

Utility & Property Information

GPS Address: 566 Community Drive, Randolph VT. Take the road past the first two homes, one on the left, the other on the right, continue past the pond and follow to the top of the hill, look for RE sign at parking area. There are two additional addresses as part of the sale, 429 and 512. (Accompanied Showings Required).

Interactive Map: [Map of Property](#)

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 #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 long history of permits on this and the adjoining property as they have 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. A utility location map is attached.

Services: Consolidated DSL (60 mb/s) is currently hooked to the Log Cabin and the Tiny Home. Conduit has been laid up the road from where the Fiber connection ends to the new Camper/Cabin area. Seller does not intend on pulling the fiber line.

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.

Water: The property is serviced by a drilled well. Tag# 60882. The well is 505' deep with 6 gpm. Seller's home and lots 7 have a backup line to this well for backup emergency use only. This will be retained. Those lots get their full-time water from other sources. The new cabin on lot 11 utilizes the drilled well to supplement the utilization of the spring well, this arrangement will be retained.

Lot #4: 94.3+/- 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. There is a proposed area above a spring well that will have a no disturbance easement on it for protection of that well. All of the 94.3 acres is the Vermont

Current Use Program. The Forest Management Plan is Attached.

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 ECFiber Internet.

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.

Just recently installed, midway up the lot, (512) is a potential cabin/camper spot. It is connected to its own 3-bedroom septic system. It also utilizes the drilled well, power. Currently it is being rented to a 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.

(This is an approximation only, actual to be calculated by town on sale or after this coming April 2026)

Taxes:

Town of Randolph — TBD, the entire development including adjacent land are currently all taxed together because they are owned by a single owner. The following is only an estimate of Taxable Value: Lot 4 **235,000**, Lot 12 **\$17,661** (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 **\$4,748**.

Current Use:

All of Lot 12 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.”

Forestry

Easements:

This property will benefit from two forestry management access roads to be used for logging purposes. See map.

Acreage:

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 along with lots 5, 6, 7, 8, 9, 10 and 11. A common road maintenance and usage agreement to be provided. Please see state approved access permit for the subdivision in attachments. Please see the road maintenance agreement.

Covenants: Covenants have been created to protect everyone's value and at the same time provide individual freedom. Please see attached document.

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.

Estimated Income:

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

Notes:

- 1) All renters pay their own utilities.
- 2) Seller in his full time Airbnb cabin rentals on an adjoining property, averages \$34,000 to \$38,000 per year for Cabin Type Units. It is estimated that the Tiny Home would rent Airbnb in the \$24,000 to \$28,000 per year range.

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.