

# Utility & Property Information

**GPS Address:** 429 Community Drive, Randolph VT. Take road past the first two homes, one on the left, the other on the right, continue. The address listed is the 911 address for Lot #11, the large open field w/pond, 6.4 ac. (Accompanied Showings Required).

**Interactive Map:** [Map of Property](#)

**Overview:** These lots are part of a larger 109-acre subdivision containing a total of 9 lots. The five lots being sold total approximately 13+/- acres and consist of lot numbers, 7, 8, 9, 10 and 11. This wonderful group of 5 lots will generally be independent from the other lots in the larger subdivision except for typical road maintenance agreement, utility easements, and covenants.

## **Wastewater**

**Permits:** Please see WW-3-10046 Versions 2 – 5 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. 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.

**Power:** Green Mountain Power. A utility location map is attached.

**Services:** EC Fiber High Speed Internet and Consolidated DSL (60 mb/s).

## **Underground**

**Utilities:** The seller of the property will be happy to help tour the property and explain the location of all underground water, power and other utilities.

All utility easements will be part of the new Warranty Deed.

**Water:** Please refer to ww-3-10046 Versions 1 – 5 for permitting. Lots 7, 8, 9, 10 and 11 use a spring well located on Lot 11. The owner's home and a privately owned farm across VT-14 also have rights to this spring well with existing lines. No other lots in the subdivision have rights to this spring. Seller will be retaining a water line easement to a drilled well located on Lot 4 that goes to his home through the subdivision being sold.

**Lot #7:** 1.6+/- Acres. 56 Community Drive. 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. This beautiful spot looks over the pond and green

space.

There is a second “Meditation” yurt located on Lot #4 that is accessed down a path through Lot #7. This meditation yurt will be included in the sale but must be moved by the purchasers and relocated within 3 months after the sale or the until will become the property of the seller. Purchasers will be responsible for removing the propane line from the yurt. Purchasers may wish to consider placing this yurt on the remaining camper/cabin spot on Lot #11 for improved income.

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 and Lot 11 RV spots. Lot 8 has its own 2 Br residential system.

**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.

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](#)

**Note:** Lots #8 and #9 have an agricultural easement that runs to the large steep wooded area on Lot #4. This may be used for short periods for logging access purposes. Logging is completed using best practices per the Vermont Current Use conservation program and when required is usually done in the winter. There will be no landings or processing on either of the lots, just temporary vehicle access. Any road damage will be repaired at the cost of the owner of Lot #4, but it is generally low impact.

**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.

Park Model: Lancaster Cabins – Lakeview Model – PM1065

Link: [Rancher Model](#)

**Note:** The cabin on Lot #10 has been a month-to-month rental and will soon be converted to an Airbnb. This should increase gross revenue by approximately \$15,000 per year.

## **Lot #11**

6.4+/- Acres. 429 Community Drive. This lot has traditionally been used as a recreational area for the cabins and yurts. The spring well is located along the road to the southwest and is fully located on this lot. The general area around the well will have a conservation easement to protect the well area from development. 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.

The seller completed a new Cabin on this lot in October of 2025 and begin AirBnB during November. There is existing RV/Future Cabin area across from this cabin. Both connect to the 4 Br system on lot #7. The cabin has ECFiber. The RV spot could also be used as cabin spot or purchaser may wish to relocate the meditation yurt to this area. It would be a great spot for a structure housing washer/dryer facilities for staff or renters.

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.

**Note:** There is an Ag access easement just off the corner of Lot #10 as shown in the Ag Easement map.

## **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.

**(This is an approximation only, actual to be calculated by town on sale)**

## **Taxes:**

Town of Randolph — TBD, they are currently all taxed together because they are owned by a single owner. Seller has met with lister and the lister has indicated the following approximate tax values: Lot 7 \$47,100, Lot 8 \$101,200, Lot 9 \$99,700, Lot 10 \$102,700, Lot 11 to be reassessed next year, estimated at \$110,000. Total of \$460,700. Based on current tax rates in town, and if the lots were taxed individually at a rate of \$2.5542 p/100, it is estimated that taxes will be approximately \$11,767.

**Acreage:** The property has been surveyed, see attached town filed surveys.

**Road:** VT Route 14 — Paved, Class II state plowed and maintained road. The road is private and shared with the two homes below along with lots 4, 5, 6 and 12. A common road maintenance and usage agreement to be provided at closing. Please see state approved access permit for the subdivision in attachments.

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

**Additional Lots:** There are two additional lots for sale at \$65,000 each.

Lot #5 is elevated, with nice potential views of the valley and mountains. During initial investigations up to 12 bedrooms of septic capacity were located on this lot. It has a roughed-in driveway to the building site and will be granted a utility easement to access power and ECFiber.

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. It will be granted a utility easement to access power and ECFiber.

**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:**

	<b>Income for 2023</b>	<b>General Expenses 2023</b>	<b>Management Expenses</b>
<b>Lot #7 Yurt</b>	<b>\$ 18,923</b>	<b>\$ 3,030</b>	<b>\$ 3,700</b>
<b>Lot #8</b>	<b>\$ 34,830</b>	<b>\$ 3,555</b>	<b>\$ 8,651</b>
<b>Lot #9</b>	<b>\$ 32,539</b>	<b>\$ 3,252</b>	<b>\$ 6,908</b>
<b>Lot #10</b>	<b>\$ 39,454</b>	<b>\$ 4,169</b>	<b>\$ 9,157</b>
<b>Lot #11 RVs</b>	<b>TBD</b>	<b>\$ See Total</b>	<b>Self-Managed</b>
<b>Totals</b>	<b>\$ 125,746</b>	<b>\$ 14,006</b>	<b>\$ 28,416</b>
<b>Net: \$ 83,324</b>			

**Income 2024:**

	<b>Income for 2024</b>	<b>General Expenses 2024</b>	<b>Management Expenses</b>
<b>Lot #7 Yurt</b>	<b>\$ 19,332</b>	<b>\$ See Total</b>	<b>\$ 3,700</b>
<b>Lot #8</b>	<b>\$ 38,743</b>	<b>\$ See Total</b>	<b>\$ 4,503</b>
<b>Lot #9</b>	<b>\$ 32,760</b>	<b>\$ See Total</b>	<b>\$ 7,176</b>
<b>Lot #10</b>	<b>\$ 23,829</b>	<b>\$ See Total</b>	<b>\$ 1,437</b>
<b>Lot #11 RVs</b>	<b>\$ 2,250</b>	<b>\$ See Total</b>	<b>Self-Managed</b>
<b>Totals</b>	<b>\$ 116,914</b>	<b>\$ 14,310</b>	<b>\$ 13,116</b>

**Net: \$ 89,488**

**Note:** Lot #10 was run as a month-to-month rental.

**Income 2025:**

	<b>Income for 2025</b>	<b>General Expenses 2025</b>	<b>Management Expenses</b>
<b>Lot #7 Yurt</b>	<b>\$ 14,191</b>	<b>\$ See Total</b>	<b>\$ See Total</b>
<b>Lot #8</b>	<b>\$ 34,357</b>	<b>\$ See Total</b>	<b>\$ See Total</b>
<b>Lot #9</b>	<b>\$ 32,845</b>	<b>\$ See Total</b>	<b>\$ See Total</b>
<b>Lot #10</b>	<b>\$ 25,635</b>	<b>\$ See Total</b>	<b>\$ See Total</b>
<b>Lot #11</b>	<b>\$ 7,956</b>	<b>\$ See Total</b>	<b>\$ See Total</b>
<b>Totals</b>	<b>\$ 114,984</b>	<b>\$ 13,303</b>	<b>\$ 14,783</b>

**Net: \$ 88,828**

**Note:** Lot #10 was run as a month-to-month rental. It was renovated and converted to AirBnB in November 2025. It was also offline for several months during renovations.

Lot #11's Cabin was on put in service November of 2025.

**Notes:**

- 1) General Expenses Included: Utilities, Trash, Plowing, Food and Supplies.
- 2) Management Expenses Included: Cleaning and Communication Fees.

**Important Income Changes:**

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 #10 is now Airbnb, this should add an additional \$15,000 per year. The purchases

also have the opportunity to move the meditation yurt to the remaining spot on Lot #11, add a small bath house and could produce another \$20,000 per year very quickly. This is a fast potential of an additional \$73,000 gross per year.

**Future Income and Expenses:**

- 1) Shared Maintenance costs for new owners generally be just road maintenance.
- 2) By doing one's own cleaning and communication there would a significant savings.

***Disclaimer:***

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