

Utility & Property Information

GPS Address: 250 to 566 Community Drive, Randolph VT. Take the road past the first two homes, one on the left, the other on the right, you will go around a wooded curve and into a wonderful clearing, this is the beginning of the subdivision. (Accompanied Showings Required).

Interactive Map: [250 to 566 Community Drive](#)

Overview: Property contains approximately 109.6+/- acre subdivision containing a total of 9 legal individual lots. Lot numbers included in the sale are 4, 5, 6, 7, 8, 9, 10, 11 and 12.

Wastewater

Permits: Please see WW-3-10046 Versions 2 – 6 for complete documentation. State search site is: <https://anrweb.vt.gov/DEC/WWDocs/Default.aspx> Then type in the master permit number and all versions will come up. The names on the permits are Kid Kare Development Co. Inc. and One Life Communities LLC.

Town Zoning

Permits: The Town of Randolph Vermont has approved and issued Zoning Permit #Z23-86 along with a Certificate of Compliance and Permit #Z25-05. Zoning District is Rural Ag (RA). Access the [Randolph Zoning Regulations](#) for further information. The Randolph Zoning Department may also be contacted at 802-728-5433 with any additional questions. Please note that there is a history of permits on this property as it has been developed. It is all located in the town files for your viewing. The seller has diligently been keeping up with permitting.

Power: Green Mountain Power.

Services: The property has both Consolidated DSL (60 mb/s) and ECFiber. It is noted on each lot description what is currently available at that location. Existing ECFiber line ends on Lot #11. Conduit was laid up the slope on Lot #4 but no Fiber lines were installed.

Utilities: The seller of the property will be happy to help tour the property and explain the location of all the power and other utilities. All utility easements will be part of the new Warranty Deed there is a good utility location map as part of the listing attachments.

Water: Please refer to ww-3-10046 Versions 1 – 6 for permitting. The property is fed by two water systems. There is a drilled well located on Lot #12, please see the well drilling report in the attachments. Tag# 60882. The well is 505' deep with 6 gpm. There is also a spring well located on Lot #11. Which well that each lot is connected to is in the comments on each lot. The owner's home and a privately owned farm across VT-14 also have secondary rights to this spring well with existing lines. The owner's home also has a connection and rights to the drilled well.

Lot #4: 87.7+/- Acres. This lot is primarily timberland. Within this acreage is a 22.4+/- acres section that is conserved and to be used for forestry and recreational purposes only. It is NOT open to the public. This easement was granted in trade for developing other sections of the property, as often is typical in Vermont. All of the 87.7 acres is the Vermont Current Use Program. The Forest Management Plan is Attached.

Lot #5: 1.3+/- Acres. 250 Community Drive. Lot #5 is an undeveloped, elevated lot with nice potential views of the valley and mountains. During initial septic soil investigations up to 12 bedrooms of septic capacity were located on this lot. It has a roughed-in driveway to the building site. This is within the ECFiber line. This property will likely require its own well or possibly shared with Lot #6 below.

Lot #6: 1.0+/- Acres. 256 Community Drive. Lot #6 is a mixture of open and wooded space with a view of the brook below. It has a State Permit for a 2 Br septic system and drilled well, these are not installed. This is within the ECFiber Line.

Lot #7: 1.6+/- Acres. 56 Community Drive Extension is the Guest Yurt and 22 Community Drive Extension is the meditation Yurt. This lot has a Guest Yurt along with a separate Bath House. The bath house is hooked up to a 3 BR septic system and spring well. The Yurt has power, propane heat and ECFiber Internet. The Yurt bathhouse is connected to the spring well and also the drilled well. This beautiful spot looks over the pond and green space.

There is a second “Meditation” yurt located just of the edge of this Lot #7 but actually on Lot #4 that is accessed down a path through Lot #7. This Yurt has some solar lights and a propane heat stove.

AirBnB Link: [AirBnB Lot #7](#)

Note: Lot 7 has two fully installed septic systems located on it. A 3 Br residential system and a 4 Br residential system. The 3 Br system services only the Guest Yurt bath house so it has two extra bedrooms of capacity. The 4 Br system services Lot 9 cabin, Lot 10 cabin, Lot 11 Cabin and Lot 11 RV/Cabin spot.

Lot #8: 2.2+/- Acres. 282 Community Drive. This lot has a beautiful Park Model Home and hooked up to its own 2-bedroom septic system per ww-3-10046-3. It utilizes the spring well and has power and ECFiber Internet. Located just off the pond and overlooks Peak Brook in a private little enclave. This unit is connected to the spring well.

Park Model: Lancaster Cabins – Lakeview Model – PM769

Link: [Lakeview Model](#)

AirBnB Link: [AirBnB Lot #8](#)

Lot #9: 1.7+/- Acres. 362 Community Drive. This lot has a beautiful Park Model Home. It utilizes a shared septic system that is located on Lot #7. Subject to ww-3010046-2. It is connected to the spring well. Power and Consolidated DSL internet. Located just above the pond and the views are wonderful.

Park Model: Lancaster Cabins – Lakeview Model – PM383

Link: [Lakeview Model](#)

AirBnB Link: [AirBnB Lot #9](#)

Lot #10: 1.1+/- Acres. 364 Community Drive. This lot has a very nice Park Model Home. This unit has 2 bedrooms. It utilizes a shared septic system that is located on Lot #7. Subject to ww-3010046-2. It uses the shared spring. Power and ECFiber internet are connected. It has a nice view of the pond. This unit is connected to the spring well. This has been a m-to-m rental but was returned to Airbnb rental in October 2025.

Park Model: Lancaster Cabins – Lakeview Model – PM1065

Link: [Rancher Model](#)

Lot #11 6.4+/- Acres. 342 Community Drive RV/Cabin Spot, 9 Community Drive Extension, New Cabin. The spring well is located along the road to the southwest and is fully located on this lot. This lot owns part of the pond and road from the beginning of Lot #5 all the way to Lot #4 (see maps). The entire garden area is also on this lot along with a garden water tap run from the water line on Lot #9.

There is a brand-new Cabin on this lot that just began its rental history during October 2025. There is an existing RV/Future cabin site sitting across from this cabin. Both connect to the 4 Br system on lot #7. The cabin has ECFiber. The remaining RV spot could also be used as cabin spot or purchaser may wish to relocate the meditation yurt to this area.

Park Model: Lancaster Cabins – Lakeview Model – PM383

Link: [Lakeview Model](#)

Lot 9, 10, the new Cabin, and the remaining RV/Cabin spot all go to a single septic tank and then to a pump station that pumps it to the 4 BR septic system on Lot 7. It is important to note that there is nothing preventing a new owner from putting septic systems on lots 9, 10 or 11 to increase capacity, it just has to be to state wastewater regulations.

Lot #12: 6.6+/- Acres. 429, 512 and 566 Community Drive. At the top of this lot there is a beautiful Log Cabin Style Park Model Home. It is connected to its own 3-bedroom septic system per ww-3-10046-4. It utilizes the drilled well and has power and Consolidated DSL. This is a m-to-m rental.

Park Model: Lancaster Cabins – Lakeview Model – PM769

Link: [Lakeview Model](#)

At the beginning (bottom) of Lot #4 (429), located in the first clearing on the left there is a small custom tiny home built by the seller. This is connected to power, DSL, and the drilled well. It is not connected to a septic system and uses a composting toilet. This is a m-to-m rental.

Just recently installed, midway up the lot, (512 Community Drive) is a potential cabin/camper spot. It is connected to its own 3-bedroom septic system. It also utilizes the drilled well and power. Currently it is being rented m-to-m to a 5th Wheeler. Conduit for ECFiber has been brought to this spot but neither ECFiber or DSL is connected to the 5th Wheeler.

Behind this new cabin/camper spot are two tent platforms and an outhouse (Sold As Is), these are occasionally rented. With all of the construction activity happening on the property during 2025 the owner did not rent these.

Pond: There is a manmade 0.5-acre pond that is approximately 12' deep. It is filled by a natural spring. There is a drainage system and emergency overflow into the Peak Brook.

Taxes: Town of Randolph — TBD, the entire development including the seller home are currently all taxed together. The following is only an estimate of Taxable Value: \$594,200 (After Current Use Deduction). Based on current tax rates in town, and if the lots were taxed individually at a rate of \$1.8792 p/100, it is estimated that taxes will be approximately **\$11,166**.

Current Use: All of Lot 4 is in the Vermont Current Use program. The most recent Forest Management Report was created in 2023 and is valid for 10 years. It is the responsibility of any buyer to re-enroll the acreage in the Vermont Current Use Program or be responsible for any change in use penalty. All offers must contain the following language.

“CURRENT USE: To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agree to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.”

Acreage: 109.6+/- Acres: The property has been surveyed, see attached town filed surveys.

Road: VT Route 14 — Paved, Class II state plowed and maintained road. Community Drive is a private road and shared with the two homes below. A common road maintenance and usage agreement draft has been provided. Please see state approved access permit for the subdivision in attachments.

1031: The following language will be included in all Purchase and Sale Documents in the event seller elects to proceed with said Section 1031 exchange:

"Buyer is aware that seller may intend on performing an IRC Section 1031 tax-deferred exchange. Seller requests buyers' cooperation in such an exchange and agrees to hold buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller.

Income 2023:

	Income	General Expenses	Management Expenses
Lot #7 Yurt	\$ 18,923	\$ 3,030	\$ 3,700
Lot #8	\$ 34,830	\$ 3,555	\$ 8,651
Lot #9	\$ 32,539	\$ 3,252	\$ 6,908
Lot #10	\$ 39,454	\$ 4,169	\$ 9,157
Lot #11 RVs	\$ 3,555	\$ See Total	Self-Managed
Lot #4 Cabin	\$ 8,950	mixture of m-to-m and Airbnb	
Lot#4 Tiny	\$ 985	Rented for one month	
Totals	\$ 125,102	\$ 14,006	\$ 28,416
Net: \$ 82,680			

Income 2024:

	Income	General Expenses	Management Expenses
Lot #4 Cabin	\$19,825	\$0	\$0
Lot#4 Tiny	\$7,880	\$0	\$0
Lot #7 Yurt	\$ 19,332	\$ See Total	\$ 3,700
Lot #8	\$ 38,743	\$ See Total	\$ 4,503
Lot #9	\$ 32,760	\$ See Total	\$ 7,176
Lot #10	\$ 23,829	\$ See Total	\$ 1,437
Lot #11 RVs	\$ 2,250	\$ See Total	Self-Managed
Totals	144,619	\$ 14,310	\$ 13,116

Net: \$ 117,193

Income 2025 Jan 1 to Sept 30:

	Income	
Lot #4 Cabin	\$13,825	
Lot#4 Tiny	\$8,865	
Lot #4 Cabin/RV	\$ 0	(This stop was just completed and started renting in Oct.)
Lot #7 Yurt	\$ 9,332	
Lot #8	\$ 25,419	
Lot #9	\$ 24,658	
Lot #10	\$ 15,075	(This was m-to-m income, just converted to Airbnb in Oct.)
Lot #11 RVs	\$ 4,550	(This 5 th Wheeler is no on Lot #4 RV above)
Lot #11 Cabin	\$ 0	(Cabin just completed and began Airbnb Rental in Oct.)
Totals	101,926	Expenses \$18,844

Net: \$ 83,082

Month to Month Rental Breakdown at Current Rates

Lot #4 Cabin:	\$1625 p/m	Actual	+ Utilities
Lot #4 Tiny Home:	\$985 p/m	Actual	+ Utilities
Lot #4 Cabin/RV Spot:	\$500 p/m	Actual	+ Utilities
Tent Platforms:	\$ 45 per night		Not rented in 2025

Notes:

1. General Expenses Included: Utilities, Trash, Plowing, Food and Supplies.
2. Management Expenses Included: Cleaning and Communication Fees.
3. The seller has just located a new cabin on Lot #11. This should add an additional \$38,000 gross per year. The month-to-month rental on Lot #11 is now Airbnb, this should add an additional \$15,000 per year.
4. Shared Maintenance costs for new owners generally be just road maintenance.
5. By doing one's own cleaning and communication there would a significant savings.

Income 2026 Estimated Income Based on Past and Current History:

	Income	General Expenses	Management Expenses
Lot #4 Cabin	\$19,500		
Lot#4 Tiny	\$11,820		
Lot #4 RV	\$ 6,000		
Lot #7 Yurt	\$ 20,000		
Lot #8	\$ 38,000		
Lot #9	\$ 34,000		
Lot #10	\$ 34,000		
Lot #11 RVs	\$ 3,000		
Lot #11 Cabin	\$ 38,000		
Totals	204,320	\$ 16,000	\$ 23,000
Net: \$ 165,320			

Disclaimer:

The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Income, Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$,

boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.