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MAPLE HILL PARCEL

A central Vermont building lot with open fields, sweeping valley and mountain views, permitted septic and accessible power, all just 11 miles from Montpelier.



27.1 Grand List Acres
Plainfield, Washington County, Vermont

Price: \$128,000

LOCATION

Maple Hill Parcel is located just outside the village of Plainfield in central Vermont. Plainfield is an eclectic town set along the Winooski River on its journey west. The village has a collection of unique, local businesses and a couple of restaurants. Goddard College, a progressive liberal arts college, is just on the edge of the village. On the myriad of backroads that run outward from the village center across rolling hills live commuters who head to Montpelier, Waterbury and Saint Johnsbury, farmers, artists, and many folks who are working on living sustainably

Route 2, an east-west corridor runs through the town connecting it with Montpelier and I-89 11 miles to the west. To the east, Saint Johnsbury is 28 miles away and offers access to I-91. Burlington, Vermont's largest city, is one hour to the northwest while Boston is 3 hours to the southeast.

ACCESS

The property offers 450' of frontage on East Hill Road, a town-maintained gravel road with utilities. The property is 0.8 miles up East Hill Road and 1.3 miles from the village center and Route 2. East Hill Road is a quiet country road with well-maintained, modest homes and a couple of farms.

Directly off the road frontage, a drainage ditch leads across the property to the forest edge. This would be a logical place to establish a driveway. The ground is level, although a bit wet. With proper ditching and mounding, a solid driveway could be established here.



The neighboring farm just down the road from the property with a view to the Green Mountains in the background.



East Hill Road with the property on the left.

From the forested edge, Camel's Hump, an iconic Vermont peak, can be seen.



SITE DESCRIPTION

Maple Hill Parcel offers a scenic and peaceful spot to establish a home or vacation retreat. It is a short drive from the village of Plainfield and is only 11 miles from the capital city, Montpelier. Yet, the property is tucked away on a quiet road with sweeping views making it feel far away from busy lifestyles.

The property is a gentle downward slope to the northwest, providing the lovely valley and mountain views. There are 7 acres of open meadow reaching almost to the road frontage where there is a narrow band of trees. In the middle of the open acreage, a small copse of new forest growth is establishing, attracting a variety of wildlife, including songbirds, which prefer this type of habitat.

Between the meadow and the forest, there is an old stone wall, a reminder of the hard work done by the settlers who first farmed this land. The forest is a mix of hardwood and softwood species. It serves well as a privacy barrier, a source of firewood, a home for wildlife and a place to enjoy. Intermittent streams run down the slope in several spots.

Soils are generally dry with some wet areas where the water is making its way down the slope. The elevation of the property is 1,320' above sea level at the eastern boundary and it slopes down to 1,140' at the western boundary. At this height, and with a cleared view shed, vistas of the river valley below and the rolling hills of central Vermont can be enjoyed. Off to the west, the Green Mountains are visible as well.

From a home site on the forest's edge (as required by deed - see next page), views are primarily to the west, combining the local valley and hills with the distant Green Mountain peaks.

The mixed-species forest offers a host of pleasant benefits to a residential use of the property.



Looking across the meadow towards the road, which is behind the line of trees.



The area of forest regeneration in the meadow.



TAXES, TITLE AND ZONING

Taxes for the parcel in 2016 are ROUGHLY \$1,500. The property **IS** enrolled in the State of Vermont's Use Value Appraisal (UVA) program. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses. For more information about this program, contact Fountains or Property Valuation & Review - (802) 828-5861 - or visit www.vermontagriculture.com/currentuse.htm.

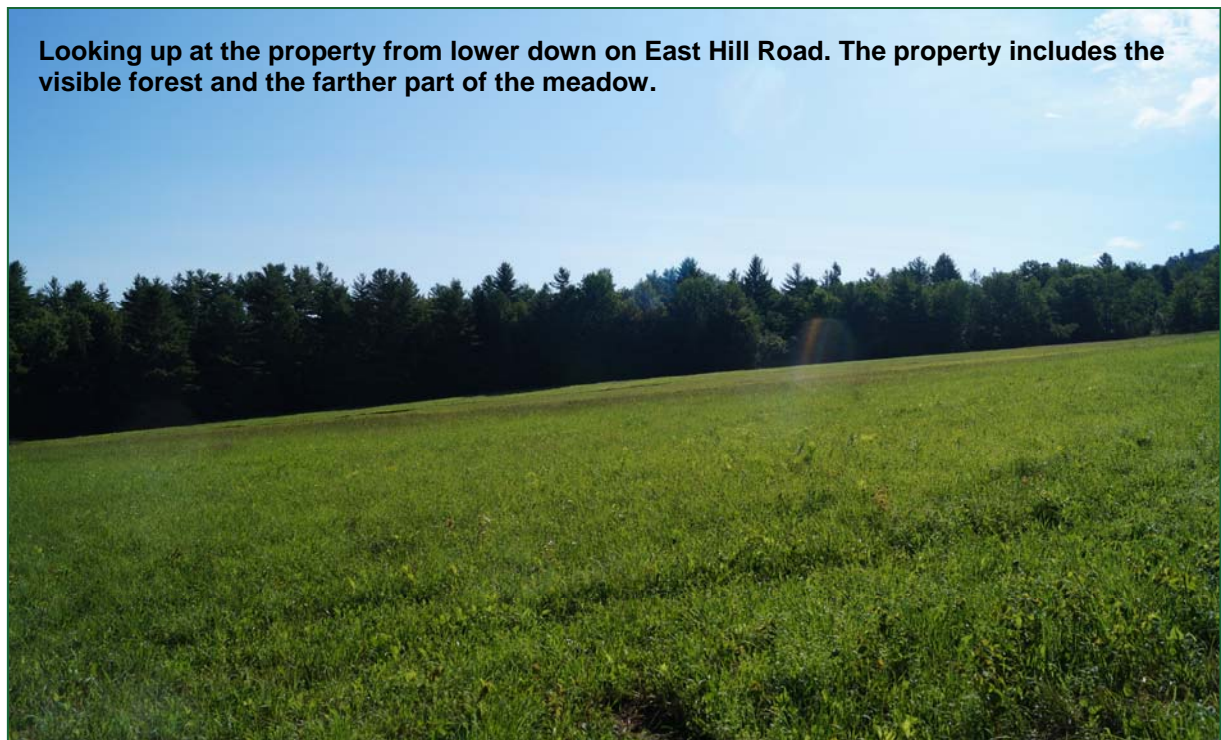
The property is owned by Maya Boffa and Jed Clifford whose deeds are recorded in the Plainfield Town Office. The property is identified on the Plainfield Tax Map 3 as Lot 6 and as parcel number 007-0915.

There is a covenant referenced in the deed preventing building in the existing open areas. A home site can be cleared in the forested area .

The property is in Plainfield's Rural Residential zone. For more information on the town Zoning Rules, please contact the town office at 802-454-8461.



View from just inside the forest out to the meadow. With minimal clearing this would be an ideal house site.



Looking up at the property from lower down on East Hill Road. The property includes the visible forest and the farther part of the meadow.

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.

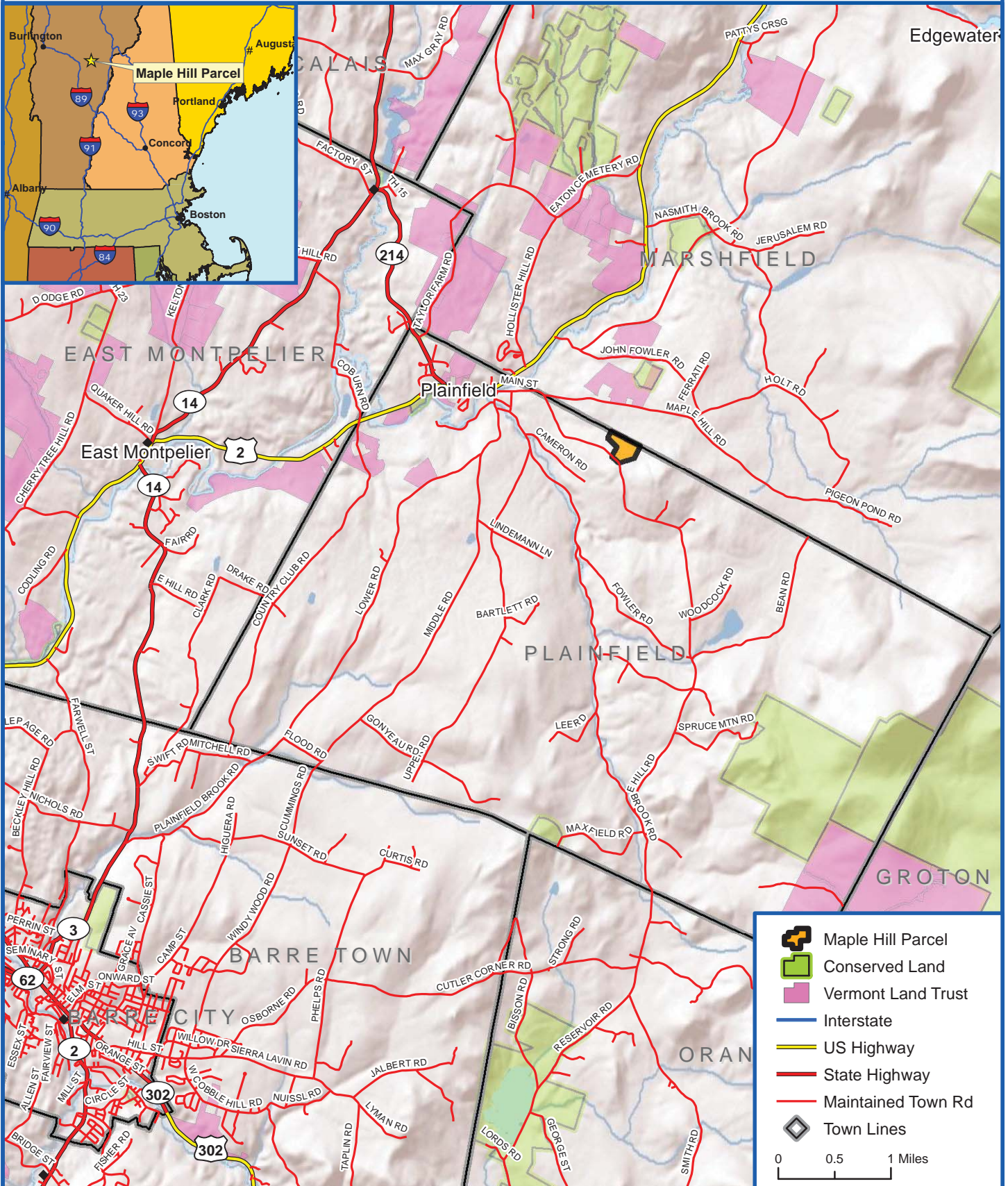


Locus Map

Maple Hill Parcel

27.1 Town Listed Acres
Plainfield, Vermont

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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