

299 Mountain Road

Stowe, VT



For more information, please contact:

Meg Kauffman
Luxury Real Estate Broker
mkauffman@landvest.com
M: 802.318.6034

Ave Cook
Luxury Real Estate Broker
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M: 802.488.0120

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1940A Mountain Road, Stowe, VT 05672

LandVest
—
CHRISTIE'S
INTERNATIONAL REAL ESTATE



STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Commercial Sale
5067194
Active

299 Mountain Road
Stowe
Unit/Lot

VT 05672

Listed: 10/24/2025
Closed:
DOM: 1

\$1,695,000



County
VilIDstLoc
Year Built
Building Area Total
Building Area Source
Total Available Area
Total Available Area Source
Zoning
Road Frontage
Road Frontage Length
Lot Size Acres
Traffic Count
Loss Factor Percentage
Vacancy Factor

VT-Lamoille
1861
3,874
Public Records
3,874
Public Records
VC10
Yes
94
0.40

Taxes TBD
Tax Year Notes
Tax Annual Amount
Tax Year
Gross Income
Operating Expense
Net Income

No
2025-2026
\$19,167.32
2025

Delayed Showing
Date - Showings Begin
Business Type

No

Business, Office, Retail

Directions From Stowe village, head north on Mountain Road .3 miles and property is on the left.

Public Remarks Great opportunity to own a historic building in a prime Stowe location on the Mountain Road. The property is thoughtfully updated and preserved with custom stonework, patios, and a covered porch. This versatile commercial space provides ample options for use. The first-floor level has multiple spaces with two half bathrooms and a mezzanine that could serve as a conference room or lounge. The spacious, well-designed, 1-bedroom, 1-bath apartment in the upper level has a private entrance and dedicated parking. Walking distance to Stowe village, fine dining, shopping, and hotels, this highly visible, mixed-use property is a must-see.

STRUCTURE

Construction Materials
Foundation Details
Roof

Clapboard Exterior
Concrete
Architectural Shingle, Asphalt Shingle

Building Number
Total Units
of Stories
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

3
2

Basement
Basement Access Type
Basement Description

Yes
Interior
Concrete Floor, Dirt Floor, Partial, Unfinished

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Levelers

LEVEL			TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1	2		Residential		Expenses - CAM
UNIT 2	1		Retail		Expenses - Taxes
UNIT 3	1		Office		Expense - Utility
UNIT 4					Expenses - Insurance
UNIT 5					Expenses - Management
UNIT 6					Expenses - Maintenance
UNIT 7					
UNIT 8					

UTILITIES

Heating
GasNatAval
Cooling
Water Source
Sewer
Electric

Baseboard, Electric, Hot Water, Multi Zone, Radiant Floor, Propane
Mini Split
Public
Public
Circuit Breaker(s)

Utilities
Internet
Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

Cable at Site, Multi Phone Lines,
Satellite, Telephone at Site
Cable Internet, Fiber Optic Internet,
Satellite Internet

LOT & LOCATION**Submarket**
Project Building Name**Lot Features** In Town, Near Paths, Near Shopping, Near
Skiing, Landscaped**Waterfront Property**
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions**ROW Length**
ROW Width
ROW Parcel Access
ROW to other Parcel
Surveyed
Surveyed By**FEATURES****Air Conditioning Percent**
Sprinkler
Signage**Railroad Available**
Railroad Provider**Green Verification Body**
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL**PUBLIC RECORDS****Deed Recorded Type** Warranty
Total Deeds
Deed Book 1041
Deed Page 41-42**Map**
Block
Lot
SPAN# 621-195-12577**Tax Rate**
Tax Class Non-Homestead

Current Use
Land Gains**Property ID**
Plan Survey Number**Assessment Year**
Assessment Amount**DISCLOSURES****Foreclosed/Bank-Owned/REO** No
Sale Includes Land/Building
Exclusions
Investment Info
Flood Zone
Seasonal
Easements
Covenants**Financing-Current**
Financing-Possible Opt
Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Call List Agent, Email Listing Agent, Text List Agent**Showing Service** None**Input of Owner Name** I have written permission to submit name**Owner Name** CMR Enterprises LLC**Owner Phone****Management Company****Management Company Phone****LISTING & CLOSING INFORMATION**

Listing Office - Office Name LandVest, Inc.
Listing Office - Phone Number Off: 802-528-7606
Listing Office - Phone Number 2
List Agent - Agent Name Meg Kauffman
List Agent - Phone Number Cell: 802-318-6034
List Agent - E-mail mkauffman@landvest.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Buyer Team - Team Email 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

MLS List Date 10/24/2025
Expiration Date 10/23/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property No
Type
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency No
Short Sale No

Concessions**Concessions Amount****Concessions Comments****Appraisal Complete****Appraisal Type****Appraiser****Appraiser Phone****Appraiser Email****Buyer Name****Residence****Title Company****Buyer Financing****Contingencies****My Info:** Meg Kauffman - Cell: 802-318-6034

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000568

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Donald E. Rowe, Grantor, of the Town of Stowe, County of Lamoille and State of Vermont, in consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by CMR Enterprises, LLC, Grantee, a Vermont limited liability company with its principal place of business located in Stowe, County of Lamoille and State of Vermont, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto Grantee, CMR Enterprises, LLC, and its successors and assigns, forever, a certain piece of land located in the Town of Stowe, County of Lamoille and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Donald E. Rowe and Bernhard K. Kuehn by the Warranty Deed of Bordner Real Estate of Vermont Inc. dated October 22, 1992, and of record in Book 247 at Pages 81-83 of the Stowe Land Records. The interest of Bernhard K. Kuehn was conveyed to Donald E. Rowe by the Executrix Deed of Ruth Kuehn dated February 17, 2005, and of record in Book 600 at Pages 325-326 of the Stowe Land Records. Being a parcel land adjacent to VT Route 108, also known as the Mountain Road, with a commercial building thereon, located at 299 Mountain Road in the Town of Stowe.

This conveyance is made subject to and with the benefit of the rights of way noted in the above-referenced Warranty Deed from Bordner Real Estate of Vermont Inc.

Also conveyed to the Grantee and the Grantee's successors and assigns is the right of way and shared parking area more particularly described in the deed of Bordner Real Estate of Vermont Inc. referenced above.

The land and premises are subject to a right of way reserved in favor of the Foster-Taber Corporation and Theodore R. Barnett, as referenced in the deed from Bordner Real Estate of Vermont Inc.

As a further aid, reference is made to a map plan entitled "Plan of Land in Stowe, Vermont, being conveyed by Foster-Taber Corporation to Yodler Motor Inn, Inc." prepared by J. Phillip Rich, Registered Land Surveyor, of J.P.R. Associates, Inc., Stowe, Job No. 72-123, dated August 1972 and filed September 12, 1972, in Book 1 at Map 40 of the Stowe Land Records.

This conveyance is made subject to the terms and conditions of Agency of Natural Resources Water Supply & Wastewater Disposal Permit WW-5-0572 recorded in the Stowe Land Records on December 21, 1993.

The land and premises are also conveyed subject to all permits of record.

This conveyance is made subject to and with the benefit of any highway easements, utility easements, spring rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

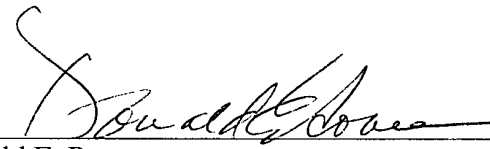
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Reference is made to the above-noted deeds and their records and to all former instruments and their records for a more particular description of the land and premises being conveyed herein.

This deed shall act as a bill of sale for a washer, dryer, refrigerator, stove and dishwasher, which shall be conveyed in as is condition.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CMR Enterprises, LLC, and its successors and assigns, to their own use and behoof forever; and I, the said Grantor, Donald E. Rowe, for myself and my heirs, executors and administrators, do covenant with the said Grantee, CMR Enterprises, LLC, and its successors and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except as aforesaid, and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

I hereunto set my hand and seal this 1 day of March, 2019.


 _____ L.S.
 Donald E. Rowe

STATE OF VERMONT
 CHITTENDEN COUNTY, SS.

At Burlington, this 1st day of March, 2019, Donald E. Rowe personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

My commission expires: 01/31/21

Before me:



 Notary Public

Stowe, VT. Record Received

3-4-2019 at 3:45 PM

Lisa A. Walker, Town Clerk

Transfer Received 3-4-2019
 Lisa A. Walker, Town Clerk, Stowe, VT



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 10/07/2025

Seller's Name(s): CMR Enterprises LLC

Physical Property Address: 299 Mountain Road, Stowe, VT 05672

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.

Seller's Initials



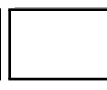
Buyer's Initials

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.**THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).****1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)**

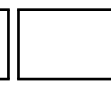
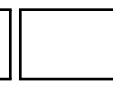
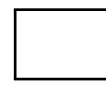
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☒ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☐ Other (explain): _____ Annual Cost(s): _____	☒ YES	☐ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☒ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☒ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked?	☐ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 1972 By whom? JPR Associates, Inc	☒ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☒ Site Plan ☐ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☒ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☒ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

Seller's Initials



Buyer's Initials



2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a)	Primary Heating System (check all that apply): ☒ Base Board ☐ Hot Air ☒ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____		
(b)	Age of Heating System: <u>29 years</u> ☐ DON'T KNOW		
(c)	Primary Fuel Type: ☐ Oil ☐ Natural Gas ☒ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____ If propane, who owns the propane tank? ☐ Owner ☒ Propane Supplier ☐ Association If oil, when was the tank last inspected? _____ By whom? _____		
(d)	When was the primary heating system last serviced? <u>Inspection date and details can be provided</u> By whom? <u>Peak Mechanical</u>		
(e)	Primary heating service and/or inspection reports attached?	☐ YES ☐ NO	
(f)	Primary Annual Fuel Usage: <u>1800</u> Gallons (or other measure) Date Range: <u>Average annual</u> <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>		
(g)	Primary fuel provider: <u>Bourne's Energy</u>		
(h)	Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☒ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____		
(i)	Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☒ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____ If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association If oil, when was the tank last inspected? _____ By whom? _____		
(j)	When was the secondary heating system last serviced? <u>August 2025</u> By whom? <u>On the Dot HVAC</u>		
(k)	Secondary heating service and/or inspection reports attached?	☐ YES ☒ NO	
(l)	Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____ <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>		
(m)	Secondary fuel provider: _____		
(n)	Property used: ☒ Full Time ☐ Seasonally		
(o)	Is there air conditioning? If "Yes," describe type and number of units (central, heat pump, window, etc.): <u>5 heat pumps</u>	☒ YES ☐ NO	
(p)	Hot Water System (check all that apply): ☒ Hot Water Tank ☒ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater		
(q)	Age of Hot Water System: <u>4 years</u> ☐ DON'T KNOW		
(r)	Hot Water Tank is: ☒ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: \$ _____		
(s)	Alternative Energy System(s) (check all that apply): ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: _____		
(t)	Electrical System: Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____ Main Breaker Amperes: _____ Amps ☒ DON'T KNOW		

Seller's Initials



Buyer's Initials

(u)	Annual electricity usage: \$5000 Date Range: 2024 <i>Electricity consumption may vary by user, number of occupants, appliances and weather conditions.</i>		
(v)	Electric Utility Provider: Stowe Electric		
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO ☒ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail: _____ _____	☐ YES	☒ NO

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES																																																
(a)	Check the items that will be included in the sale of the Property: <table><tr><td>☐ Beverage Cooler</td><td>☐ Freezer</td><td>☒ Refrigerator</td></tr><tr><td>☐ Central Air</td><td>☐ Hot Tub</td><td>☐ Satellite Dish</td></tr><tr><td>☐ Central Vacuum</td><td>☐ Humidifier</td><td>☒ Security System: ☐ Owned ☐ Leased</td></tr><tr><td>☒ Ceiling Fans</td><td>☐ Irrigation System</td><td>☒ Smoke Detectors – # 11</td></tr><tr><td>☒ CO Detectors - # 11</td><td>☒ Microwave</td><td>☐ Sprinkler System</td></tr><tr><td>☐ Compost Bin</td><td>☐ Mini-Fridge</td><td>☐ Standby Generator</td></tr><tr><td>☐ Cooktop Stove</td><td>☒ Mini split</td><td>☒ Stove: ☒ Gas ☐ Wood ☐ Pellet</td></tr><tr><td>☐ Dehumidifier</td><td>☐ Pool – above-ground</td><td>☐ Sump Pump</td></tr><tr><td>☒ Dishwasher</td><td>☐ Pool – in-ground</td><td>☐ Wall Oven</td></tr><tr><td>☐ Disposal</td><td>☐ Pool Equipment</td><td>☒ Washer</td></tr><tr><td>☒ Dryer</td><td>☐ Portable Generator</td><td>☐ Window AC</td></tr><tr><td>☐ Electric Garage Door Opener – Number of transmitters _____</td><td>☒ Radon Mitigation</td><td>☐ OTHER: _____</td></tr><tr><td>☐ Energy Recovery Ventilator Unit</td><td>☒ Range-Electric</td><td></td></tr><tr><td></td><td>☒ Range-Gas</td><td></td></tr><tr><td></td><td>☐ Range Hood</td><td></td></tr></table>			☐ Beverage Cooler	☐ Freezer	☒ Refrigerator	☐ Central Air	☐ Hot Tub	☐ Satellite Dish	☐ Central Vacuum	☐ Humidifier	☒ Security System: ☐ Owned ☐ Leased	☒ Ceiling Fans	☐ Irrigation System	☒ Smoke Detectors – # 11	☒ CO Detectors - # 11	☒ Microwave	☐ Sprinkler System	☐ Compost Bin	☐ Mini-Fridge	☐ Standby Generator	☐ Cooktop Stove	☒ Mini split	☒ Stove: ☒ Gas ☐ Wood ☐ Pellet	☐ Dehumidifier	☐ Pool – above-ground	☐ Sump Pump	☒ Dishwasher	☐ Pool – in-ground	☐ Wall Oven	☐ Disposal	☐ Pool Equipment	☒ Washer	☒ Dryer	☐ Portable Generator	☐ Window AC	☐ Electric Garage Door Opener – Number of transmitters _____	☒ Radon Mitigation	☐ OTHER: _____	☐ Energy Recovery Ventilator Unit	☒ Range-Electric			☒ Range-Gas			☐ Range Hood	
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(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail: Gas fireplace not operable due to venting issues	☐ YES	☐ NO																																													
(c)	List equipment and appliances that will be excluded from the sale of the Property: Sauna																																															

Seller's Initials



Buyer's Initials

4. TELEPHONE/INTERNET/TELEVISION

(a)	Is landline telephone service present at the Property? If "Yes," current provider: <u>Stowe Communications</u>	☒ YES	☐ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: <u>ATT, Verizon, etc</u>	☒ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: <u>Stowe Communications</u>	☒ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☒ Cable ☒ Satellite ☐ DSL ☒ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: <u>Dish or Smart TV services via internet</u>	☒ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☒ Cable ☒ Satellite ☐ DSL ☒ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS

(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☒ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building <u>1857</u> Additions to Main Building: <u>2008</u> Additional Building(s): (a) _____ (b) _____ (c) _____ (d) _____			
(c)	Have you 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>Tenant renovated northeast office into social space in 2025</u> If required, did you obtain all permits and approvals for such work? ☒ YES ☐ NO ☐ DON'T KNOW	☒ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need 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 repair: _____			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs: _____	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials



Buyer's Initials

(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs: 	☐ YES	☒ NO	
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BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail: 	☐ YES	☒ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs: Previous owner improved drainage on the south side of the foundation 	☒ YES	☐ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred? 	☐ YES	☒ NO	

ROOF

(j)	Type of roof: ☒ Shingle ☐ Slate ☐ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) _____ ☐ DON'T KNOW Approximate age of roof? 16			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain: Ice dams 	☒ YES	☐ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when? 	☐ YES	☒ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain: Ice dams 	☒ YES	☐ NO	☐ DON'T KNOW

Seller's Initials



Buyer's Initials

6. 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 by law, any Seller with a water supply that is not served by a public water system shall provide the Buyer 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.*

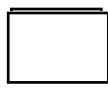
TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☒ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☐ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER: _____		
(b)	If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____		
(c)	Age of Water System: _____		
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: _____ ☐ None ☐ DON'T KNOW		
(e)	What is the annual cost for municipal water? \$ <u>1000</u> Date Range: <u>2024</u> Metered ☒ YES ☐ NO		

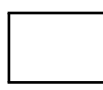
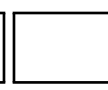
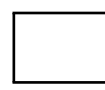
CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☒ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☒ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☒ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe: _____	☐ YES	☒ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail: _____	☐ YES	☒ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity: _____			

Seller's Initials



Buyer's Initials



7. 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 the 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.*

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☒ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☐ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain: _____		
(b)	What is the annual cost of municipal sewer? \$1000 Date Range: 2024		

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

(c)	Date system installed: _____		
(d)	Is the system entirely on your Property? If "No," where is it? _____	☐ YES	☐ NO ☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom? _____	☐ YES	☐ NO ☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☐ DON'T KNOW		
(g)	Septic tank capacity (in gallons) _____	☐ DON'T KNOW	
(h)	Date septic tank last inspected? _____ By whom? _____	☐ DON'T KNOW	
(i)	Date septic tank last pumped? _____ By whom? _____	☐ DON'T KNOW	
(j)	Reports of last inspection/pumping attached?	☐ YES ☐ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: \$ _____ By whom: _____	☐ YES ☐ NO	

Seller's Initials


10/08/25
12:03 AM EDT
dotloop

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Buyer's Initials

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(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☒ NO If "Yes," describe in detail: _____ 	☐ YES	☐ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☒ YES	☐ NO	☐ DON'T KNOW

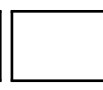
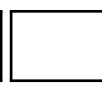
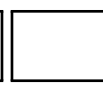
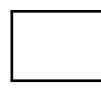
8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied? 2 years	☐ YES	☒ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☒ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☐ YES	☒ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☒ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☐ NO	☒ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☒ NO ☐ DON'T KNOW	☐ YES	☐ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☒ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☒ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☒ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? _____ By whom? _____ Results: Record of Radon mitigation by previous owner on 8/14/2018	☐ YES	☐ NO	☒ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☐ NO	☒ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials



Buyer's Initials



(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc? If "Yes," explain in detail: _____	☐ YES	☒ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☒ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☒ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☒ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☒ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☐ YES ☒ NO	☐ YES	☒ NO	☐ DON'T KNOW
Further explanation of any of the above: _____				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	☐ YES	☒ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed?	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount \$ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

Seller's Initials



Buyer's Initials

(g)	Are there any special assessments on the Property? If "Yes," amount \$_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: Years of term remaining on any outstanding special assessments:	☐ YES	☐ 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.	☐ YES	☐ NO	☐ 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.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

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 the 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 the Seller.

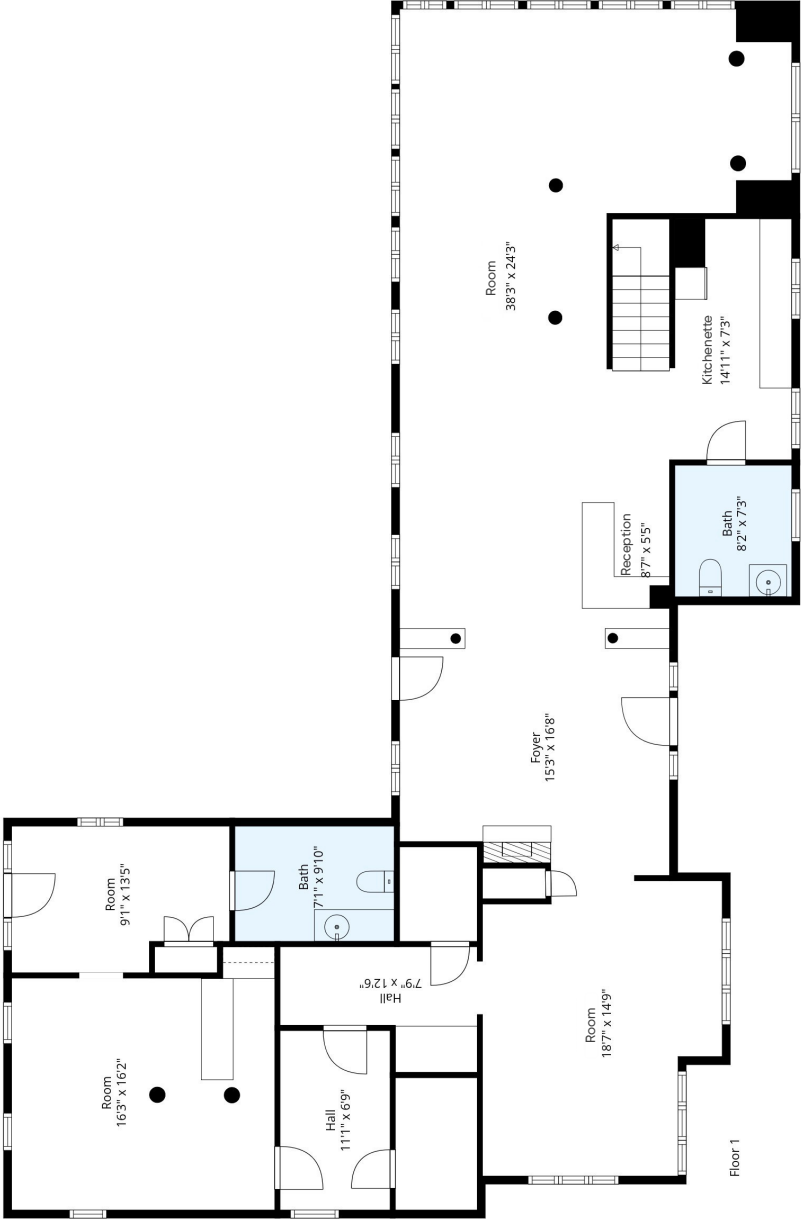
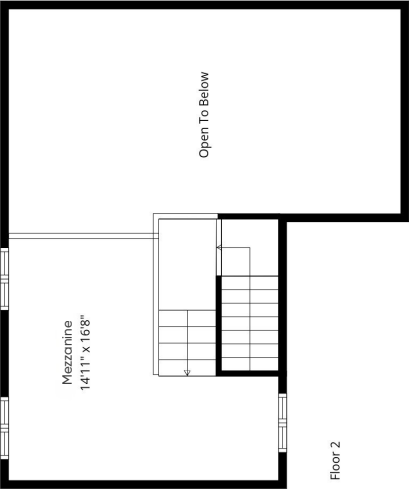
Seller's Initials


10/08/25 12:03 AM EDT

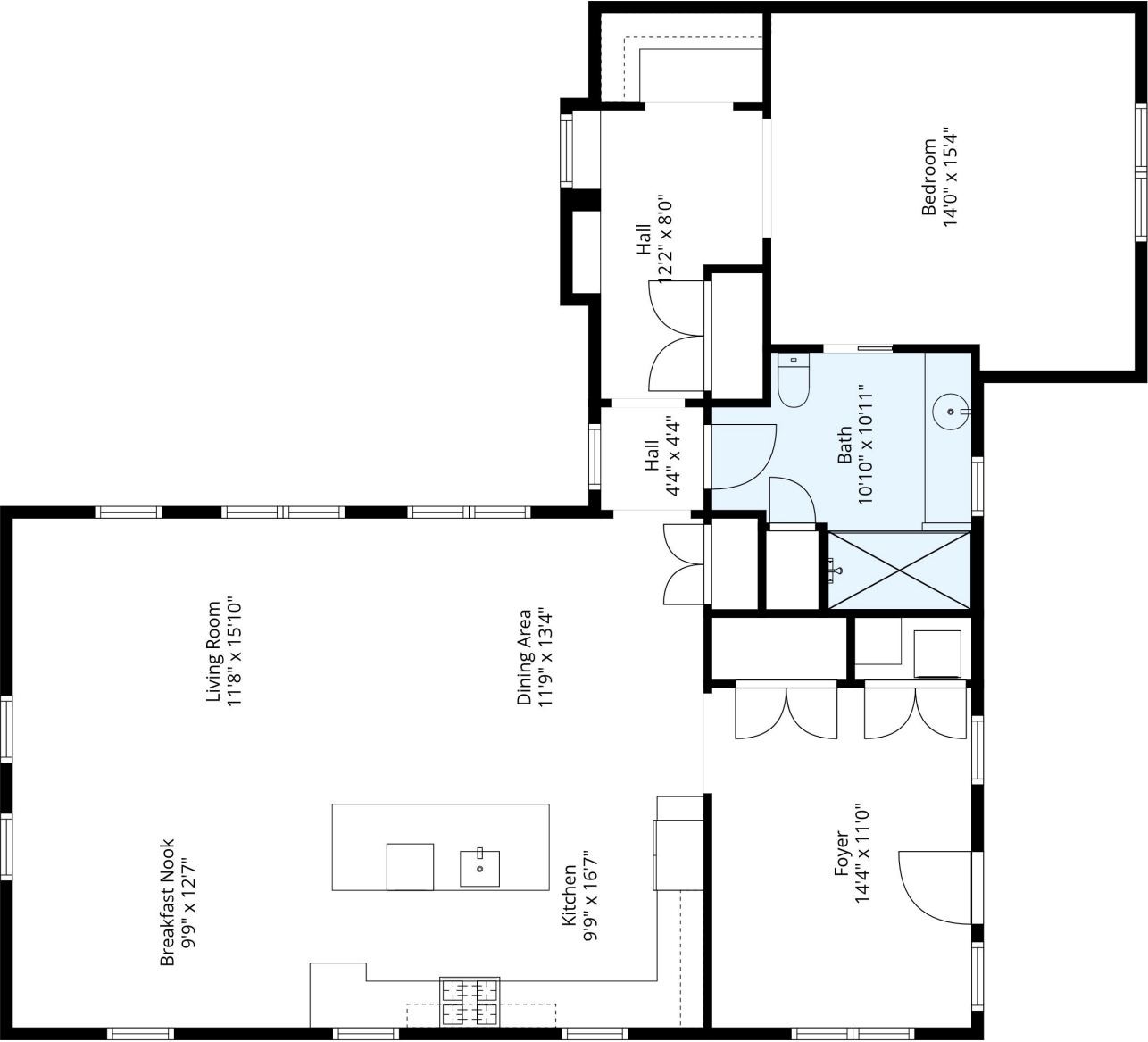
Buyer's Initials

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates 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:	<i>CMR Enterprises LLC</i> dotloop verified 10/08/25 12:03 AM EDT RMYM-Z962-WQJG-YANV	Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Buyer:	
	(Signature) (Date)		(Signature) (Date)



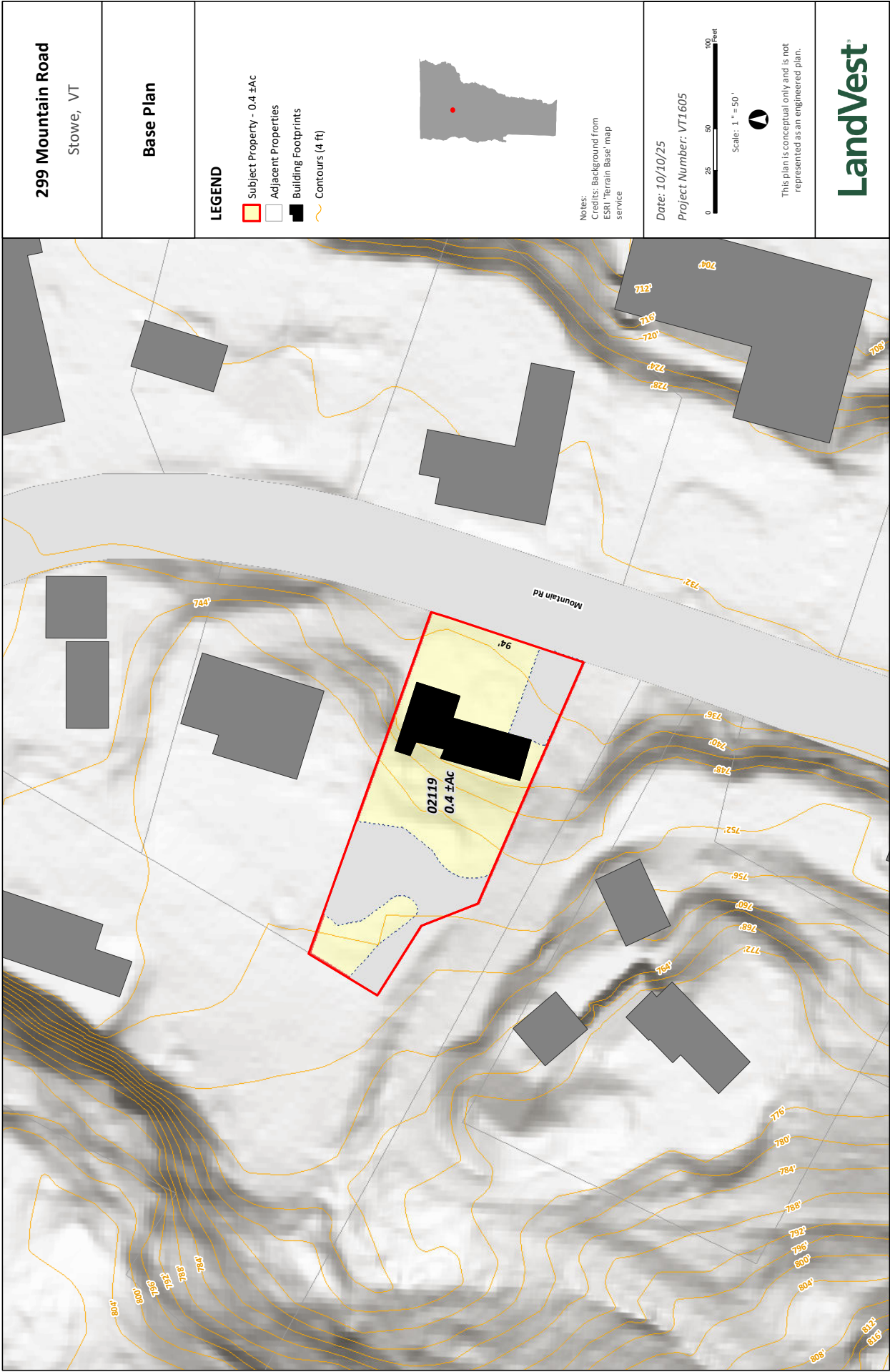
TOTAL: 2357 sq. ft
FLOOR 1: 2093 sq. ft, FLOOR 2: 264 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 317 sq. ft, WALLS: 182 sq. ft



TOTAL: 1240 sq. ft
FLOOR 1: 1240 sq. ft
EXCLUDED AREAS: LOW CEILING: 76 sq. ft, WALLS: 93 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



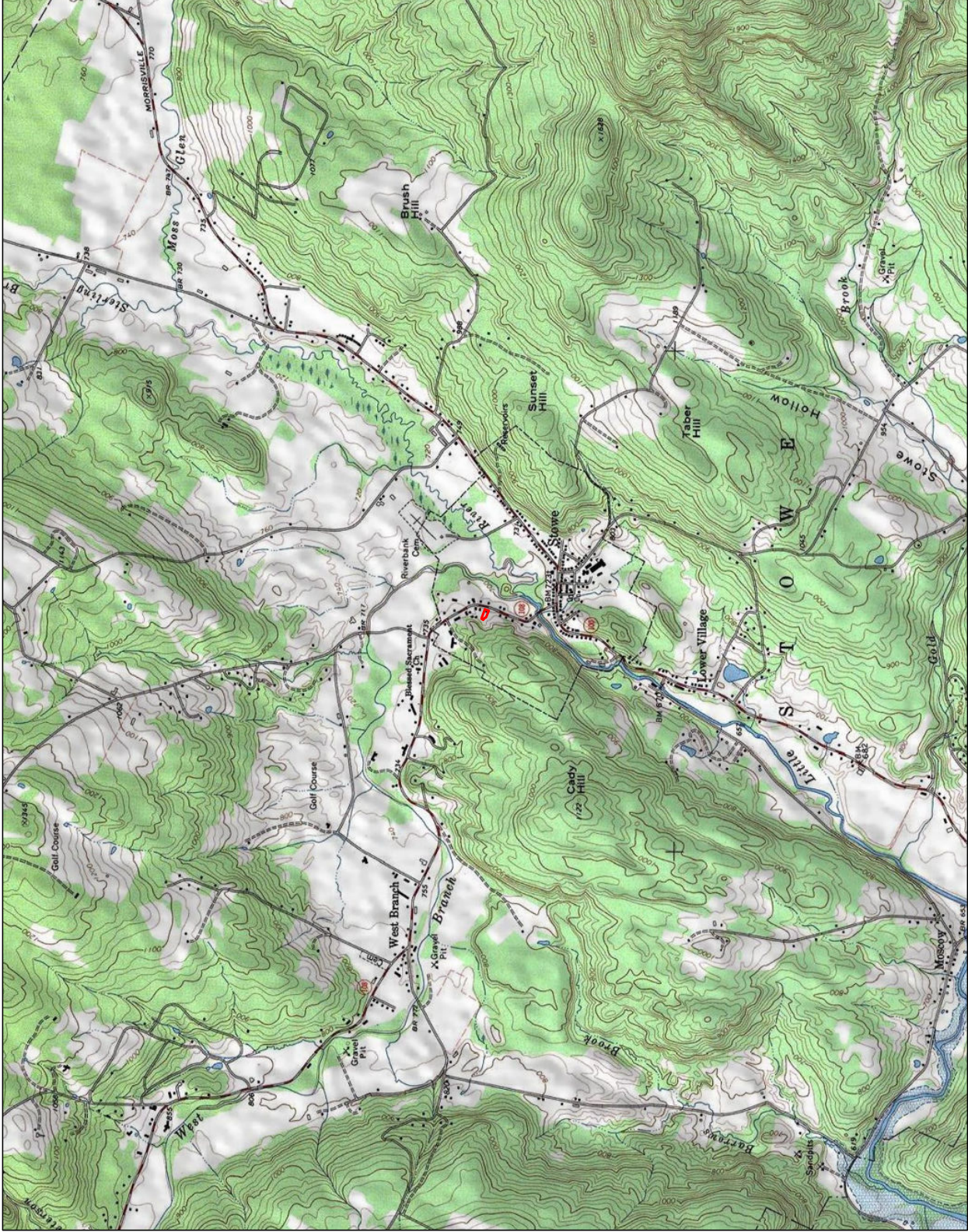




299 Mountain Road Stowe, VT	Base Plan Orthophotograph	LEGEND Subject Property - 0.4 ±Ac Adjacent Properties Contours (4 ft) Notes: Credits: 2023 imagery from ESRI "World Imagery" map service. Date: 10/10/25 Project Number: VT1605 0 25 50 100 Feet Scale: 1" = 50' This plan is conceptual only and is not represented as an engineered plan. LandVest
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299 Mountain Road Stowe, VT	Town Locus	LEGEND ★ Subject Property - 0.4 ±Ac □ Adjacent Properties ■ Protected Land ■ Open Water ■ Wetlands ~ Perennial Streams ~ Intermittent Streams Notes: Credits: Background from ESRI Terrain Base map service 	Date: 10/10/25 Project Number: VT1605 Scale: 1" = 6,000' This plan is conceptual only and is not represented as an engineered plan. LandVest
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299 Mountain Road Stowe, VT	USGS Topographic Map	LEGEND Subject Property - 0.4 ±Ac Notes: Credits: USGS Topo background from ESRI "USA Topo Map" map service.	Date: 10/10/25 Project Number: VT1605 0100020004000 Scale: 1" = 2,000' This plan is conceptual only and is not represented as an engineered plan. LandVest
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PAYABLE TO:
MAIL TO:

Town of Stowe
Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
02119.	07/22/2026	26-27

Description: 0.4 AC & COMM BLDG/ APT
Location: 299 MOUNTAIN RD

OWNER **CMR ENTERPRISES LLC**
 299 MOUNTAIN ROAD
 STOWE VT 05672

SPAN # 621-195-12577 SCL CODE: 195
TOTAL PARCEL ACRES 0.40

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,374,200	1,374,200
TOTAL TAXABLE VALUE		1,374,200
GRAND LIST VALUES		13,742.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x13,742.00=	3,219.73	NON HOMESTEAD EDUCATION 1.1903 x13,742.00= 16,357.10 1.6430 (state rate) / 138.03% (CLA ÷ SA) = 1.1903 Payments TOTAL EDUCATION TAX 16,357.10 EDUCATION STATE PAYMENT EDUCATION NET TAX DUE TAX SUMMARY Municipal + Education TOTAL TAX 19,608.44 TOTAL STATE PAYMENT TOTAL NET TAX DUE			
Voter Approved Exemp	0.0023	x13,742.00=	31.61				
Revised Bill							
TOTAL MUNICIPAL TAX			3,251.34				
MUNICIPAL STATE PAYMENT							
MUNICIPAL NET TAX DUE							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 26-27

Town of Stowe
TAX YEAR 26-27

Town of Stowe
TAX YEAR 26-27

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE	
08/17/2026	
OWNER NAME	
CMR ENTERPRISES LLC	
PARCEL ID	
02119-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
CMR ENTERPRISES LLC	
PARCEL ID	
02119-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
CMR ENTERPRISES LLC	
PARCEL ID	
02119-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
CMR ENTERPRISES LLC	
PARCEL ID	
02119-	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Revised Bill

Revised Bill

Revised Bill