°02'44"E along the north line of Grantee Noble's Premises 278.55 feet, more or less, to a point marked by an iron rod found; thence continuing S71°02'44"E 24.75 feet, more or less, to the centerline of Weeks Hill

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Road; thence in a northerly direction along the centerline of Weeks Hill Road to a point; thence N85°29'43"W 24.75 feet, more or less, to a point marked by an iron rod set, said point being N00°32'15"W 69.78 feet, more or less, from the last-described iron rod found; thence continuing N85°29'43"W 263.31 feet, more or less, to the point of beginning. Parcel Two is depicted on said plat as containing 0.21 acres to the highway right of way and 0.25 acres to the highway center line. That portion of Parcel Two that lies within the bounds of the highway right of way is conveyed by quit claim only, without covenants or warranty or title."

II. A vacant parcel of 15 acres, more or less, adjacent to the Robertson Parcel and bordered on the north by Weeks Hill Road, which parcel was conveyed to John A. Sullivan, Jr. and Sharla Sullivan by Trustees' Deed of Hannah G. Szechenyi, Anthony Thompson and Janka Heath, Trustees of the George S. Thompson Trust (Trust A and Trust B) dated December 26, 1998 and recorded in Vol. 370, P. 23 of said Land Records, described therein as follows:

"Being a portion of those lands and premises conveyed to Hannah G. Thompson, Anthony Thompson and Janka Heath, Trustees of the George S. Thompson Trust, by two separate Trustees' Deeds of Hannah G. Thompson and The Howard Bank, the first Trustees' Deed being dated February 1, 1988 and recorded at Volume 158, Pages 46-48 of the Stowe Land Records (Trust A) and the second Trustees' Deed being dated February 1, 1988 and recorded at Volume 158, Pages 49-51 of the Stowe Land Records (Trust B). Reference is also made to the Trustees' Deed of Hannah G. Thompson and The Howard Bank to Hannah G. Thompson and The Howard Bank, Trustees of Trust A and Trust B, dated June 29, 1987 and recorded at Volume 145, Pages 60-61 of the Stowe Land Records, and to the Decree of Distribution of the Lamoille Probate Court (Docket No. LP-72-84-t) in re the Estate of George S. Thompson, dated May 19, 1987 and recorded at Volume 145, Page 57 of the Stowe Land Records.

"The herein conveyed lands and premises consist of that portion of those lands and premises conveyed and described in the aforesaid Trustees' Deeds and Decree of Distribution which is located southerly of Stowe Town Highway No. 23 (Weeks Hill Road). Said lands and premises are bounded by the said Stowe Town Highway No. 23 and those lands and premises conveyed to the herein Grantees by Warranty Deed of Lorna D. Robertson, dated May 29, 1998 and recorded at Book 354, Page 149 of the Stowe Land Records. The herein conveyed lands and premises consist of all lands of the Trust located southerly of Stowe Town Highway No. 23 and is believed to contain approximately fifteen (15) acres. Said lands are, however, conveyed in gross and there is no representation or warranty as to acreage.

"As hereinabove stated, the herein conveyed lands and premises are contiguous to adjacent lands of the herein Grantees, which adjacent lands contain 96 acres, more or less. It is the condition of this conveyance that the herein conveyed lands and premises shall, for purposes of the Town of Stowe Subdivision Regulations, be deemed merged into Grantees' adjacent lands and premises. The herein conveyed lands and premises shall not, for purposes of Town of Stowe Subdivision Regulations, hereafter constitute a parcel of land separate and apart from Grantees' 90± acre parcel of land."

The lands and premises herein conveyed are conveyed subject to and with the benefit of the September 24, 2004 exemption letter issued by the State of Vermont Agency of Natural Resources and diagram attached thereto, to be recorded in the Stowe Land Records.

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 the provisions of the Vermont Marketable Record Title Act as set forth in Title 27 Vermont Statutes Annotated § 601-606 and any amendments thereto.

Reference is hereby made to the above mentioned deeds, surveys and other documents in further aid of this description.

PEARSON WADHAMS
QUINN & YATES
LAW OFFICES
253 SOUTH UNION STREET
BURLINGTON, VERMONT
05401

TO HAVE AND TO HOLD all our right and title in and to said granted premises, with the

DATE SUBMITTED 10/5/99 — FEE PAID 2,493.00 ✓ (7.00 ✓)

TOWN OF STOWE, VERMONT
P.O BOX 216
APPLICATION FOR ZONING PERMIT
(802) 253-6130 • FAX (802) 253-6137

PERMIT NUMBER 7-99-134

1. PROPERTY LOCATION 2575 WEEKS HILL RD (STREET, SUBDIVISION AND LOT NUMBER) — LOT SIZE 111 ACRES (~~9.00 acres~~)
2. PARCEL NUMBER 11-054 — FILE 27-003010 — ZONING DISTRICT RR 5 — CODE 1
3. PROPERTY OWNER NAME JOHN & SHARON SULLIVAN — APPLICANT NAME ERIC BECKSTROM, ARCHITECT
   ADDRESS 328 BULL MOOSE RUN, STOWE, VT 05672 — M. B CUSHMAN DESIGN INC, P.O. Box 655, STOWE, VT 05655
   PHONE 253-0973 — PHONE 253-2169
4. BUILDER - NAME AND PHONE NO. GRISTMILL CONSTRUCTION, BRENDAN O'REILLY, 253-6393
5. OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

   SEWAGE DISPOSAL - Required for new construction, bedroom additions, pools and hot tubs

   - HEALTH/USER PENDING See H-00-68 — - VT. AGENCY OF NATURAL RESOURCES N/A

6. DRIVEWAY ENTRANCE PERMIT NO. (Required for any new entrance onto a public road) EXISTING See 88-17
7. NATURE OF PROJECT - **CHECK APPROPRIATE BOX AND DESCRIBE IN DETAIL** (Attach statement if more space is needed.)

   A. PRESENT USE OF PROPERTY/STRUCTURE EXISTING HOUSE W/ CONNECTED HORSE BARN TO REMAIN UNTIL END of CONST.

   B. [X] NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE W/ INDOOR POOL AND W/ ATTACHED GARAGE, NEW BARN FOR CAR STORAGE AND A WOODSHOP

   C. [ ] ADDITION/ALTERATION OF

   D. [X] OTHER EXISTING HOUSE / HORSE BARN TO REMAIN UNTIL END OF CONSTRUCTION

E. ROOM COUNT -	PRESENT	PROPOSED	TOTAL
BEDROOMS		6	6
BATHS		8	8
KITCHENS		1	1

F. BUILDING HEIGHT 25' (25' maximum) (See definition #7 of Zoning Regulations)

G. EST. COST OF CONSTRUCTION 1,652,000.00 (BARNS — 6,205 COST PER SQ FT 60)

H. FLOOR SPACE (sq. ft.) 12,800 (HOUSE) I. COST PER SQ. FT. 100

8. SETBACKS - Measurement in feet from the property line to the closest portion of the new construction.
   FRONT (STREET OR R-O-W Side) 476'-5" — SIDE 490'-0" — REAR 1990'-2"
9. PLOT PLAN - ATTACH TWO COPIES OF A PLOT PLAN OF THE LOT TO BE BUILT UPON IN AN APPROPRIATE SCALE SHOWING ALL OF THE FOLLOWING:
   A. Dimensions of the existing building(s), and building(s) to be erected, altered, extended or moved.
   B. The existing or intended use of all buildings on the lot.
   C. Property Lines and Building Setbacks - Measurements in feet from the front, sides and rear property lines to the closest point of a proposed building, addition or alteration, including decks, porches, overhangs, etc. Front setback is measured from edge of Right of Way.
   D. Any adjacent roads and waterways.
   E. Title Block including property owner's name, date, scale and preparer's name.

   ***ATTENTION: AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED ***
10. SIGNATURES - The undersigned hereby requests a zoning permit for the use or improvements described above, to be issued on the basis of the representations contained herein, and to be completed in accordance with the Zoning Regulations of the Town of Stowe. Permit voided in the event of misrepresentation or failure to complete construction or begin approved use within one year of the date of approval of this permit.
    I UNDERSTAND THAT NO WORK CAN BEGIN PRIOR TO THE EXPIRATION OF THE MANDATORY 15 DAY APPEAL PERIOD.

    APPLICANT E. C. R. — ERIC A. BECKSTROM AGENT 10/5/99 (DATE) — LANDOWNER
11. Upon the representation contained herein, this application is hereby, X APPROVED ____ DENIED — DATE OF DECISION (DATE) 10/5/99

    EFFECTIVE DATE OF PERMIT 10/20/99 — EXPIRATION DATE 10/21/00

    Remarks/Reason for Denial EXISTING RESIDENCE TO BE REMOVED PRIOR TO OCCUPANCY OF NEW HOUSE. NEEDS HEALTH PERMIT PRIOR TO OCCUPANCY.

    SIGNATURE OF ADMINISTRATIVE OFFICER Glenn W. Morris for LC

Applicant is required to post white permit card in a conspicuous location on the construction site. **CONTRACTOR SIGNS ARE PROHIBITED.** Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the clerk of the Zoning Board within 15 days of the date of the Administrative Officer's decision.

(4/98)

Application Date 9/25/00 Application Number H-00-68

Parcel Number 11-054

Fee: Residential $15 • Commercial $25 • PAID ☒

+ $7 rec.

$122.00

BOARD OF HEALTH

Town and Village of Stowe

APPLICATION FOR PERMIT

Subsurface Sewage Disposal System

Applicant's Name John & Sharla Sullivan
c/o Kathy Gleason

Mailing Address 27-4 Woodbine by the Lake, Colchester, VT Zip 05446

Telephone Number 864-5481 Business Number _____

Location of Property (be specific please) Pristine Meadows, Weeks Hill Road

_____ New Construction ☒ Repair ☐ Replacement ☐

Number Serviced by System: Kitchens 1 Dishwashers 2 Garbage Disposals 1 Baths 6

Showers (separate) 4 Toilets 12 Bedrooms 6 Restaurant Capacity -

Plot Plan Required (in Duplicate): The proposed Sewage Disposal System shall be shown on a plot plan of the property, showing separately the location of each part of the system; the buildings to be served; the adjoining roads or streets; adjoining property, dwellings, buildings, streams, water sources or lines and sewage disposal systems within 100 feet of any part of the Sewage Disposal System.

Percolation Tests – (Locate on plot plan):

Test No. 1. see attached plans

Test No. 2. _____

Boring log: –

See attached Soils Logs

I hereby certify that the above percolation tests and borings were taken (by me) (under my direction) and that this location (is) (is not) suitable for the purpose intended.

Date Sept 20, 2000 _____ P.E.
(Engineer) (Designator)

I swear, under the pains and penalties of perjury, that the statements contained in this application are true and complete to the best of my knowledge and belief.

Date Sept 20, 2000 William M Kuhn for John & Sharla Sullivan
Applicant's Signature

Application received by me 9/25/00, 19___ Approved ☐ Disapproved ☐

SEWAGE DISPOSAL SYSTEM DESIGNER MUST SUBMIT A FINAL INSPECTION REPORT CERTIFYING WHETHER THE DISPOSAL SYSTEM HAS BEEN INSTALLED AS APPROVED.

_____ (Health Officer)

_____ (Deputy Health Officer)

Installer Salvas, Inc., P.O. Box 120, Stowe
Name Address

NEWS & CITIZEN, INC.

Sullivan - 2575 Weeks Hill Rd

Little River Survey Company, LLC

January 20, 2004

Darrow Mansfield, Health Officer
Town of Stowe
P.O. Box 216
Stowe, VT 05672

Subject: H-0068, Sullivan Property, Pristine Meadows, Stowe

Dear Darrow:

On Wednesday, November 8 and Thursday, November 9, 2000, Yahko Aslan, under my direction, witnessed the final testing of the disposal system for the above referenced property. The testing included: forcemain pressure test, cycling of pumps and float switches in pump station, checking flow through the distribution piping and measuring the distal pressure on each line. All systems operated satisfactorily and passed the testing requirements.

The construction of the disposal system on the referenced property appears to have been installed as designed on approved plans entitled "Wastewater Disposal Facilities, Site Plan and Detail Sheet, for John & Sharla Sullivan" dated September 2000 and stamped September 20, 2000.

Please feel free to call if you have questions or if you require additional information.

Sincerely,

William M. Kules, P.E.
Consulting Engineer

Encl.

c: John Sullivan
Brendan O'Reily

C:\DATA\Letters\l-571-01.wpd

RECEIV
JAN 21 20
STOWE PLANNING &

Tel: (802) 253-8214 • Fax: (802) 253-2269
P.O. Box 1208 • 3283 Pucker Street, Route 100 • Stowe, Vermont 05672-1208
trill@pwshift.com billk2@pshift.com

HEALTH PERMIT

NOTICE: THE FOLLOWING WAS GRANTED UNDER TOWN OF STOWE - HEALTH ORDINANCE

PERMIT # H-00-68 **FILE#** 11-054

PROPERTY LOCATION: Weeks Hill Rd - Former Pristine Meadows
PERMIT ISSUED TO: John + Shayla Sullivan

PERMIT AUTHORIZES THE FOLLOWING:
Construction of a wastewater system serving a 6e Bedroom home.

CONDITIONS OF THE PERMIT:

Refer also to the written decision attached to this permit.

EFFECTIVE DATE OF PERMIT: 9/25/00
PERMIT EXPIRATION DATE: 9/25/02*

NOTE: This is NOT a USE PERMIT - An engineer's Certification is required prior to use of this system.

APPROVED BY: John H. Williams Jr. C.H.O.
HEALTH OFFICER

Post this permit in a conspicuous location until construction is completed.

MEMORANDUM TO: Stowe Town Clerk
FROM: Zoning Administrator/Health Officer

SUBJECT: **NOTICE OF RECORDING** of
Permit Relating to Land Improvement
Pursuant to title 24, VSA Section 4443(c)

DATE: 9/25/00

Owner of Record John + Sharla Sullivan

Tax Map # 11-054 Location of Property 2575 Weeks Hill Rd

Description of Project
Construction of a wastewater system serving a 6 bedroom single-family home.

Permit/Application involved:

☐ **Zoning Permit #**_____, issued on _____.

☒ **Sewage Disposal Permit #** 1-00-68, issued on 9/25/00.

☐ **Conditional Use Permit #**_____, approved by the Zoning Board of Adjustment on _____. The application was also reviewed on _____.

☐ **Subdivision #**_____, approved by the Planning Commission_____.
The application was also reviewed on _____.

☐ **Variance #**_____, approved by the Zoning Board of Adjustment on _____.
The application was also reviewed on _____.

☐ **Ridgeline & Hillside Overlay District (RHOD)#**_____, approved by the Planning Commission _____. The plan was also reviewed on _____.

☐ **NOTICE**: This property is subject to additional zoning restrictions. See Written Decision for this application.

☐ **Other municipal permit** _____ issued on _____.

Certificate of Occupancy and/or Engineer's Report relating to this permit is X is not____ applicable (separate Notice of Recording when issued).

An appeal of this permit/decision has been filed____ , is not X applicable.

A true copy of this permit, findings of fact/decision and related minutes of meetings, if applicable, may be viewed in the Stowe Planning & Zoning office located in the basement of the Akeley Memorial Building, Mon.-Fri. 8 am-12 pm & 1 pm-5 pm.
Please record this Notice in the Stowe Land Records in accordance with 24 VSA section 1154.

Darrow H. Mansfield, Zoning Administrator

9/00

appurtenances thereof, to the said Grantee, [redacted] and his heirs and assigns, to his own use and behoof forever; and we the said Grantors, JOHN A. SULLIVAN, JR. and SHARLA SULLIVAN, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, [redacted] and his heirs 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 the manner aforesaid, and they are FREE FROM EVERY ENCUMBRANCE, except as set forth above; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7th day of October 2004.

IN PRESENCE OF

Witness As to Both

By: John A. Sullivan, Jr., by and through his attorney-in-fact, Kathy A. Gleason

By: Sharla Sullivan, by and through her attorney-in-fact, Kathy A. Gleason

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe, this 7th day of October 2004, personally appeared Kathy A. Gleason, attorney-in-fact for John A. Sullivan, Jr. and Sharla Sullivan, and she acknowledged this instrument by her sealed and subscribed to be her free act and deed and the free act and deed of John A. Sullivan, Jr. and Sharla Sullivan.

Before me

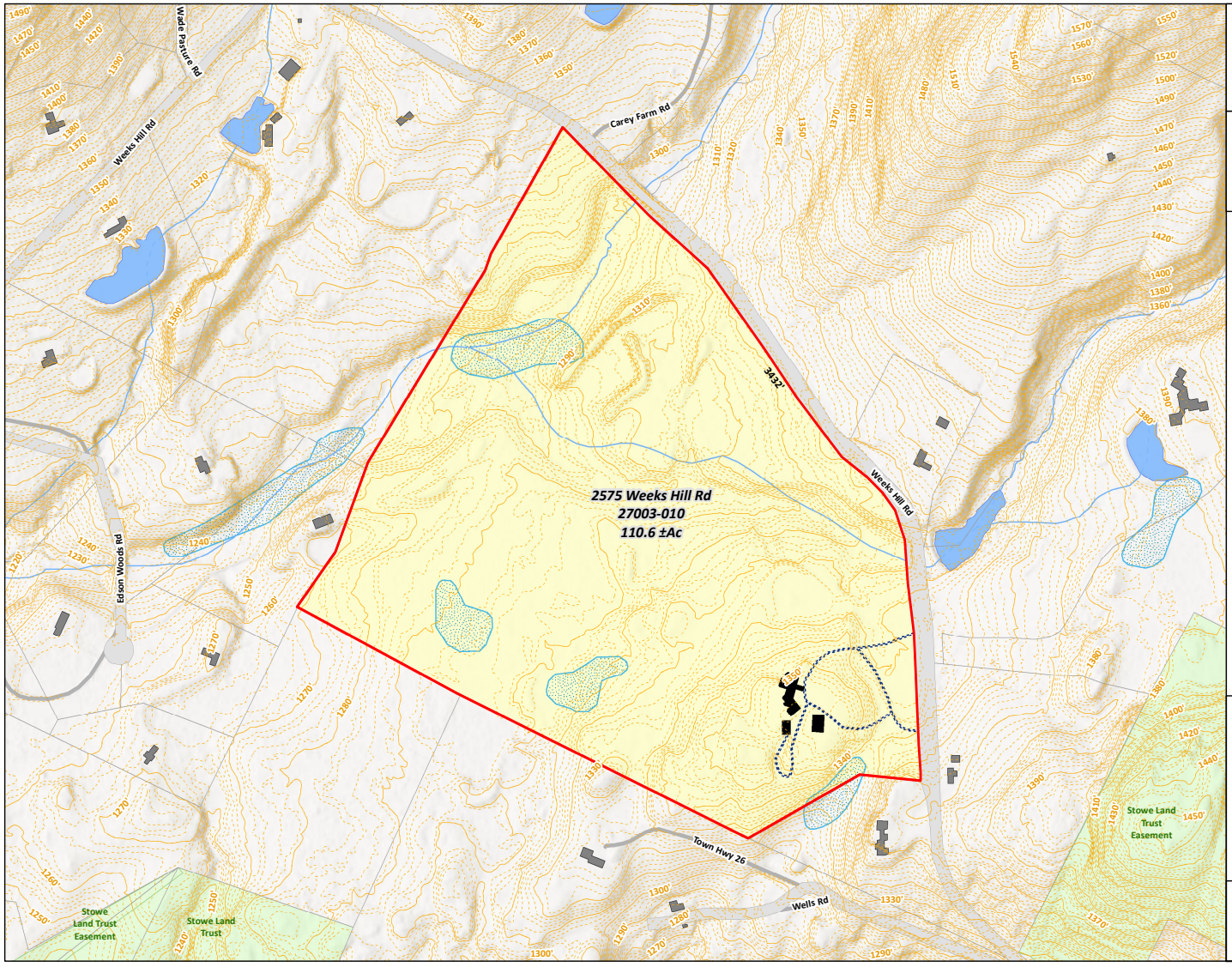
Notary Public

My commission expires: 2/10/07

TRANSFER TAX RECEIVED OCT. 07, 2004
ALISON A. KAISER, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
OCT 07 2004 at 2:29 PM
Alison A. Kaiser, Town Clerk

PIERSON WADHAMS
QUINN & YATES
LAW OFFICES
253 SOUTH UNION STREET
BURLINGTON, VERMONT
05401



Pristine Meadow

Stowe, VT

Base Plan

LEGEND

- Subject Property - 110.6 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 7/09/25

Project Number: VT1501

0 200 400 800 Feet

Scale: 1 " = 400 '

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

Document Name: VT1501 base



Pristine Meadow

Stowe, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 110.6 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 7/09/25

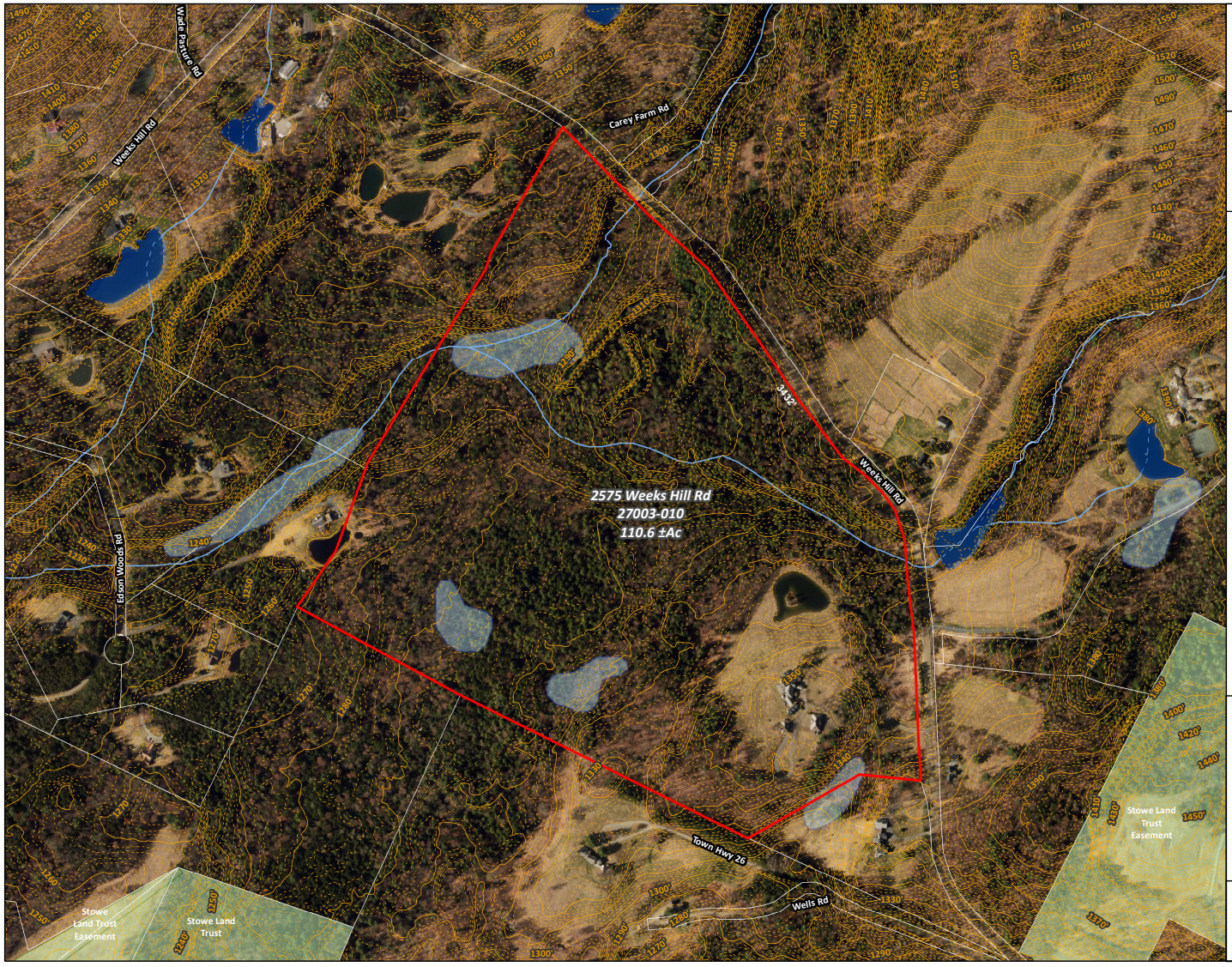
Project Number: VT1501

0 200 400 800 Feet

Scale: 1 " = 400 '

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

Document Name: VT1501 ortho



Pristine Meadow

Stowe, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 110.6 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 7/09/25

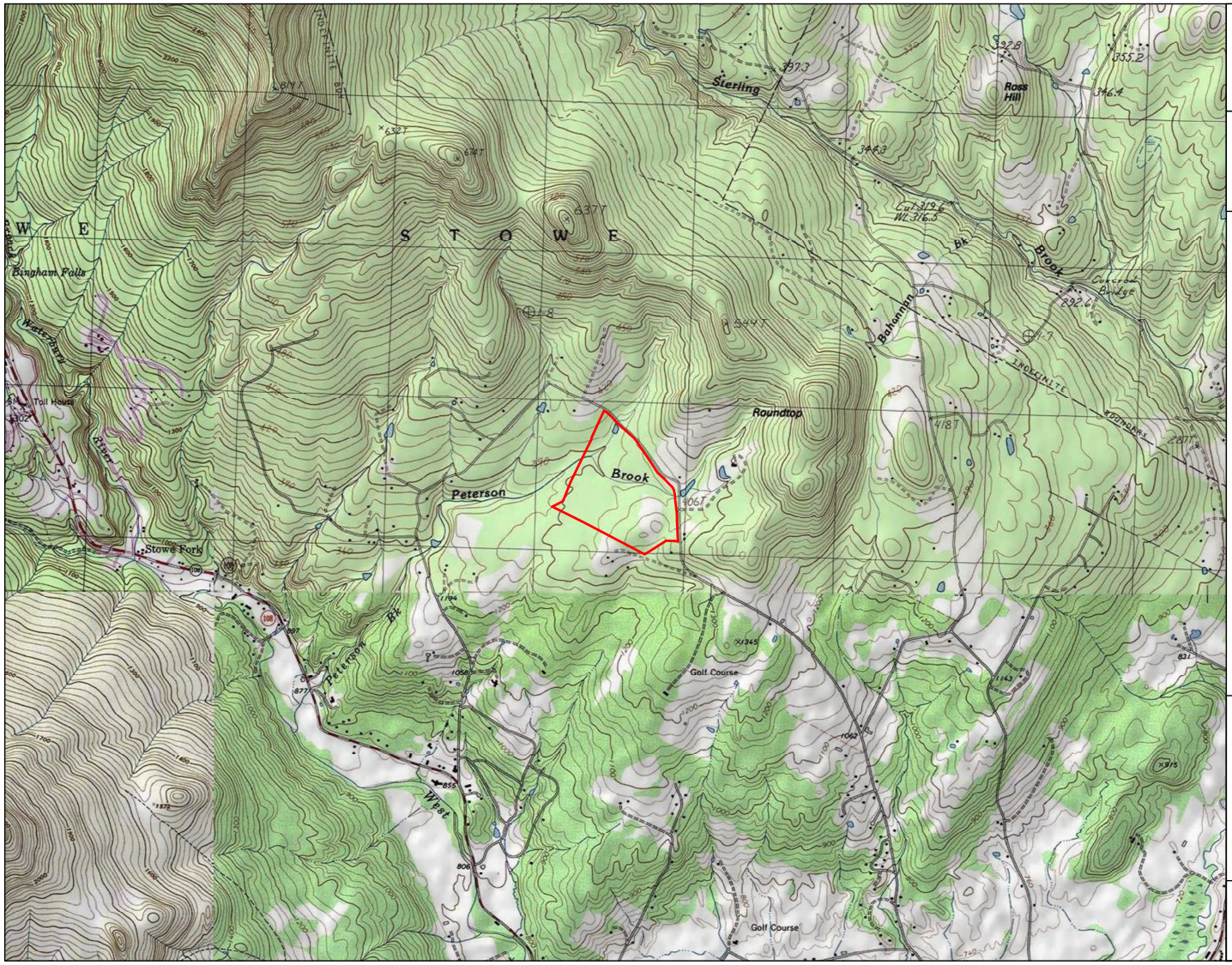
Project Number: VT1501

0 200 400 800 Feet

Scale: 1 " = 400 '

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

Document Name: VT1501 ortho



Pristine Meadow

Stowe, VT

USGS Topographic Map

LEGEND

Subject Property - 110.6 ±Ac



Notes:

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

Date: 7/09/25

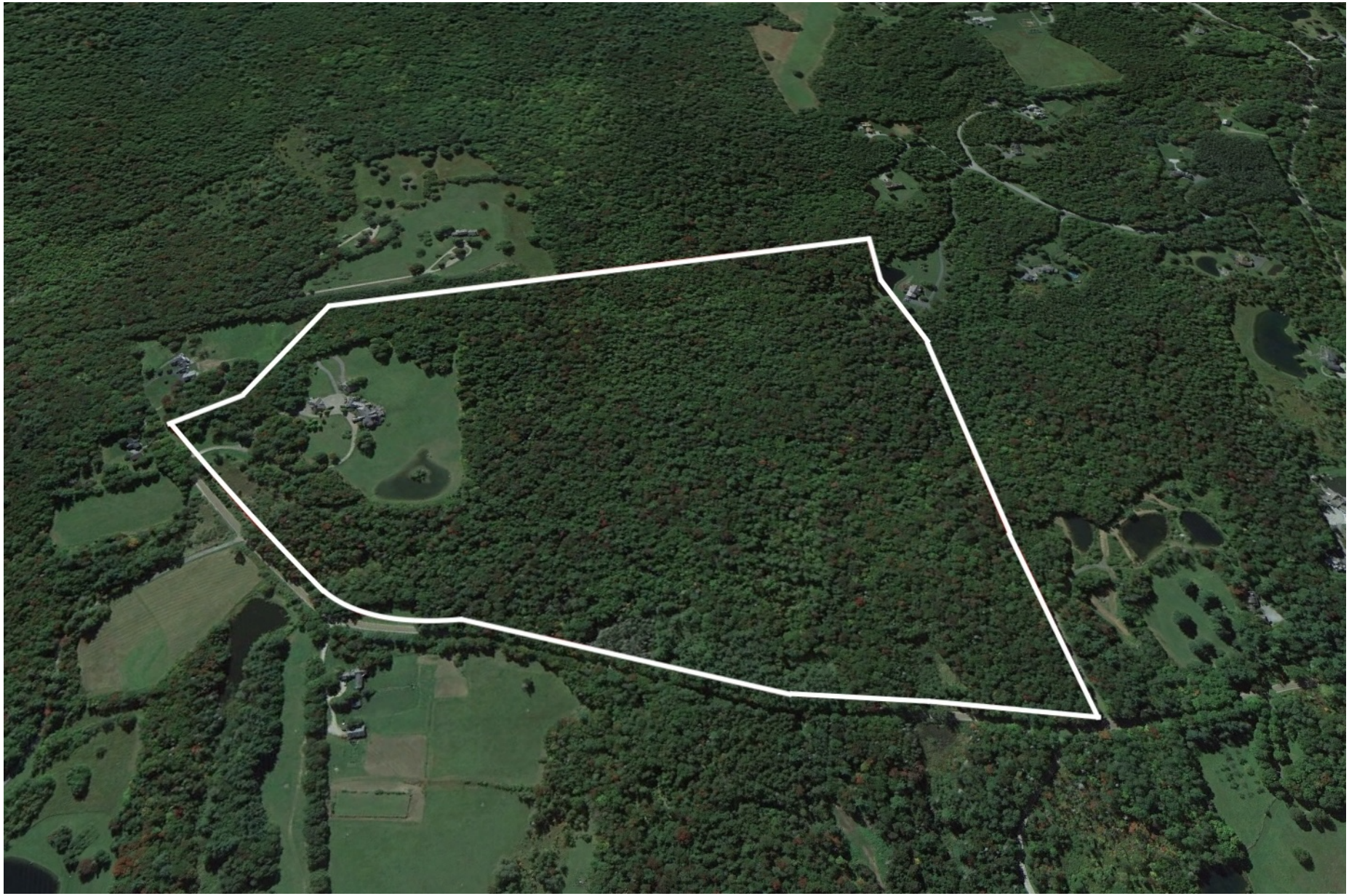
Project Number: VT1501

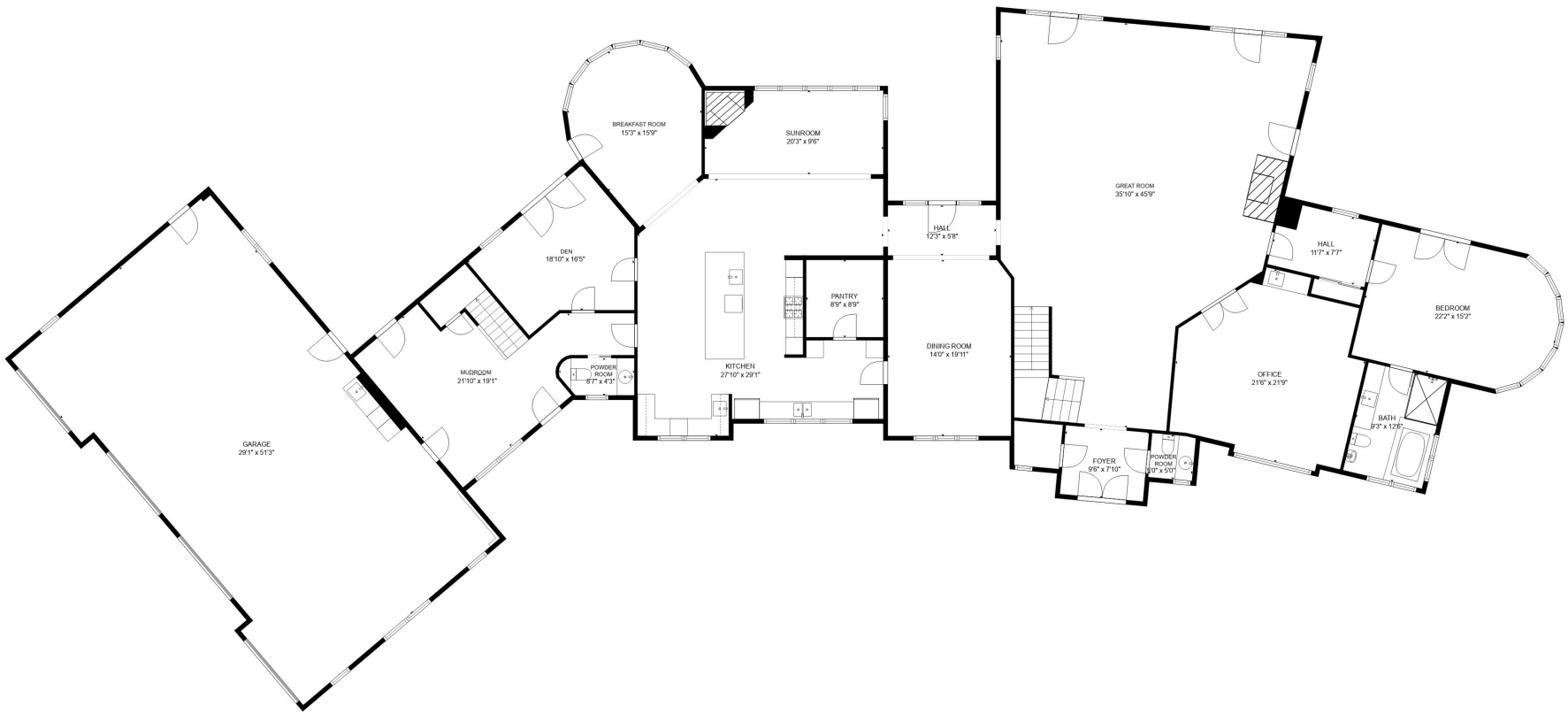
0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

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

Document Name: VT1501 usgs topo plan

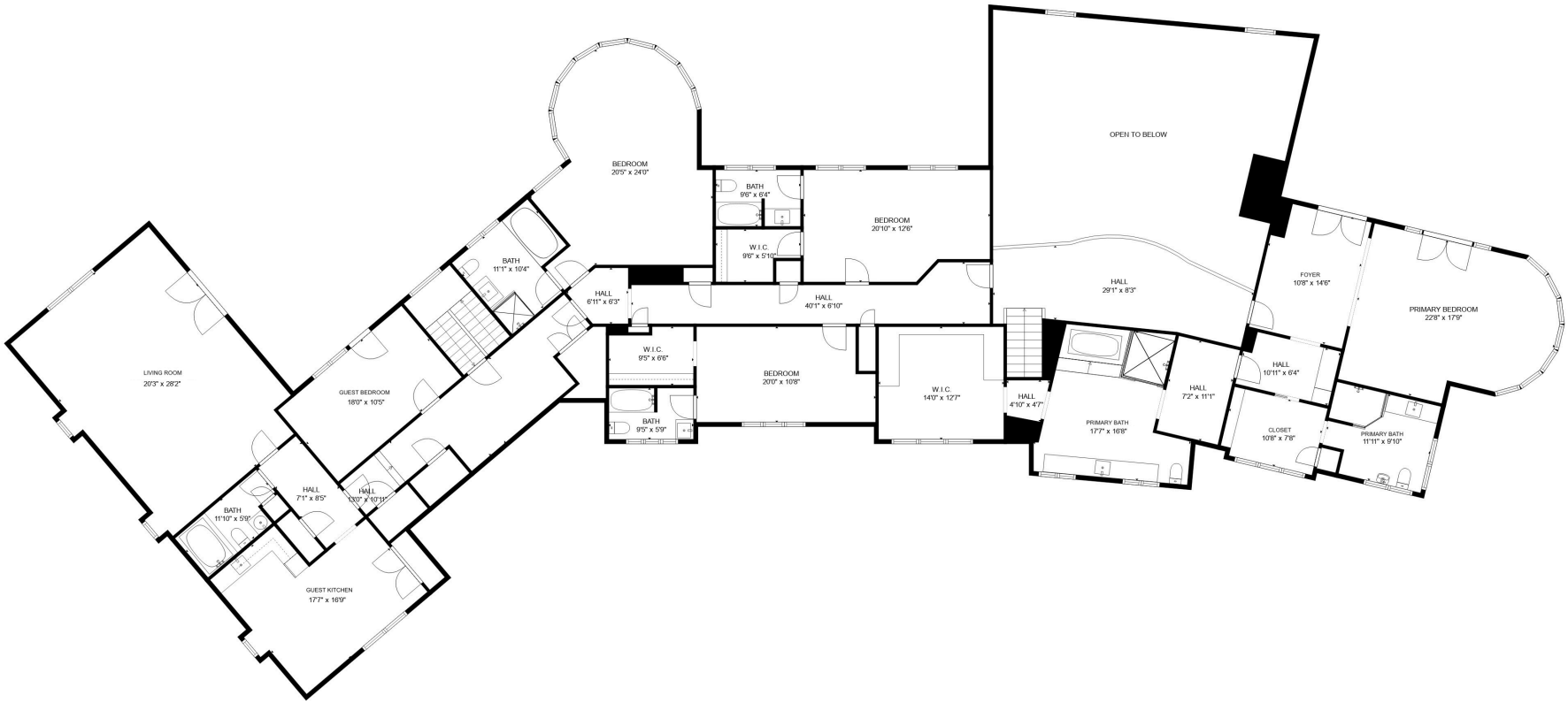




TOTAL: 10345 sq. ft

BELOW GROUND: 1323 sq. ft, FLOOR 2: 4519 sq. ft, FLOOR 3: 4503 sq. ft
EXCLUDED AREAS: SCREENED PORCH: 1337 sq. ft, SWIMMING POOL: 485 sq. ft, ELECTRICAL ROOM: 656 sq. ft,
STORAGE: 165 sq. ft, GARAGE: 1444 sq. ft, OPEN TO BELOW: 843 sq. ft,
LOW CEILING: 187 sq. ft

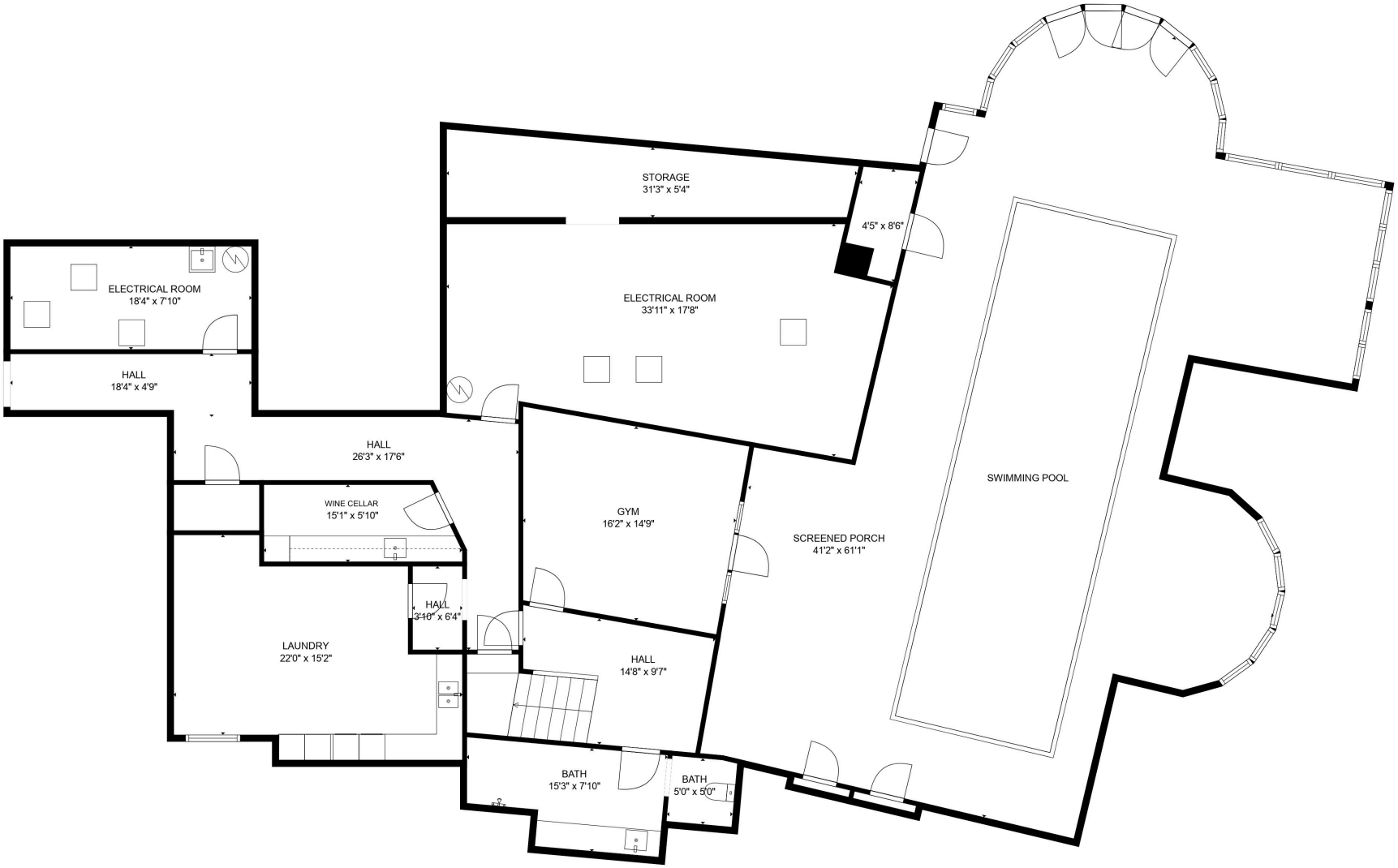
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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STORAGE: 165 sq. ft, GARAGE: 1444 sq. ft, OPEN TO BELOW: 843 sq. ft,
LOW CEILING: 187 sq. ft

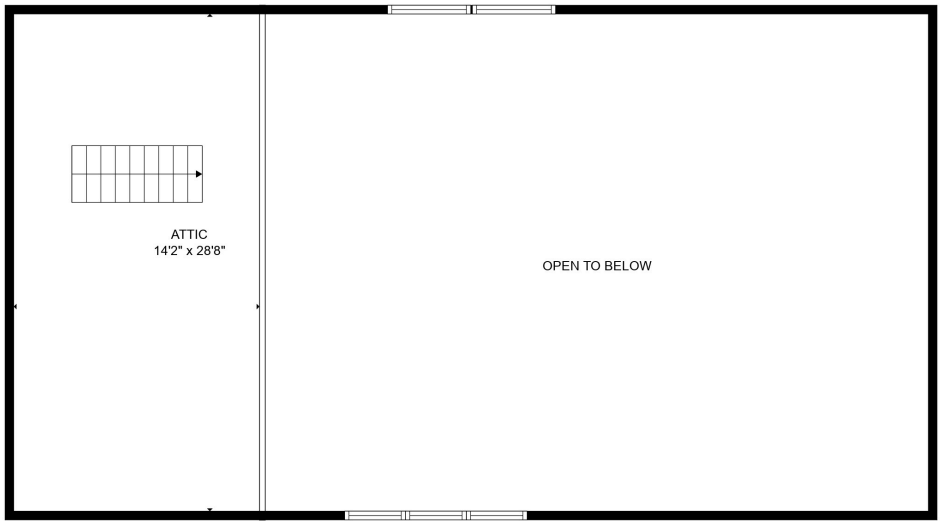
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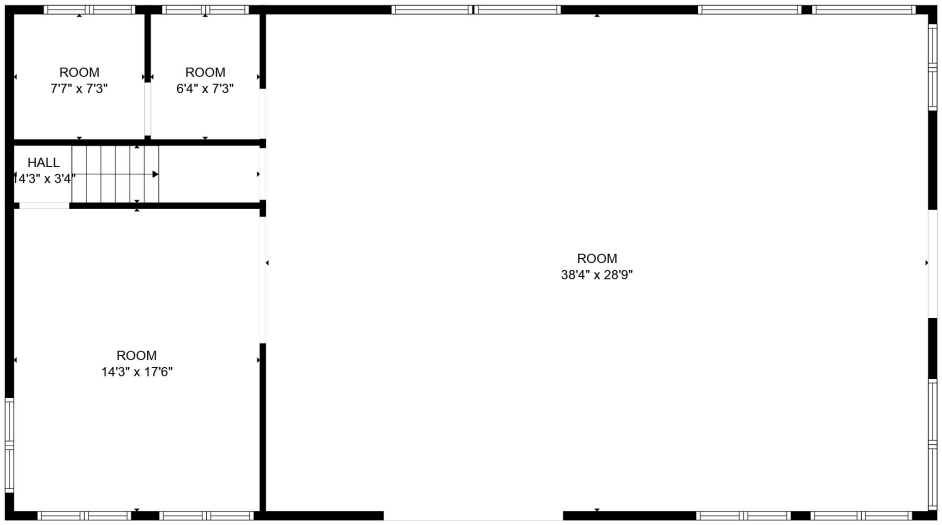
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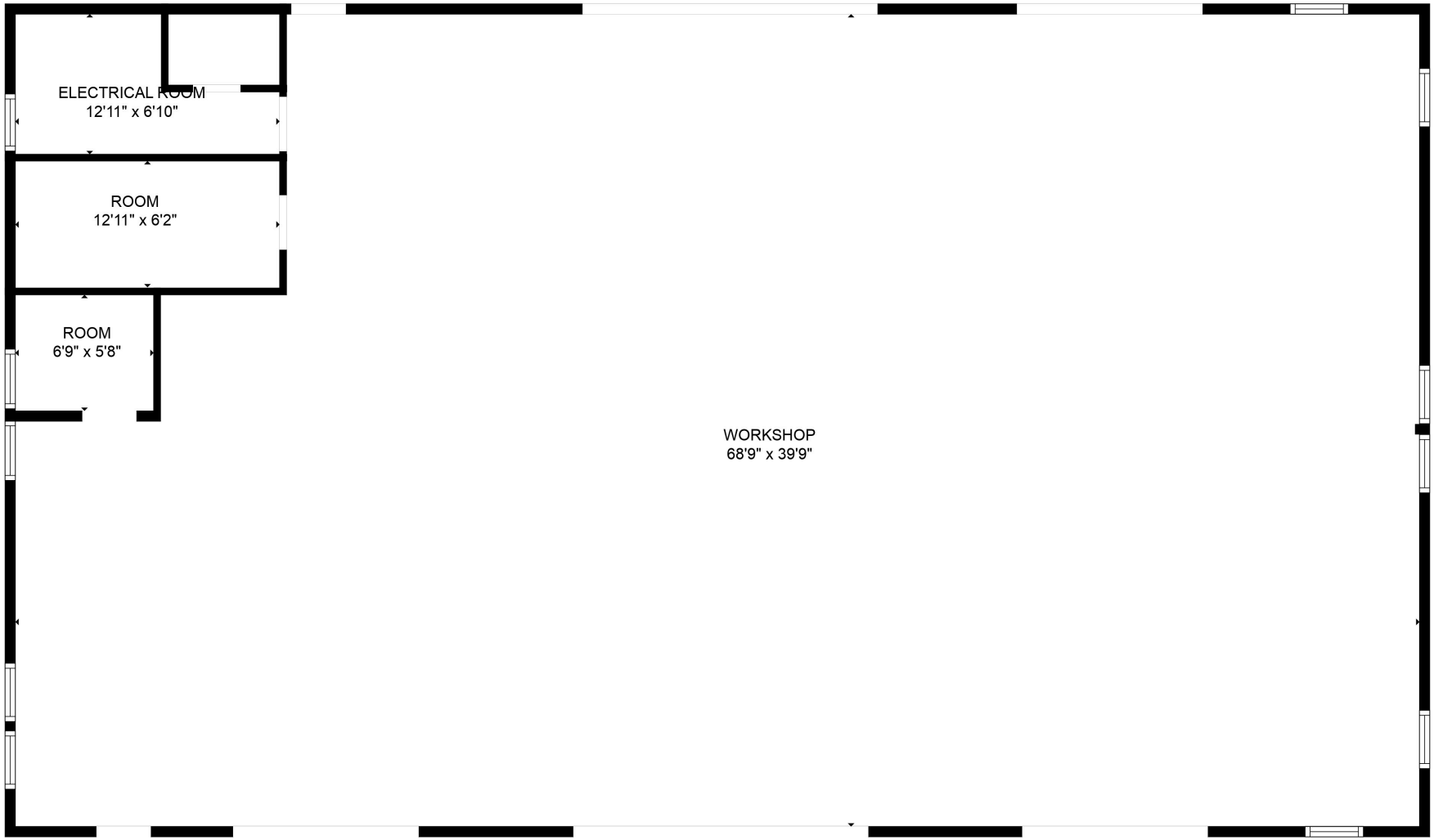


FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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
27003.010	07/22/2026	26-27

Description: 110.6 AC & DWL
Location: 2575 WEEKS HILL RD

OWNER [redacted]

SPAN # 621-195-12981 **SCL CODE: 195**
TOTAL PARCEL ACRES **110.60**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		**NONHOMESTEAD**
REAL	10,310,700	10,310,700
EXEMPTION		
LAND USE	- 2,706,400	- 2,706,400
TOTAL TAXABLE VALUE	**7,604,300**	7,604,300
GRAND LIST VALUES	**76,043.00**	76,043.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x76,043.00=	17,816.84
Voter Approved Exemp	0.0023	x76,043.00=	174.90

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1903	x76,043.00=	90,513.98

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 EDUCATION TAX	90,513.98
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**108,505.72**
TOTAL MUNICIPAL TAX	17,991.74
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	
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
27003-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

2ND PAYMENT DUE
11/16/2026
OWNER NAME
[redacted]
PARCEL ID
27003-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

3RD PAYMENT DUE
02/16/2027
OWNER NAME
[redacted]
PARCEL ID
27003-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill

Town of Stowe
TAX YEAR 26-27

4TH PAYMENT DUE
05/17/2027
OWNER NAME
[redacted]
PARCEL ID
27003-010
AMOUNT DUE
AMOUNT PAID 0.00
BALANCE DUE
Revised Bill