

DEVLIN ROAD PARCELS

Two high-elevation lots in the shadow of Camel's Hump offer secluded building options with emergent views a short distance from Waterbury, Stowe and Montpelier.



**27.3 and 31.4 Grand List Acres
Duxbury, Washington County, Vermont**

Each parcel offered individually
Price (either lot): \$98,000

LOCATION

These two adjacent parcels are located in central Vermont in the town of Duxbury, Washington County. Duxbury is a small village adjacent to the more significant town of Waterbury, known as the "Crossroads of Vermont." Waterbury lies at the junction of Interstate 89 and State Route 100, providing easy access to Stowe (20 minutes north), Waitsfield and Sugarbush (20 minutes south), Burlington (30 minutes northwest) and Montpelier (10 minutes east). Waterbury itself offers a variety of shops and restaurants as well as the famed Ben and Jerry's ice cream factory and the headquarters of Keurig Green Mountain coffee company. A wide variety of employers, cultural amenities, shops and restaurants, as well as recreational options, lie close by or within 30 minutes of the area.

Waterbury sits on the banks of the Winooski River where it has carved through the Green Mountain Range on its way to Lake Champlain. Rivers, lakes, mountains, golf courses, trails and ski areas make up the four-season recreational infrastructure of the region. Of particular significance, much of Duxbury lies on the northern slopes of Camel's Hump, the second highest peak in Vermont and one of the state's more distinct landscape features.

The parcels are just 6 miles from the Exit 10 interchange on Interstate 89 in Waterbury. From here, it is a 3 hour trip southeast to Boston or 6 hours southwest to New York City.

ACCESS

Both parcels have frontage on a private, gated section of Devlin Road, jointly maintained with other neighbors. The Upper Parcel has 330' of frontage and the Lower Parcel has 1,320' of frontage. Devlin Road is town-maintained for the first 0.33 miles to the gate; from here, it is a well-established gravel road in good condition and passable by most vehicles during the non-winter months. The boundary of the Lower Parcel begins 0.5 miles from the gate. Power and phone service are available 0.6 miles from the Lower Parcel. Devlin Road connects to Crossett Mountain Road, a town-maintained road that begins and ends on State Route 100.

A driveway to either parcel can easily be constructed directly off of Devlin Road. The Upper Parcel benefits from a right-of-way across a small portion of the neighboring land to the west. This additional access allows for a driveway, with some extra effort and cost, to a buildable site on the ridgetop with the finest views.



An aerial view of Waterbury village looking west down the I-89 corridor.



The parcels are in the middle of this photo with Crossett Hill running left to right in the background.

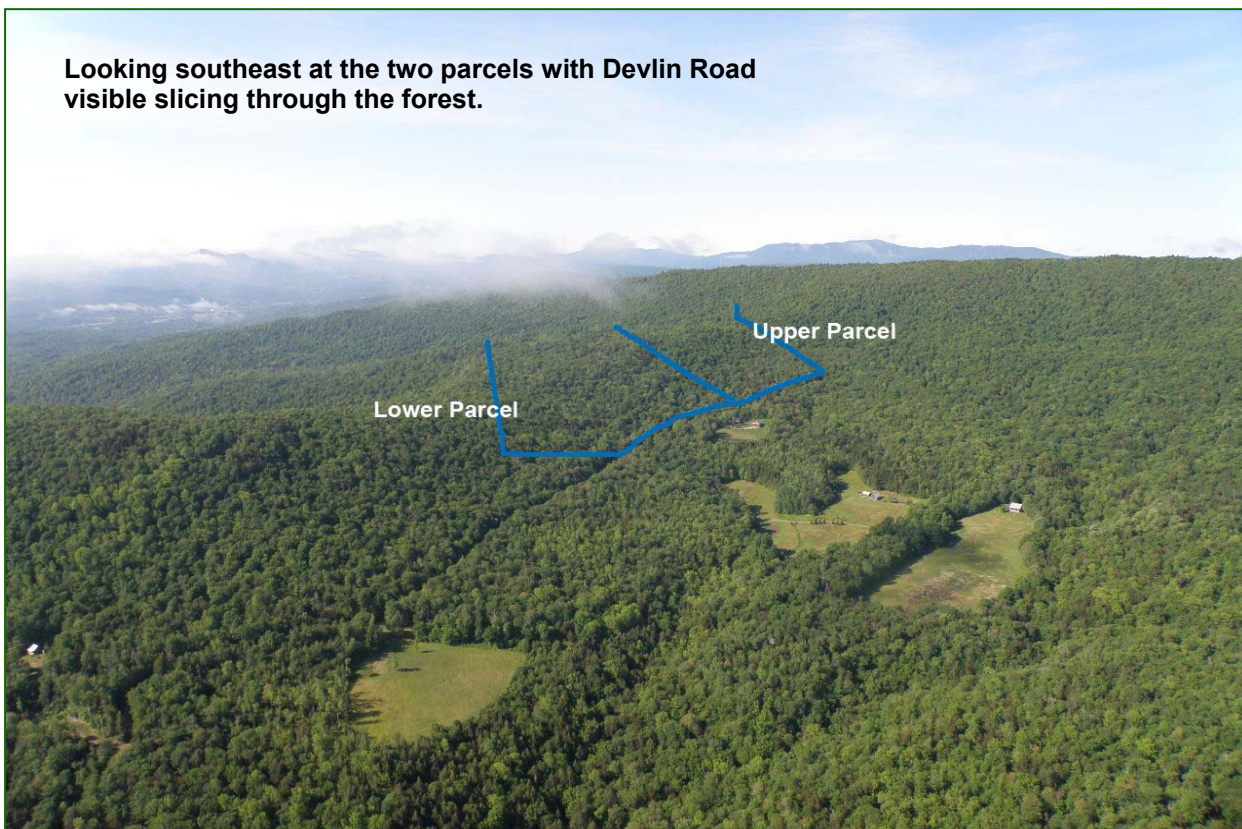


Devlin Road provides access to both parcels with their frontage on the left.

SITE DESCRIPTION

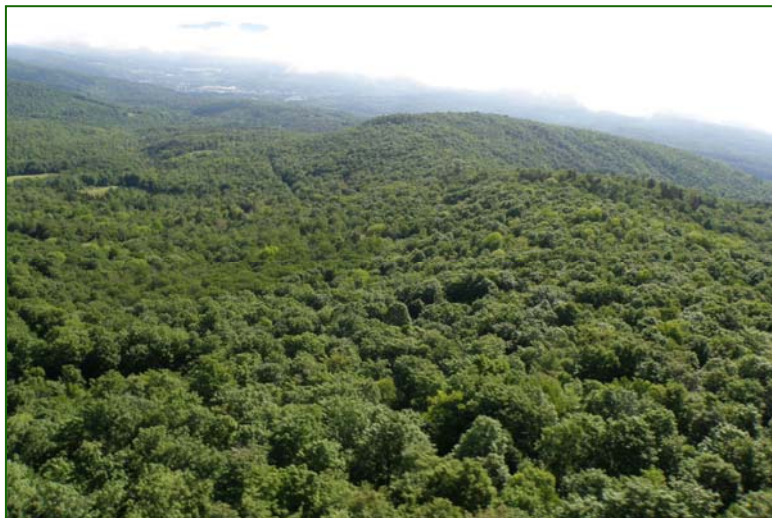
These high-elevation parcels (1,600-2,200' ASL) offer a secluded spot for a seasonal or year-round, off-grid home with stunning valley and mountain views. The lots rest on the upper slopes of Crossett Hill, a large north-south ridge just east of Camel's Hump. A smaller ridge jutting east off Crossett Hill into the properties provides elevated and flatter terrains on both parcels.

Looking southeast at the two parcels with Devlin Road visible slicing through the forest.



The Upper Parcel slopes from Devlin Road at a moderate incline, rising more steeply for a short distance to the top of the ridge. Here, the terrain is reasonably level and, with tree clearing, offers sweeping views from the northeast across the eastern horizon and the rolling Vermont hills to the southeast towards the Sugarbush Valley. This would make a stunning, top-of-the-world site for a residence. Grounds around the home could be developed with an open lawn and select large trees left in place for a park-like feel. The property slopes from the ridge gradually downwards towards the southern boundary.

The Lower Parcel offers more easily accessible building sites with northeastern views similar to those from the Upper Parcel. While the parcel also accesses the ridgetop area, driveway construction to this spot would be prohibitively difficult. Overall, the parcel is generally sloping upward from Devlin Road southward to the ridgetop, with a slight valley running to the east.



The two parcels occupy the center and foreground of this photo. Waterbury Village can just be seen in the distance.

SITE DESCRIPTION (continued)

Northern hardwood forests, with some spruce-fir and hemlock, cover both lots. Some trees, notably red spruce and yellow birch, are quite large, with diameters near or in excess of two feet. Occasional rocky outcrops or boulders vary the landscape. Seasonal streams, the headwaters of local brooks, course through the properties. Up here, black bear, coyote and moose are likely to wander through from time to time.



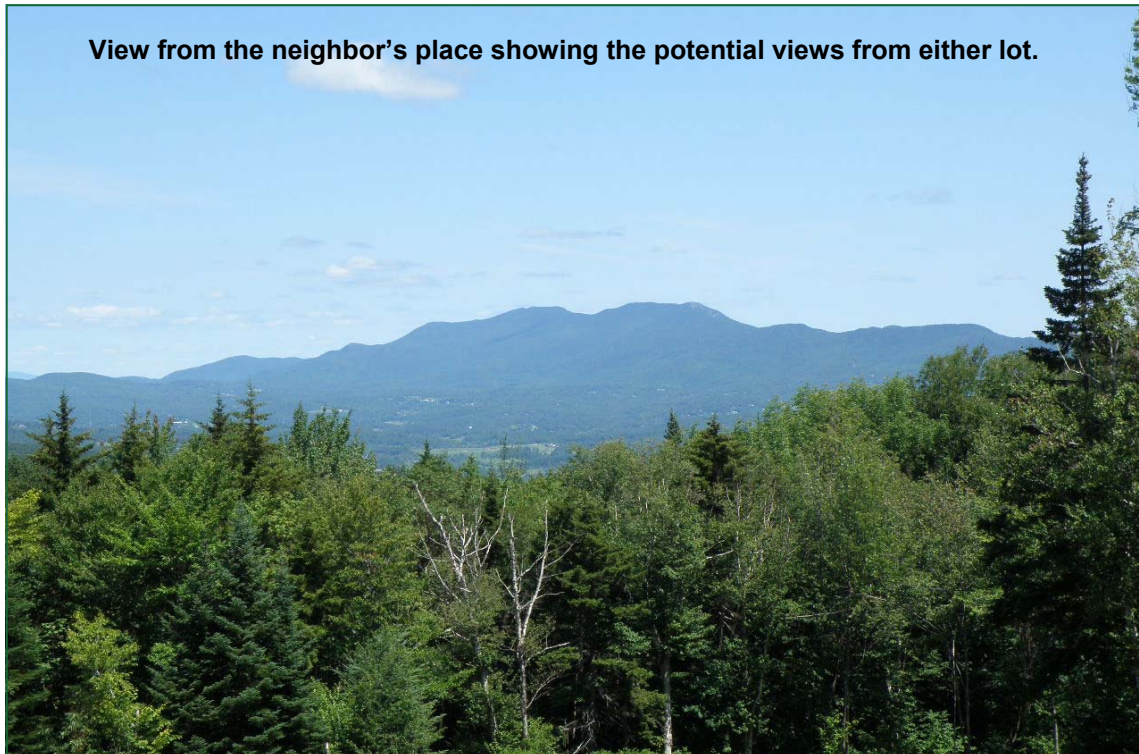
Primarily northern hardwood species inhabit both parcels.

TAXES, TITLE and ZONING

Both properties are owned by the same individual and have been formally subdivided. However, the town regards them as one property for tax purposes. The property taxes for both parcels in 2015 were \$132. The lots ARE enrolled in the State of Vermont's Use Value Appraisal (UVA) program.

The properties are identified in the Town of Duxbury as parcel number 420-10.75. They are owned by Daniel Irvin whose deed is recorded in the Duxbury Town Clerk's Office in Book 94, page 59. The properties are in the town Timber Management and Wildlife Zone where the minimum lot size is 25 acres per use and all dwellings will require a conditional use permit from the Zoning Board of Adjustment.

View from the neighbor's place showing the potential views from either lot.



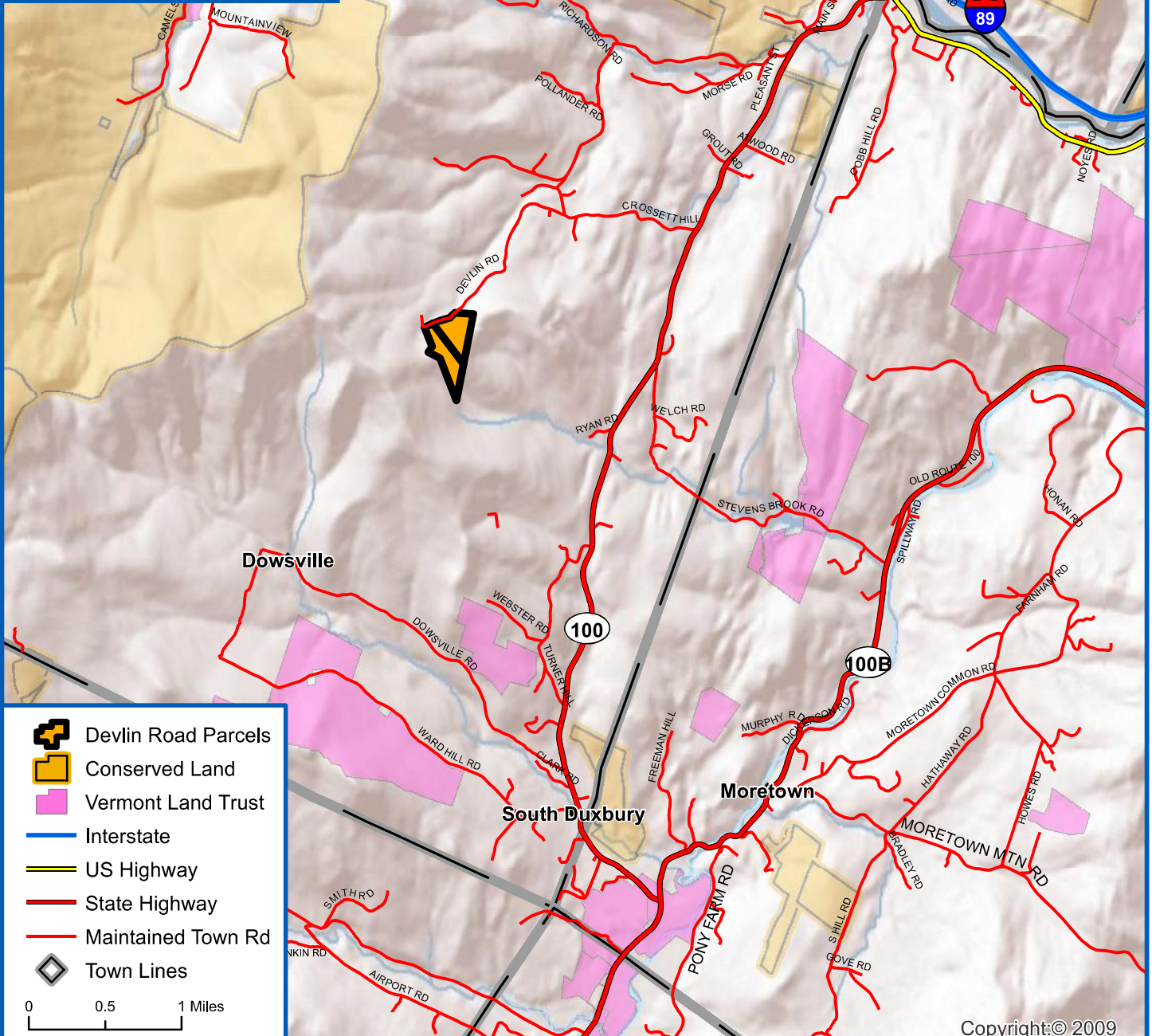
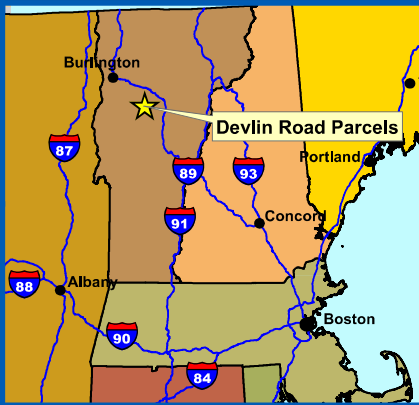
Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Locus Map

Devlin Road Parcels

54.3 Town Listed Acres

Duxbury, Vermont

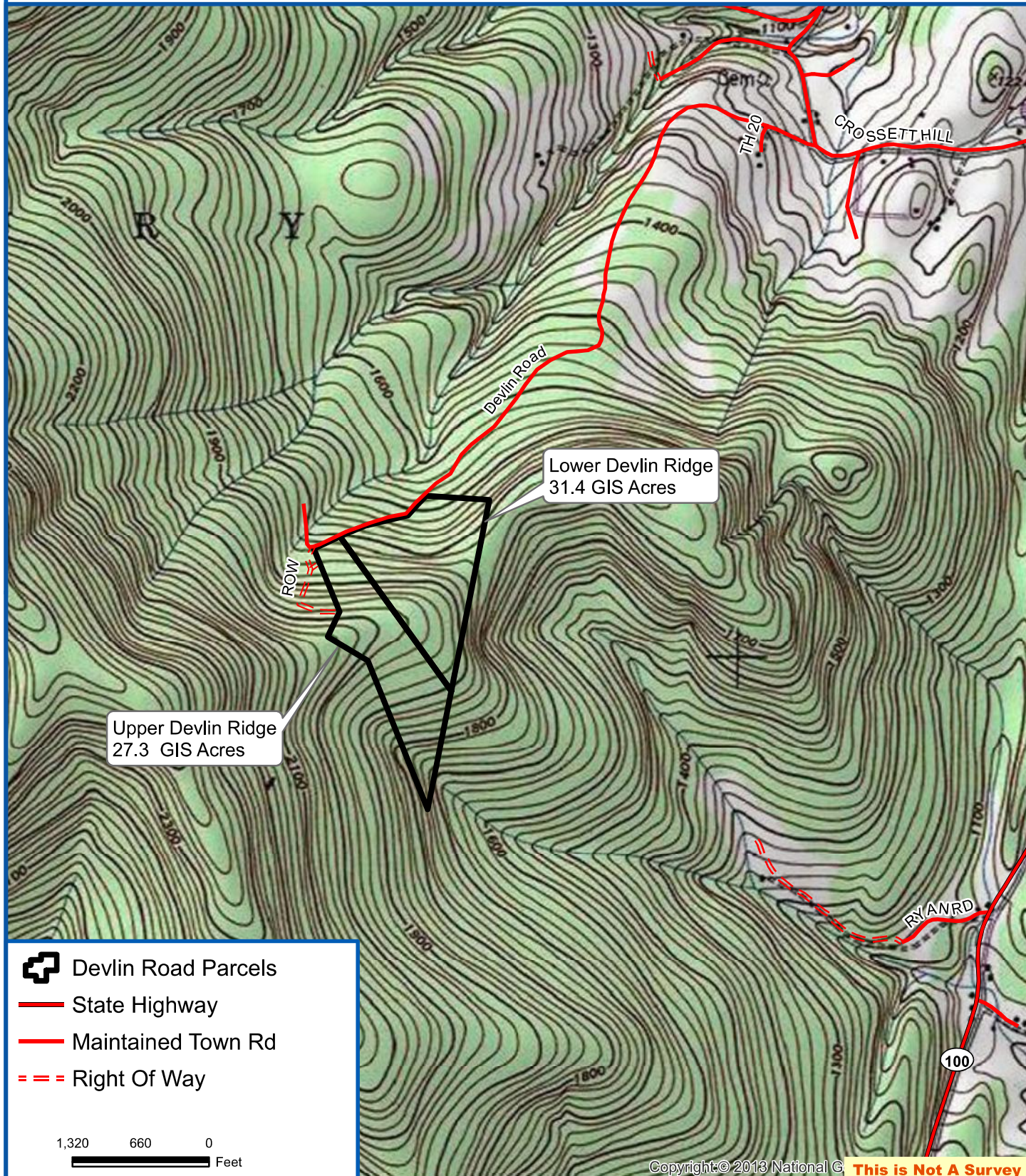




Devlin Road Parcels

fountains

58.7 GIS Acres
Duxbury, Vermont



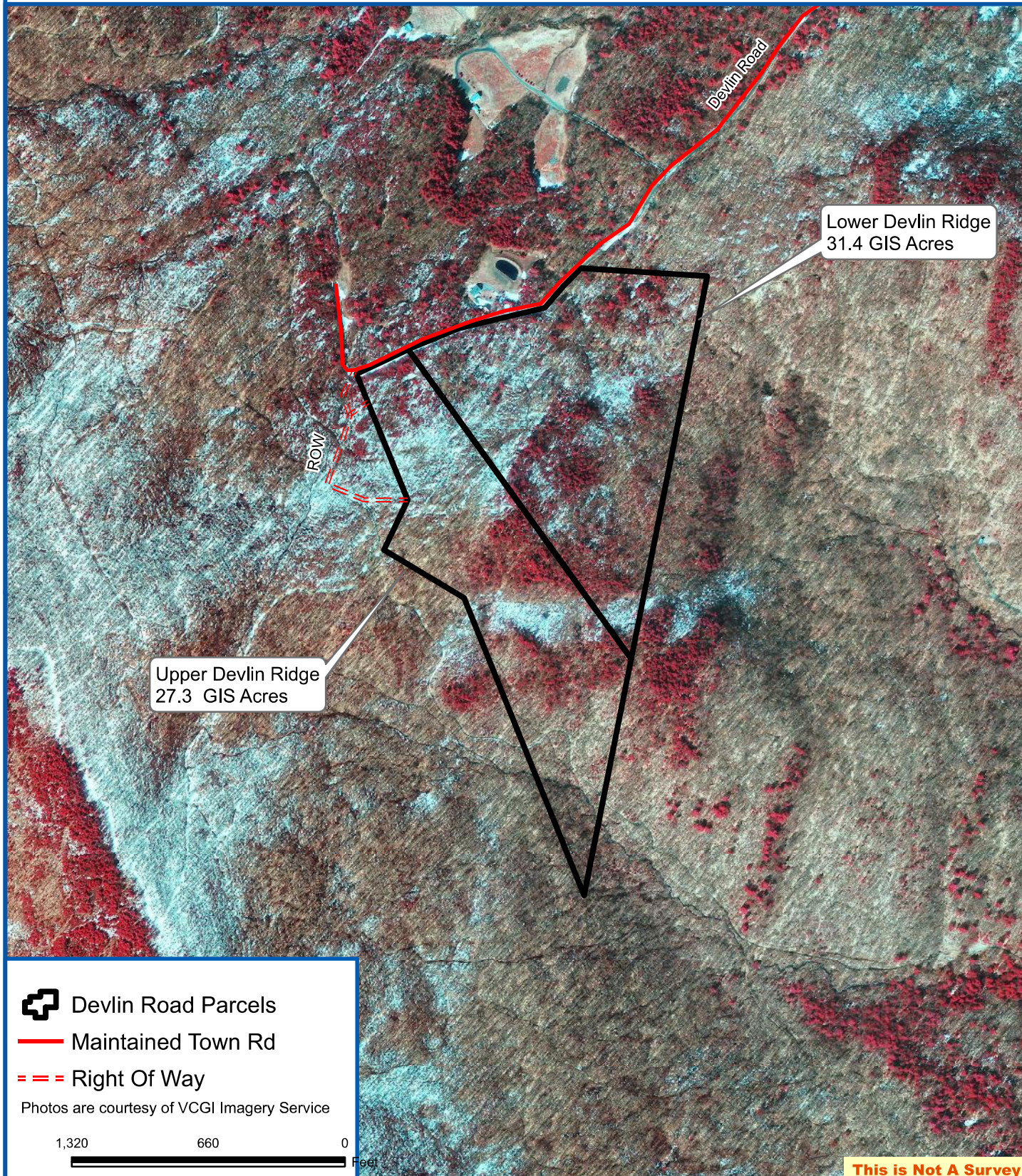
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from VVGI, Vermont Land Trust and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Fountains Land Inc
Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Alisa Darmstadt
Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

[Signature]
Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign