

593 Beaver Meadow Road, Franklin, VT



PREFERRED  PROPERTIES

The  
*“Land Guy”*

Curtis Trousdale,  
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2004 Williston Road, South Burlington VT 05403 | [www.preferredpropertiesvt.com](http://www.preferredpropertiesvt.com) | Phone: (802) 862-9106 | Fax: (802) 862-6266

**Residential**  
**4446747 Active**

**593 Beaver Meadow Rd**  
**Franklin, Vermont 05457**

**L \$895,000**



**Zoning:** Rural Res/Ag  
**Year Built:** 1991  
**Color:** Aqua  
**Gross Taxes:** \$ 14,173.28  
**Taxes TBD:** No  
**Tax Year:** 2015  
**Monthly Assoc.\$:** \$  
**Lot Acre:** 144.00  
**Lot SqFt:** 6,272,640.  
**Common Land Acres:**  
**Road Frontage:** Yes/ 1,240  
**Water Frontage:** 5,070  
**Water Acc Type:** Owned  
**# of Stories:** 3  
**Basement:** Yes / Interior

**Rooms:** 13  
**Bedrooms:** 4  
**Total Baths:** 4  
**Full:** 2  
**3/4 Baths:** 1  
**1/2 Baths:** 1  
**Garage Capacity:** 1  
**Garage Type:** Carport  
**Total Fin SqFt:** 4,310  
**Apx Fin Above Grd:** 4,310  
**Apx Fin Below Grd:** 0  
**Apx Ttl Below Grd:** 2,871  
**Foot Print:**  
**Flood Zone:** Unknown  
**Style:** Victorian , W/Addition

**Water Body Type:** River  
**Water Body Name:** Rock River

**Water Body Restr.:**  
**Current/Land Use:** No

**Surveyed:** Unknown  
**Land Gains:** No  
**Seasonal:** No  
**Owned Land:**

**Parcel Access ROW:** No **ROW for other Parcel:** No **ROW Width:** **ROW Length:**

**Public Rems:** A stunning, modern Victorian country estate privately set on 144+/- acres in Franklin, VT. Ideal for the private minded country lifestyle buyer, this rare property has no known easements, land trust or current use tax lien; yours to do as you wish! Superior craftsmanship throughout with over 4,310 sq ft of living space. 4 bedrooms & 4 baths including an exquisite master with reading cove, walk-in closet and Carrera Marble bath. Noted craftsmanship include oak & pine floors, vaulted ceilings, timber frame accents and fine finish work. A country kitchen, formal dining, spacious living room with 3 covered porches make hosting easy. Spiral stairs access 3rd floor game room. Massive barn has space for vehicles, equipment and toys with hay loft upstairs and horse stall on the side. Heavily wooded with approx. 25 acres of quality hay fields and lawn. Several marked ATV or horseback trails. Rock River winds though property feeding the quaint 15 ft deep pond, overlooked by the gazebo.

**Directions:** From VT-120 in downtown Franklin, turn onto Hanna Rd, then bear right onto Browns Corner Rd, then a sharp left onto Beaver Meadow Rd, see gated driveway on the right.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	22'6 x 22'6	1	Master BR	26 x 19	1	1st	1	1		1
Kitchen	22 x 13	1	2nd BR	17'11 x 14	2	2nd	3	1	1	
Dining Rm	21 x 14	1	3rd BR	14'5 x 9'8	2	3rd				
Family Rm	22'6 x 12'8	3	4th BR	14'5 x 9'8	2	4th				
Office/Study	18'9 x 16'5	1	5th BR			Bsmt				
Utility Rm	10 x 8	1	Den	13 x 11'9	1					
3rd Floor Offic	13'11 x 12'8	3	Secondary	9'6 8'1	1					
			Main							
Master Bath	16 x 15'6	1								

**Assoc Amenities:** Not Applicable

**Possession:** At Closing

**Interior Feat.:** Bar , Cedar Closet , Ceiling Fan , Den/Office , DSL , Eat-in Kitchen , Family Room , Formal Dining Room , Foyer , Laundry Hook-ups , Living Room , Master BR with BA , Mudroom , Natural Woodwork , Pantry , Sec Sys/Alarms , Smoke Det-Hdwired w/Batt , Vaulted Ceiling , Walk-in Closet , Whirlpool Tub , Wood Stove , 3+ Stoves

**Exterior Feat.:** Barn , Deck , Gazebo , Porch-Covered , Satellite , Screened Porch , Window Screens

**Basement:** Bulkhead , Full , Interior Stairs , Locked Storage Space , Unfinished , Concrete

**Equip./Appl.:** Air Filter/Exch Sys , CO Detector , Dishwasher , Dryer , Microwave , Pellet Stove , Range-Electric , Refrigerator , Security System , Smoke Detector , Washer , Wood Stove

**Driveway:** Crushed/Stone

**Electric:** 200 Amp , Circuit Breaker(s)

**Construction:** Existing , Timberframe , Wood Frame

**Exterior:** Clapboard , Wood

**Financing:** Conventional

**Foundation:** Concrete

**Floors:** Carpet , Hardwood , Softwood , Tile

**Heating/Cool:** Central Air , Hot Air , Multi Zone

**Garage/Park:** Attached , Barn , Carport , Detached , Direct Entry , Storage Above

**Lot Desc:** Agricultural Prop , Country Setting , Fields , Pasture , Rural Setting , Trail/Near Trail , Walking Trails , Wooded , Pond

**Heat Fuel:** Oil , Wood , Wood Pellets

**Occ. Restrictions:**

**Roads:** Gravel , Public , Paved

**Roof:** Metal

**Sewer:** 1500+ Gallon , Concrete , Leach Field , Private , Septic

**Water:** Drilled Well , Private

**Suitable Land Use:** Not Applicable

**Fee Includes:**

**Water Heater:** Electric , Owned , Tank

**Disability:** 1st Floor 1/2 Bathrm , 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , 1st Floor Bedroom

**Building Certs:**

**Negotiable:**

**Docs Available:** Deed , Plot Plan , Property Disclosure

**Excl Sale:**

**Tax Rate:**  
**Tax Class:** Nonhomestead  
**Covenant:** No

**Assmt:**  
**Source SqFt:** Municipal  
**Book/Pg:** 77/ 22

**Assmt Yr:**  
**County:** Franklin

**Recorded Deed:** Warranty  
**Map/Blck/Lot:** //

**Property ID:** 552.  
**Const. Status:** Existing

**Plan/Survey:**  
**Tax ID No. (SPAN# VT):** 23407510575

**Devel/Subdiv:**

**High Sch:** Missisquoi Valley UHSD #7

**Home Energy Rated Index Score:**

**District:** Franklin Northwest

**Cable:** Satellite

**Jr./Mid Sch:** Missisquoi Valley Union Jshs

**Elem Sch:** Franklin Central School

**Phone Co:** Franklin Telephone

**Electric Co:** VT Elec Coop

**Fuel Co:** O.C. McQuin & Sons

**# Weeks:**

**Resort:** No

**Timeshare/Fract. Ownrshp:** No

**Timeshare %:**



— Gallery: Images 1 to 6 of 36



Truly Stunning Country Estate



Gorgeous Addition in 2012



Aerial Map of Borders



Reading Nook in Master



144+/- Acres



Stunning Master Suite

**Gallery: Images 7 to 12 of 36**



Plenty of Light & Space



Exquisite Master Bath



Incredibly Spacious



Carrara Marble Tub & Shower



Huge Living Room



Pellet Stove in Living Room





Lots of Natural Light



Large Office



Beautiful Office



Plenty of Natural Light



Beautiful Finish Work



Eat-In Kitchen



Charming Country Kitchen



Timber Frame Accents in Dining



Formal Dining Room



Original Master with Bath



2nd Level Bedroom



1 of 3 Bedrooms on 2nd Level



**Gallery: Images 25 to 30 of 36**



3rd Level Game Room



Huge Barn & Apple Trees



25+/- Acres of Fields & Lawn



Charming Gazebo Near Pond



Gorgeous Modern Victorian



Over 4,000 Square Feet!



Covered Back Porch



One of Several Trails



Mixed Woods



Typical Woods Density



Rental Home



Trail Map



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# Additional Property Information

**593 Beaver Meadow Rd, Franklin, VT 05457**

## **Utilities & Features:**

- Note:** Property has mainly been used as a vacation home, 2 months during the summer and several weeks in the winter during the holiday season. Utility figures do not represent full time occupation. Also, the aerial maps provided do not reflect the home's new addition or pond expansion.
- Taxes:** Town of Franklin 2015 - \$14,173.28 (Non-Homestead Rate). Property is NOT in the State's tax reduction program called Land Use Appraisal, or commonly referred to as Current Use.
- Power:** Vermont Electric Coop - \$200/month avg. over last 12 months
- Phone/Internet:** Franklin Telephone Company—DSL high speed internet & phone.
- TV:** Satellite. Owner currently uses DirecTV.
- Oil:** D.C. McGuin & Sons— 1,023 gallons delivered for last heating season. Owner sets heat at approximately 55 during the winter while they are away.
- Water:** Private, drilled well.
- Septic:** Private, on-site septic/wastewater system with 1500 gallon concrete tank.

## **Home and Addition:**

The original home was constructed in 1991. In 2012, the current owner built an addition adding 2,230 sq ft. The addition was designed by Architect Mike Duggan of Essex, VT and built by Gosselin Construction & Excavating of St. Albans, VT. The original home was constructed with 12 inch walls and the addition with 10 inch walls. Original home was insulated to R38 in the walls and ceilings. The craftsmanship in both portions of the home show a great attention to detail. Timber frame accents, vaulted ceilings, and high-quality finish work are all noticeable throughout the home.

## **Barn:**

There is a 2,100 sq ft barn with large open main level accessed by 3 standard garage doors facing the home and 10 ft sliding doors opposite, making storing cars, equipment, or toys easy. There is a second level hay storage loft, with tractor ramp access and a hay elevator. Additionally, there is an attached 286 sq ft lean-to/shed, which would make a great horse stall.

## **Garage:**

The barn offers the ability to be used as a multiple car garage easily fitting 6—8 cars. For convenience there is a single carport attached to the home providing protection from the elements with a door directly to the Mudroom area.

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**Heating/Cooling:**

The original home and addition both have separate oil fired hot air systems and central air conditioning units. As an alternative or to supplement, there is a wood pellet stove in the living room, a wood stove in the dining room and in the basement. The furnace in the original home was installed in 2015, the furnace and HW heater in the new addition was installed in 2013.

**Land:**

Property consists of 144+/- acres with roughly 25 acres of quality hay fields and lawn around the home site. The majority of the land, south of the home site is mixed northern hardwood and softwood forestland. There are several marked ATV/horseback trails throughout the woods. The Rock River winds through the width of the property and acts as the parcel border along the northwestern portion.

**Pond:**

The pond was originally constructed by the previous owner. The current owner has expanded the pond's square footage and depth—to 15 ft, allowing it to be stocked with fish. The ponds source and overflow is the Rock River.

**Rental Home:**

Property includes a 1,278 sq ft rental home with 3 bedrooms and 1 bath. Home is positioned along the road frontage of Beaver Meadow Rd. Home is occupied by a long term tenant with good rental history. Rent is \$750 per month + utilities.

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# Area Information

## Nearby Cities:

**Burlington, VT**

52 Minutes

**Newport, VT**

1 Hour, 18 Minutes

**Montreal, QC, CAN**

1 Hour, 36 Minutes

**Concord, NH**

3 Hours

**Albany, NY**

3 Hours, 32 Minutes

**Boston, MA**

3 Hours, 55 Minutes

## About The Town

### **Franklin, VT**

With a population of 1,268 people, Franklin is located in the far northwestern part of the state and was originally named Huntsburgh in honor of grantee Jonathan Hunt. In 1802, residents voted to change the name of the town to Franklin, hoping to be named the County. For some reason, the Post Office did not change its name until nearly six years later; perhaps purely by coincidence, the same year Jonathan Hunt died.

In 1910, Carmi Marsh (native son, Civil War

veteran, owner of the Missisquoi Flouring Mill, several dairy farms, and president of Enosburgh's B.J.Kendall Co. (manufacturer of Kendall's Spavin Cure) gave to the town the massive Civil War Monument that anchors the picturesque town green. When he died of cancer shortly thereafter, the community petitioned the Legislature to rename the lake in his honor. Understandably, they elected for "Lake Carmi" over "Lake Marsh".

In 1920 the Legislature officially changed the name.

## Nearby Airports:

### Burlington International Airport:

**52 Minutes** Regional hub serviced by major airlines, connecting to airports across the country.

### Montréal–Pierre Elliott Trudeau International Airport:

**1 Hour, 39 Minutes** Trudeau is the busiest airport in the province of Quebec, the fourth busiest airport in Canada, serving Greater Montreal, along with the regions of northern Vermont and New York.

### Rutland State Airport:

**2 Hours, 31 Minutes** Located just five miles south of Vermont's second largest city, Southern Vermont Regional Airport is a modern convenience nestled in the heart of the beautiful Green Mountains.

### Albany, NY International Airport :

**3 Hours, 23 Minutes** The Albany International Airport offers a wide-range of facilities and services. A recently completed multi-million dollar capital redevelopment project included a new

230,000 square foot terminal, parking garage, Air Traffic Control Tower, and cargo facility.

### Logan International Airport:

**3 Hours, 53 Minutes** Boston Logan International Airport is New England's largest transportation center and generates \$7 billion in economic activity each year. It is a city within a city on a 1,700 acre footprint of land.

## Nearby State Parks & Forest

### **Lake Carmi State Park**

**22 Minutes** — The state park includes over two miles of frontage on the south and east shore of Lake Carmi. Most of the 482-acres were purchased in 1959. The park was developed in stages through the 1960's. Some of the land is under agricultural license so the open fields are maintained by farming activity. There are 140 tent/trailer sites, 35 lean-to sites, and 2 cabins that make this the state's largest campground. **Link:** [Lake Carmi State Park](#)

### **Missisquoi National Wildlife Refuge**

**26 Minutes** — The Missisquoi National Wildlife Refuge was established in 1943 to provide habitat for migratory birds. It consists of 6,729 acres, mostly wetland habitats, which support a variety of migratory birds and other wildlife. The 900 acre Maquam bog is designated as a Research Natural Area and the refuge was designated as an Important Bird Area in partnership with the Audubon Society. A mosaic of wetland habitats offers opportunities to see and manage more than 200 species of birds.

**Link:** [MNWR](#)

### **Jay State Forest**

**51 Minutes** — Jay State Forest is located in northern Vermont offering downhill and cross-country skiing opportunities. Over 1,300 acres are available to winter sport enthusiasts. The private ski resort offers 50 trails which include 20% novice, 55% intermediate and 25% expert. Total vertical drop is 2,153 feet.

**Link:** [Jay State Forest](#)

## **Rivers and Lakes**

### **Lake Champlain**

Lake Champlain is a natural, freshwater lake in North America, located mainly within the borders of the United States, but partially situated across the Canada-United States border in the Canadian province of Quebec. Boasting 120 miles in length, 600 miles of shoreline and 70 islands; it's home to world class fishing and boundless recreation.

### **Lake Carmi**

With a 1375-acre surface area, Carmi is the fourth largest natural lake entirely within Vermont. It is 7.5 miles around, averaging about 20 feet in depth, and is 33 feet at its deepest point. The lake supports northern pike, walleyes, and other warm water species. The lake drains north into Quebec's Pike River, then into Lake Champlain. Lake Carmi was once much larger. In the thousands of years since the last ice age, the southern end of the

original lake has silted in, creating wetland forests and the third largest peat bog in Vermont.

### **Lake Memphremagog**

Lake Memphremagog is a fresh water glacial lake located between Newport, Vermont, United States and Magog, Quebec, Canada. The name Memphremagog is derived from Algonkian, in which it means "where there is a big expanse of water"

## **Skiing, Snowmobiling, Snowshoeing**

### **Smugglers' Notch**

**53 Minutes**—Smugglers' Notch Resort is famous for providing families with special vacation memories year round in Vermont's beautiful Green Mountains. Summers offer tennis, an inflatable playground, waterparks, kayaking hiking, rock climbing and more! Winter means skiing and riding on three interconnected mountains on northern Vermont's biggest vertical rise.

**Link:** [Smuggs](#)

### **Stowe**

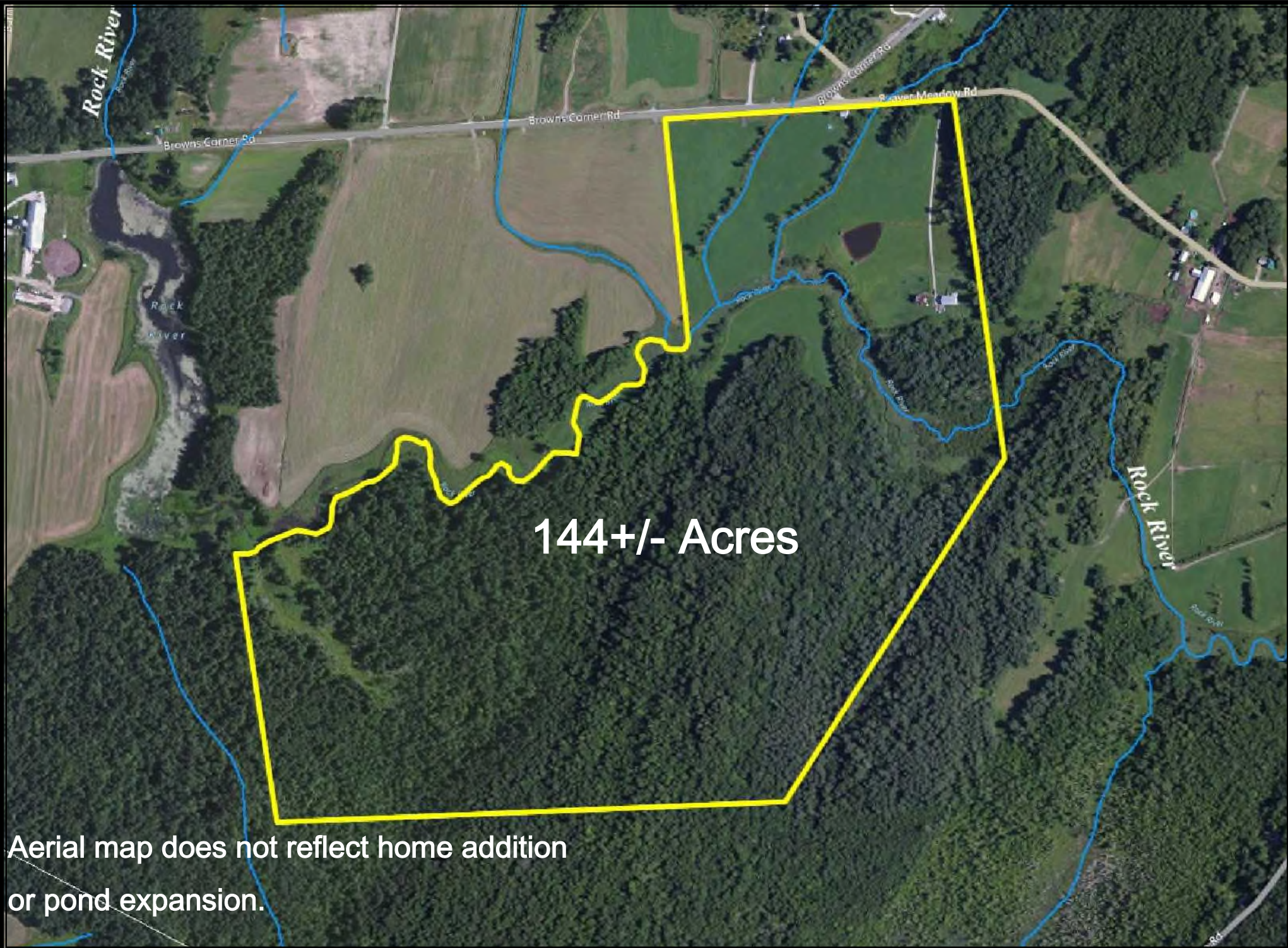
**1 Hour, 14 Minutes**—In a place where the history, community and landscape are legendary for hospitality and adventure, Stowe Mountain Resort in Stowe Vermont has reinforced its internationally respected brand with world-class improvements both on and off the mountain. Enjoy Gondola sky rides, summer adventure camps, hiking, tennis and many more summer activities and events.

**Link:** [Stowe](#)

### **Jay Peak**

**48 Minutes**—At Jay Peak you get more than chairlifts and indoor waterparks (well, one anyway). The communities that surround the mountain are characterized with an authentic Vermont charm the Northeast Kingdom is known for. So while you're here enjoying piles of snow or the green grass of our golf course, be sure to check out the restaurants, shops and friendly locals in the towns and villages around the Jay area. Whether it's Jay, North Troy, Newport, or





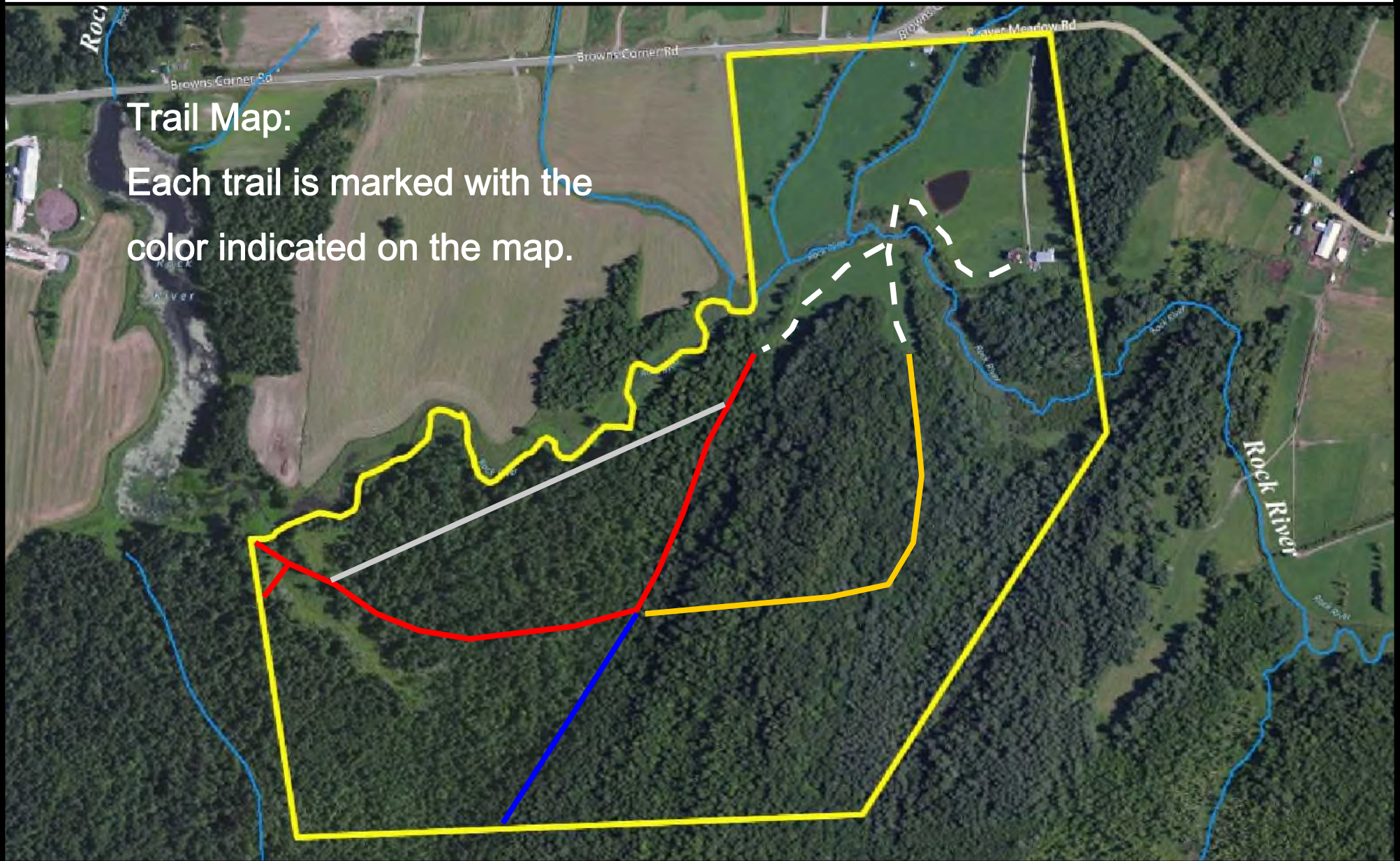
PROVIDED FOR INFORMATION PURPOSES ONLY, NOT INTENDED AS AN ACCURATE REPRESENTAION



## 593 Beaver Meadow Rd - Franklin

### Trail Map:

Each trail is marked with the color indicated on the map.

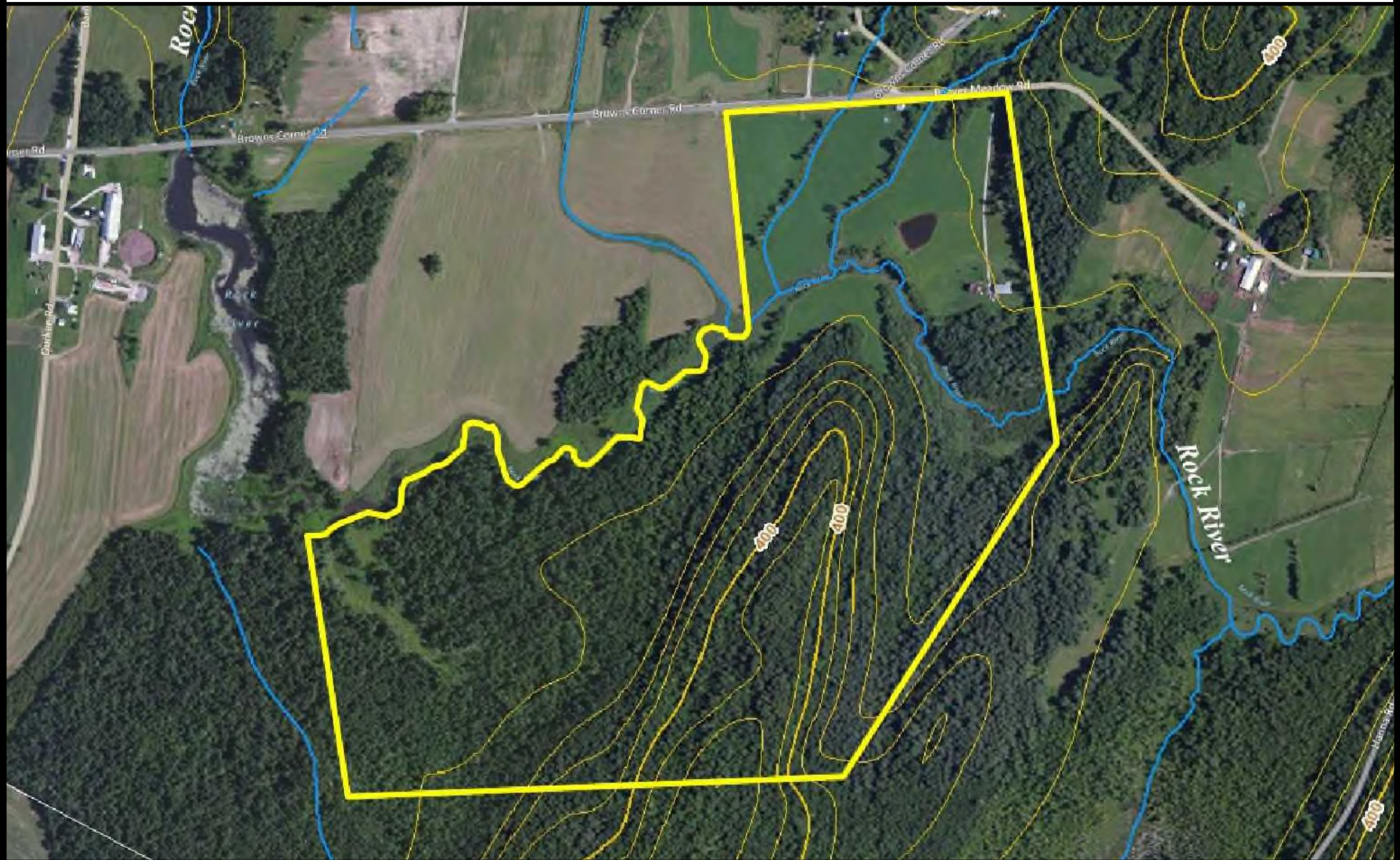


DISCLAIMER: This map is for general reference only and was created from other sources that may or may not contain errors or otherwise be reliable. This map and data should not be used for navigation and may not reflect recent construction, logging or other commercial activity on the property. Measurements, distances and areas may not be accurate. Preferred Properties encourages all buyers and agents to perform their own due diligence and to not rely on this information. We will not be responsible for decisions and offers made from this information.

SOURCE: AGENCY OF NATURAL RESOURCES



## 593 Beaver Meadow Rd - Franklin

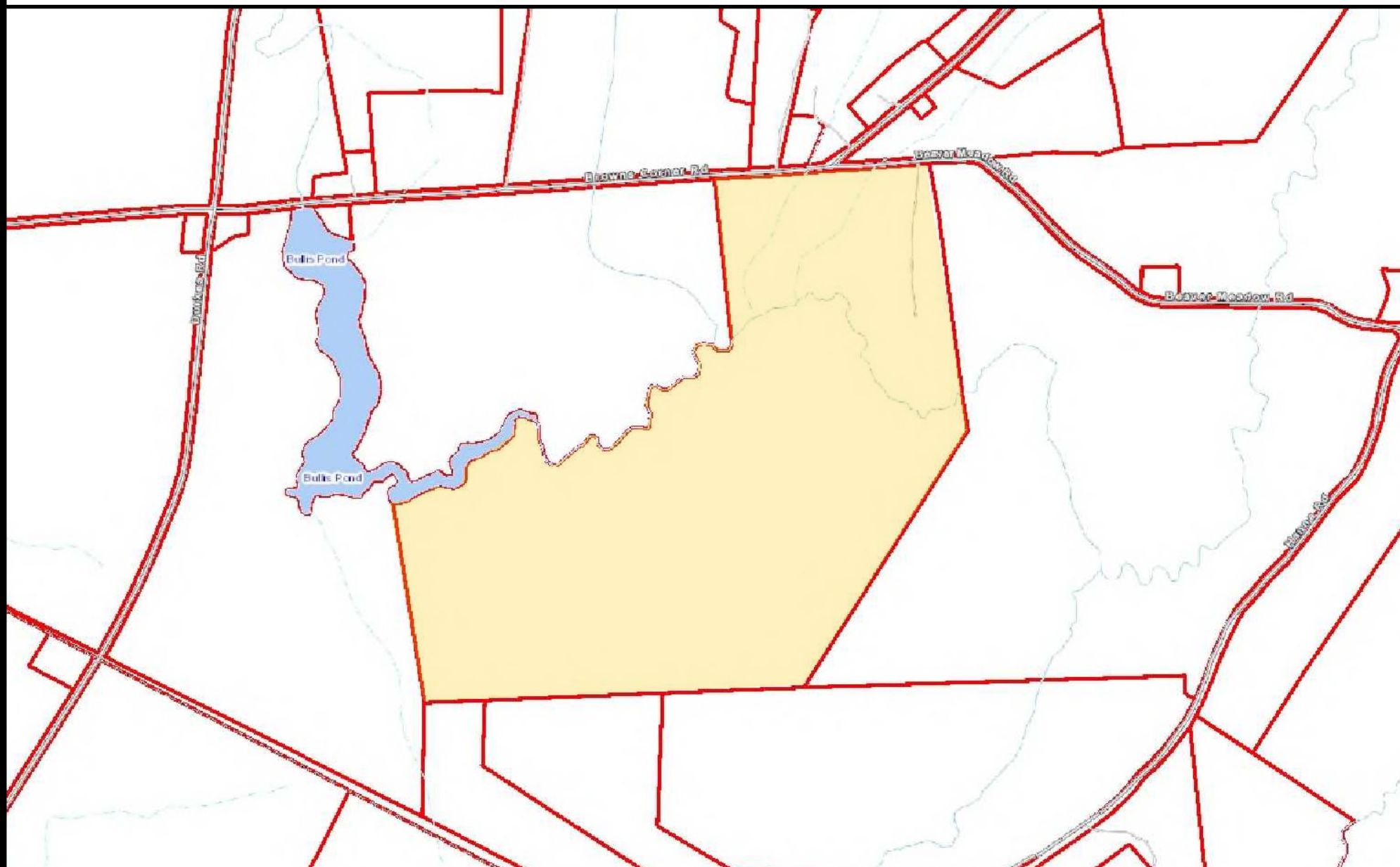


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## 593 Beaver Meadow Rd - Franklin



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SOURCE: VT CENTER FOR GEOGRAPHIC INFORMATION



## SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 8/19/15

Seller's Name(s): Gilbert Aquino

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Property Address: 593 and 669 Beaver Meadow Road Franklin, VT 05457

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.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.  
 THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

### 1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

GA

Purchaser's Initials

## 6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>139R</u> Additions to Main Bldg. <u>24RS</u> Additional Building(s): (a) <u>139RS</u> (b)			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller 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: <u>Adition</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold?			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(t)	<b>Further explanation of answers to any of the above:</b> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			

## 7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required stormwater permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

SELL

Purchaser's Initials



by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser 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.

<b>TYPE OF WATER SYSTEM</b> The Property is connected to and serviced by (check all applicable boxes): <input type="checkbox"/> Public or Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Shared <input type="checkbox"/> On-site <input type="checkbox"/> Off-site <input checked="" type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Spring <input type="checkbox"/> Lake/Pond <input type="checkbox"/> Lake Well <input type="checkbox"/> None <input type="checkbox"/> Don't Know Water System Features : <input type="checkbox"/> Cistern/Reservoir/Holding Tank <input type="checkbox"/> Water Softener/Conditioner <input type="checkbox"/> Reverse Osmosis <input type="checkbox"/> Infrared Light <input type="checkbox"/> Ultraviolet <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> None <input type="checkbox"/> Don't Know Water Pipes are: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized Metal <input type="checkbox"/> Lead <input type="checkbox"/> PVC (Plastic) <input checked="" type="checkbox"/> Combination <input type="checkbox"/> Don't Know If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____	
<b>CONDITION OF WATER AND WATER SYSTEM</b> Has the water been tested for coliform bacteria? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "Yes," when? <u>4 yrs</u> By whom? _____ Results: <u>normal</u> Has any other water quality or water chemistry testing been done? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DON'T KNOW If "Yes," when? _____ By whom? _____ Results: _____ Water softener <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," <input type="checkbox"/> Own <input type="checkbox"/> Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____ Are you aware of low pressure in your water system? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Has your water supply ever run out or run low? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe: _____ _____ Describe in detail any other problems you have had with your water system, including water quality or quantity: _____ Does the water have any odor, bad taste, cloudiness or discoloration? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	

**5. 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 any 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.

<b>TYPE OF SYSTEM</b> The Property is connected to and serviced by (check appropriate boxes): <input type="checkbox"/> Public or Municipal Sewer System <input type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> New or Alternate Technology (explain technology) _____ <input type="checkbox"/> Holding Tanks <input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input checked="" type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade <input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____	
<b>CONDITION OF SYSTEM</b> If other than public or municipal sewer/wastewater system, answer the following: Date system installed: <u>1992</u> Is the system entirely on your Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "No," where is it? _____ Has the system been repaired since you have owned the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," when? _____ What was done? _____ By whom? _____ Type of septic tank: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know Septic tank capacity (in gallons) <u>1000 Gals</u> <input type="checkbox"/> Don't Know Date Septic Tank Last Inspected? <u>4 yrs</u> <input type="checkbox"/> Don't Know Reports of last inspection/pumping attached: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Date Septic Tank Last Pumped? <u>2014</u> <input type="checkbox"/> Don't Know By whom? <u>DRUMAC</u> To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

Seller's Initials <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;">S</div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div>	Purchaser's Initials <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div> <div style="border: 1px solid black; display: inline-block; width: 40px; height: 40px; text-align: center; vertical-align: middle;"></div>
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(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**  
 Check the items that will be included in the sale of the Property:

☒ Electric Garage Door Opener - Number of Transmitters 2
☒ Security Alarm System
 ☒ Owned
 ☐ Leased
 ☐ Humidifier  
☐ Dehumidifier
 ☐ Lawn Sprinklers
 ☐ Automatic Timer
 ☒ Smoke Detectors - How Many? \_\_\_\_\_
 ☒ Whirlpool Bath  
☐ Swimming Pool
 ☐ Pool Heater
 ☐ Spa/Hot Tub
 ☐ Pool/Spa Equipment (list): \_\_\_\_\_  
☒ Refrigerator
 ☒ Stove
 ☒ Hood/Fan
 ☒ Microwave Oven
 ☒ Dishwasher
 ☐ Garbage Disposal
 ☐ Trash Compactor  
☒ Washer
 ☒ Dryer
 ☐ Central Vacuum
 ☐ Freezer
 ☐ Intercom
 ☒ Ceiling Fans
 ☒ Woodstove
 ☐ Sump Pump
 ☒ Well Pump  
☒ Satellite Dish
 ☐ Indoor/Outdoor Grill
 ☐ Attic Fan(s)
 ☐ Window A/C  
☒ Wood/Gas/Pellet/Other Stove (describe): \_\_\_\_\_  
 OTHER: \_\_\_\_\_  
 Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☒ NO  
 If "yes", explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:  
 \_\_\_\_\_  
 \_\_\_\_\_

### 3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant 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 significant repair:  
 \_\_\_\_\_  
 Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?  
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: \_\_\_\_\_  
 \_\_\_\_\_  
**BASEMENT/CELLAR/CRAWL SPACE:**  
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?  
☐ YES ☒ NO If "Yes," explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?  
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred?  
 \_\_\_\_\_  
 Has paint containing lead been used on the Property? ☐ YES ☒ NO ☐ DON'T KNOW  
**ROOF:** ☐ Shingle ☐ Slate ☒ Metal ☐ Tile ☐ Other (describe) \_\_\_\_\_ ☐ Don't Know  
 Approximate age of roof? 2 yrs or older / 10 yrs max  
 Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW  
 If "Yes," explain: \_\_\_\_\_  
 Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW  
 If "Yes," when? \_\_\_\_\_  
 Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW  
 If "Yes," explain: \_\_\_\_\_

### 4. 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

Seller's Initials

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Purchaser's Initials

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? By whom?	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? By whom?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
Further explanation of any of the above:				

## 2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

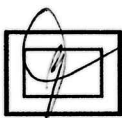
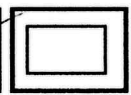
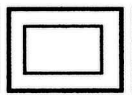
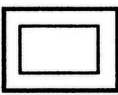
### HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	<b>Heating System (check all that apply):</b> <input type="checkbox"/> Base Board <input checked="" type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: _____ <input type="checkbox"/> Don't Know Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: _____ Gallons (or other measure) Provider: <u>McCurry</u> Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	<b>Air Conditioning:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): _____
(c)	<b>Hot Water System (check all that apply):</b> <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand Age of Hot Water System: <u>new</u> <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	<b>Alternative Energy System(s) (check all that apply):</b> <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO
(e)	<b>Electrical System:</b> Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Main Breaker Amperes: <u>200</u> Amps <input type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: <div style="border: 1px solid black; height: 40px; width: 100%;"></div> Annual electricity usage: \$ _____ Electric utility provider: <u>Vermont Co-op</u> Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.

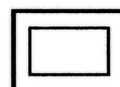
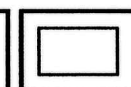
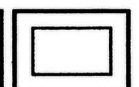
### TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider:
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers:
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>marklin Tele</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input checked="" type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," current provider: _____ If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials

Purchaser's Initials

(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
<b>Further explanation of any of the above:</b> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>				

**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 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 Seller.

**BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE 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:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date



**WARRANTY DEED****KNOW ALL MEN BY THESE PRESENTS**

**THAT** we, Calvin R. McCurley, Jr. and Janice A. McCurley, husband and wife, of the Town of Franklin, in the County of Franklin and State of Vermont, **GRANTOR(S)**, in consideration of **TEN AND MORE DOLLARS** paid to our full satisfaction by **Gilbert R. Aquino**, of the British West Indies, **GRANTEE(S)**, by these presents, do freely **Give, Grant, Sell, Convey and Confirm** unto said **Gilbert R. Aquino**, **GRANTEE(S)**, and his heirs and assigns forever, a certain piece of property, including any buildings thereon, located in the Town of Franklin, County of Franklin and State of Vermont, described as follows, viz:

*An improved parcel of land containing 144 acres, more or less, including all structures thereon, located on the southerly and westerly side of the Beaver Meadow Road, so-called, and being a portion of the land and premises set forth and conveyed to the Grantors herein by Warranty Deed of Dwight E. Alger and Linda K. Alger dated June 6, 1989 and recorded in Book 35, Page 182 of the Franklin Town Land Records AND being all and the same parcels conveyed to the Grantors herein by Warranty Deed of Ardelle Villeneuve dated March 29, 1996 as recorded in Book 45, Page 109 of the Franklin Town Land Records.*

*Excepted from the Alger parcel above referenced (not included in the 144 acres above described) are all lands located on the southerly side of the Browns Corner Road, so-called and the northerly side of the Beaver Meadow Road, so-called, consisting of 22.36 acres, as set forth on a certain survey map prepared by TDH Surveying and Design, PLC entitled "Calvin R. McCurley, Jr. and Janice A. McCurley, Browns Corner Road, Franklin, VT" dated March 17, 2012 and recorded at Map Slide 144 of the Franklin Town Land Records.*

*Also conveyed hereby are all rights, if any, conferred upon the subject premises by a certain Application For Certificate of Compliance dated January 1, 1992, approved by the Administrative Officer on February 17, 1992 and identified as 92-2 in the Franklin Town Land Records.*

*Reference is hereby made to the above mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.*

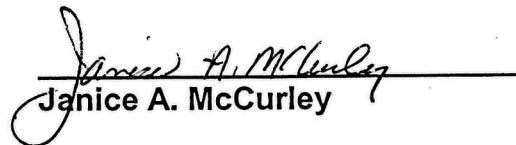
*Grantee agrees that Grantors may remain at the premises until midnight on August 10, 2012.*

Warranty Deed  
McCurley/Aquino  
Page 2

the said **Gilbert R. Aquino, GRANTEE(S)**, and his heirs and assigns, that until the  
ensealing of these presents we are the sole owner(s) of the premises, and have good  
right and title to convey the same in manner aforesaid, that they are **FREE FROM  
EVERY ENCUMBRANCE**; except easements and rights of way of record, if any, current  
real estate taxes which shall be pro rated as of the date of closing, provided this  
paragraph shall not reinstate any encumbrances previously extinguished by the  
Marketable Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated; and we do  
hereby engage to **WARRANT AND DEFEND** the same against all lawful claims  
whatever, except as aforesaid.

**IN WITNESS WHEREOF**, we hereunto set our hand(s) and seal(s) this 31<sup>st</sup> day  
of July, 2012.

**IN THE PRESENCE OF:**

  
Calvin R. McCurley, Jr.  
Janice A. McCurley

**STATE OF VERMONT  
CHITTENDEN COUNTY, SS.**

At South Burlington, Vermont this 31<sup>st</sup> day of July, 2012, **Calvin R. McCurley, Jr.**  
**and Janice A. McCurley**, personally appeared, and they acknowledged this instrument  
by them sealed and subscribed, to be their free act and deed.

Before me: 

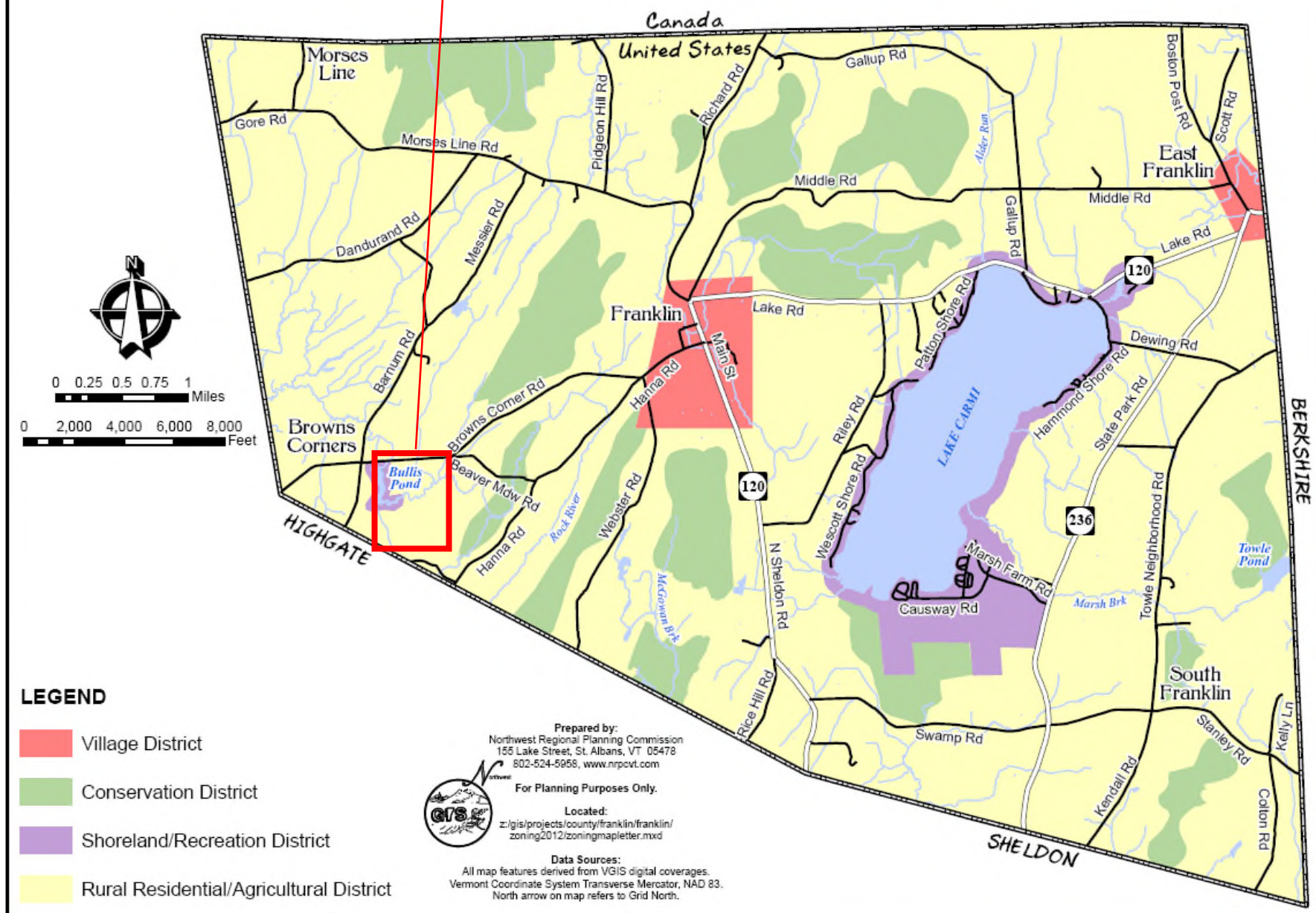
**Notary Public**  
**My Commission Expires 2/10/2015**



### Approximate Location of Property

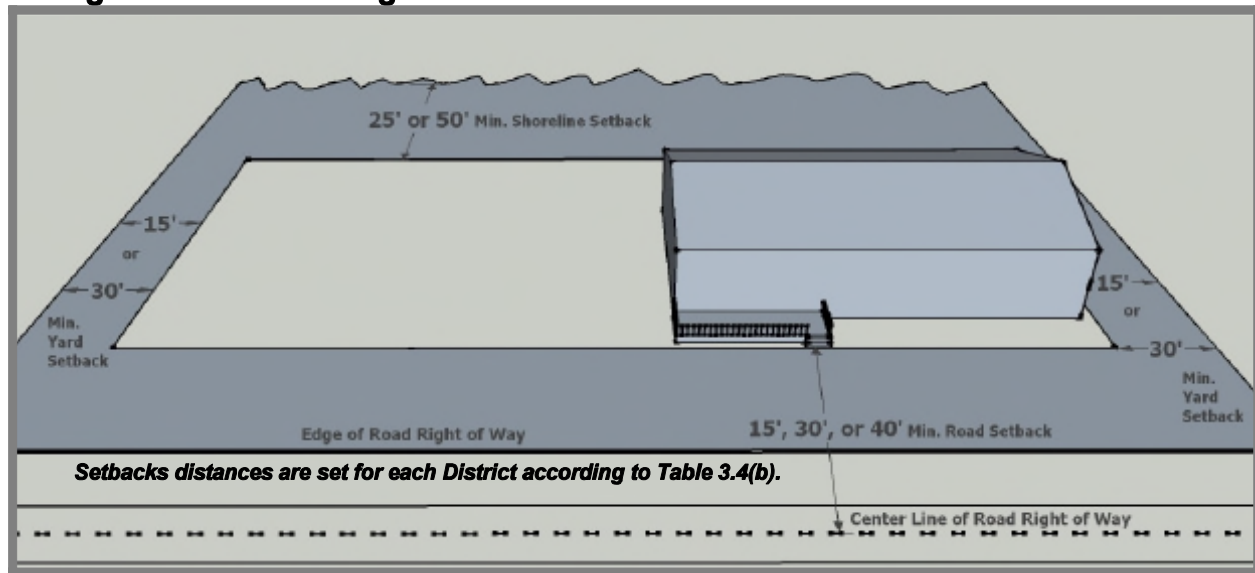
# TOWN OF FRANKLIN

## Zoning Map



**Warning: This is only a partial section of the town zoning regulations. We urge all buyers and agents to contact the town for a complete set of zoning regulations. Decisions should not be made solely on this partial set of information.**

**Figure 3.4: Measuring Setbacks**



**Table 3.4(a) Allowable Land Uses**

**P (Permitted Use), C (Conditional Use), E (Exempt, No Zoning Permit Required), X (Prohibited)**

*The allowable land uses in the Special Flood Hazard Area are located in Table 9.1.*

	Village	Rural Residential/ Agricultural	Shoreland/ Recreation	Conservation
<b>Residential Uses</b>				
Seasonal to Year Round Dwelling Conversion	P	P	C	C
Single Unit Year Round Dwelling	P	P	C	C
Single Unit Seasonal Dwelling	P	P	C	P
Two Unit Year Round Dwelling	P	P	C	X
Two Unit Seasonal Dwelling	X	X	C	X
Multi Unit Year Round Dwelling	C	C	X	X
Accessory Dwellings	P	P	P	See Section 7.1
Rooming/Boarding House	P	P	X	X
Home Occupations	P	P	C	C
Bed and Breakfast	P	P	C	C
Mobile Home Park	C	C	X	X
<b>Commercial Uses</b>				
Lodging Establishment	C	C	C <sup>1</sup>	X
Marina (Section 7.8)	X	X	C	X

<sup>1</sup> Seasonal Lodging Only



**Warning: This is only a partial section of the town zoning regulations. We urge all buyers and agents to contact the town for a complete set of zoning regulations. Decisions should not be made solely on this partial set of information.**

**Table 3.4(a) Allowable Land Uses**

**P (Permitted Use), C (Conditional Use), E (Exempt, No Zoning Permit Required), X (Prohibited)**

***The allowable land uses in the Special Flood Hazard Area are located in Table 9.1.***

	<b>Village</b>	<b>Rural Residential/ Agricultural</b>	<b>Shoreland/ Recreation</b>	<b>Conservation</b>
Gasoline Station, Motor Vehicle Repair/Service, and/or Motor Vehicle Sales (Section 7.6)	C	C	X	X
Personal or Professional Service/Business	C	C	C	X
Restaurant	C	C	C	X
Retail Establishment	C	C	C	X
<b>Industrial Uses</b>				
Light Industry	C	C	X	X
Earth Resource Extraction (Section 7.4)	C	C	X	C
Salvage Yard (Section 7.12)	X	C	X	X
<b>Public Uses</b>				
Public Facility (Section 7.10)	C	C	C	X
Community Facility	C	C	C	X
Place of Worship	C	C	C	X
<b>Recreational Uses</b>				
Recreation Facility/Outdoor	C	C	C	X
Recreation Facility/Outdoor with No Structures	C	C	C	X
Recreation Facility/Indoor	C	C	C	X
Campground (Section 7.3)	X	C	C	X
<b>Other Uses</b>				
Agricultural Structure	E	E	E	E
Accessory Uses & Structures	P	P	P	C
Club	C	C	C	C
Family Child Care Home or Facility (Section 7.5)	See Section 7.5			
Public Parking Lot	C	C	C	X
Residential Care Home or Group Home (Section 7.11)	See Section 7.11			
Wireless Telecommunication Facility (Section 7.13)	C	C	C	C

**Warning: This is only a partial section of the town zoning regulations. We urge all buyers and agents to contact the town for a complete set of zoning regulations. Decisions should not be made solely on this partial set of information.**

**Table 3.4(b): Dimensional Standards for Structures and Lots**

	<b>Village</b>	<b>Rural Residential/ Agricultural</b>	<b>Shoreland/ Recreation</b>	<b>Conservation</b>
<b>Minimum Lot Area</b>	Off-Lot Water & Wastewater: 20,000 Sq. Ft. On-Lot Water & Wastewater: 40,000 Sq. Ft.	SU Dwelling: 40,000 Sq. Ft. 2U & MU Dwelling: 60,000 Sq. Ft.	1 Unit Seasonal Dwelling: 14,000 Sq. Ft. or 20,000 Sq. Ft. <sup>1</sup> 1 Unit Year Round Dwelling: 40,000 Sq. Ft. 2 Unit Seasonal Dwelling: 40,000 Sq. Ft. 2 Unit Year Round Dwelling: 60,000 Sq. Ft.	10 Acres
<b>Minimum Frontage</b>	100 Feet	140 Feet	1 Unit Seasonal Dwelling: 100 Feet 1 Unit Year Round Dwelling & 2 Unit Dwelling: 140 Feet	140 Feet
<b>Setback, Road</b>	30 Feet <sup>2</sup>	40 Feet	Public Road: 40 Feet Private Road: 15 Feet	40 Feet
<b>Setback, Yard</b>	15 Feet <sup>2</sup> 5 Feet, Accessory Structures	30 Feet	1 Unit Seasonal Dwelling: 15 Feet 1 Unit Year Round Dwelling, 2 Unit Year Round & 2 Unit Seasonal Dwelling: 30 Feet	30 Feet
<b>Setback, Stream</b>	50 Feet	50 Feet	50 Feet	100 Feet
<b>Setback, Shoreline</b>	N/A	N/A	1 Unit Seasonal Dwelling: 25 Feet 1 Unit Year Round Dwelling & 2 Unit Seasonal: 50 Feet	N/A

**Note:** Residential accessory uses/structures shall comply with the setback distances required for the principal use of property. This includes accessory dwellings, home occupations, bed and breakfasts, rooming and boarding houses, residential care homes (Section 7.11), and family childcare homes (Section 7.5(A)(1)).

**Table 3.4(c) Dimensional Standards for Specific Conditional Uses**

	<b>Minimum Lot Area</b>	<b>Minimum Setback from Road ROW</b>	<b>Minimum Yard Setback</b>	<b>Minimum Setback from Shore or Stream Bank</b>	<b>Minimum Frontage</b>
<b>Lodging Establishment</b>	5,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
<b>Restaurant</b>	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet

<sup>1</sup> If there are multiple standards given, the lower number for a use shall apply to dwellings that have off-lot water and/or sewer while the higher number for a use shall apply to dwellings that have on-lot water and sewer.

<sup>2</sup> For Multi Unit Dwellings, an additional five (5) feet per dwelling unit is required in addition to the base standard of 15 or 30 feet.



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**Table 3.4(c) Dimensional Standards for Specific Conditional Uses**

	<b>Minimum Lot Area</b>	<b>Minimum Setback from Road ROW</b>	<b>Minimum Yard Setback</b>	<b>Minimum Setback from Shore or Stream Bank</b>	<b>Minimum Frontage</b>
Recreation Facility/Indoor	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Recreation Facility/Outdoor	40,000 Sq. Ft.	50 Feet	50 Feet	100 Feet	200 Feet
Community Facility	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Club	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Place of Worship	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Retail Establishment	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Personal or Professional Service/Business	40,000 Sq. Ft.	40 Feet	30 Feet	100 Feet	150 Feet
Public Facility (See Section 7.10)	40,000 Sq. Ft.	60 Feet	30 Feet	100 Feet	150 Feet
Light Industry, Earth Resource Extraction(See Section 7.4), Salvage Yard (See Section 7.12)	80,000 Sq. Ft.	60 Feet	40 Feet	100 Feet	200 Feet
Gasoline Station, Motor Vehicle Repair/Service and/or Motor Vehicle Sales (See Section 7.6)	80,000 Sq. Ft.	100 Feet	40 Feet	100 Feet	200 Feet
Marina (See Section 7.8)	80,000 Sq. Ft.	40 Feet	30 Feet	NA	100 Feet
Campground (See Section 7.3)	100,000 Sq. Ft.	200 Feet	50 Feet	100 Feet	200 Feet
Mobile Home Park	See Section 7.9			100 Feet	See Section 7.9
Public Parking Lot	40,000 Sq. Ft.	60 Feet	30 Feet	100 Feet	150 Feet

**Note: Commercial accessory uses and structures shall comply with the setback distance for the principal use of property.**