

## Active Listing



**Address:** Cady Hill Road  
**Town:** Stowe  
**State Zip:** VT, 05672  
**Vill/Dist/Loc:**

**Taxes:** 0.00  
**Taxes TBD:** Yes  
**Tax Year:** 11/12  
**Zoning:** RR2  
**Flood Zone:** Unknown  
**Road Front:** Yes  
**Water Front:** 0  
**Water Acc Type:**  
**Wtr Body Type:**  
**Wtr Body Name:**

**MLS List Date:** 09/28/2011  
**List \$:** \$79,000  
**Original \$:** \$79,000

**MLS #:** 4096066  
**Lot Acres:** 5.00  
**Lot SqFt:** 217,800  
**Est Open Space:**  
**Permit Number:**  
**Pole Number:**  
**Road Front:** 169  
**Easements:**  
**Surveyed:** Yes

**Closed Date:**  
**Closed \$:**  
**DOM:** 65  
**Sell/List Ratio:**

**Directions:** From Stowe village take Rte. 100 south, right on River Rd, right on Cady Hill Rd, 3rd drive on right.

**Pub Rems:** Spectacular Worcester Range views. Excellent southern exposure. Located in Stowe Sewer District. Sale subject to state and local permitting which is in progress.

**Multiple Deeds:** Unknown  
**Wtr Body Restri:**  
**Total # Leases:**

**Mo. Lease Amt:**  
**Current/Land Use:**  
**Total # Lots:**

**Association:** No  
**Surveyed By:**

**Monthly Assoc. \$:**  
**Land Gains:** No

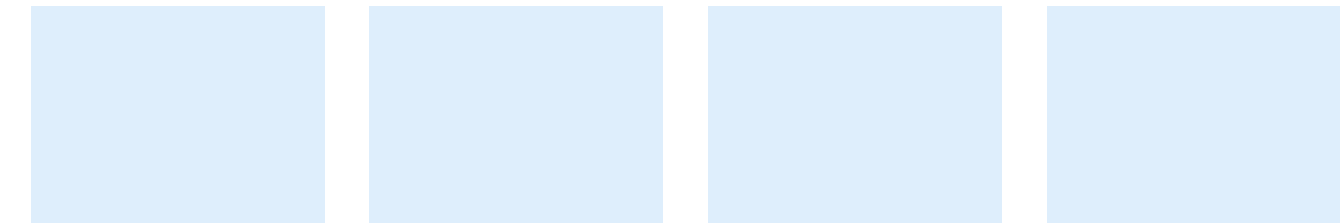
**Tax Rate:** 0.00  
**Assmt:** 0.00  
**County:** LamoilleVT  
**District:** Lamoille South  
**High Sch:** Stowe Middle/High School  
**Devel/Subdiv:**

**Tax Class:** TBD  
**Assmt Yr:**  
**Property ID:**  
**Elem Sch:** Stowe Elementary School  
**Current Use:** No  
**Resort:** No

**Unadjusted Taxes:**  
**Covenant:** Unknown  
**Span:** 621-195-10373  
**Jr./Mid Sch:** Stowe Middle/High School  
**Plan/Survey:**

### Amenities:

**Current Use:**  
**Electric:** At Street  
**Exposure:** South  
**Gas:** None  
**Location:**  
**Permit Status:** Local Pending, State Pending  
**Restrictions:**  
**Roads:** Public  
**Sewer:** Community  
**Shore Rights:**  
**Structure:**  
**Topography:** Mountain View, Sloping, Trail/near Trail, View, Walking Trails  
**Utilities:**  
**Water:** On Site Well Needed



**Jeff Beattie**

**Office:** (802) 253-7358 Ext. 11  
**Cell:** (802) 371-7491  
**Fax:** (802) 253-8005  
**Email:** jbeattie@sover.net



v. 103 p. 523  
map slide 775A

T. M. 7-289.01  
VT. TRANSCO LLC  
v. 783 p. 210  
map slide 1117A

2.78' W

1" O.D.  
UP 0.4'

1.0" O.D.  
UP 1.0'

1" O.D.  
UP 0.4'

50' EASEMENT  
v. 783 p. 228

PARCEL B  
v. 783 p. 217  
VT. TRANSCO LLC  
0.33 ACRE

TOWN OF STOWE  
ELECTRIC DEPT.  
v. 279 p. 237  
map slide 1117A

CADY HILL ROAD

N61°16'25"W  
143.55'

N62°29'02"W  
104.19'

S31°13'25"W 389.89'

N 31°05'19" E  
199.84'

S59°22'21"E  
175.37'

217'

1" O.D.  
UP 0.4'

T. M. 7-289.00  
8TH AVE. SOUTH LLC  
v. 415 p. 245  
v. 579 p.76

DRAINAGE EASEMENT  
v. 783 p. 223  
SEE NOTE 11

1.0" O.D.  
UP 0.1'  
IN STONE WALL

T. M. 7-282.01  
G. MORRIL  
J. HACHMANN  
A. KRUIDENIER  
v. 313 p. 262  
map slide 480B

1.5" O.D.  
UP 0.1'  
IN STONE WALL

T. M. 7-282.00  
J. HACHMANN  
v. 693 p. 197

N61°17'37"W  
155.96'

N60°38'51"W  
173.38'

ACCESS AND LANDSCAPING  
EASEMENT AREA  
v. 783 p. 220  
SEE NOTE 10  
PROPOSED RELOCATED  
25' EASEMENT TO  
T. & K. BARTHOLOMEW  
SEE NOTE 8

30' EASEMENT TO TOWN OF  
STOWE ELECTRIC DEPT.  
v. 297 p. 237

DRAINAGE EASEMENT  
v. 783 p. 223  
SEE NOTE 11

NO.5  
FLUSH  
"PEATMAN"  
YELLOW PLASTIC CAP  
T. M. 7-139.02  
T. & K. BARTHOLOMEW  
v. 561 p. 104  
map slide 356B  
(LOT 2)

1.5" O.D.  
UP 2.7'  
IN STONE WALL

T. M. 7-137.00  
P. & A. SMITH  
v. 393 p. 48  
map slide 514A

NO.4  
UP 0.6'

1.25" O.D.  
DOWN .25'

NO.4  
UP 0.1'

S34°56'08"W  
192.90'

NO. 5  
FLUSH  
T. M. 7-136.00  
W. KEEFE  
v. 298 p. 147  
map slide 824A

RIVER ROAD

T. M. 7-312.12  
D. MANSFIELD

Graphic Scale



Feet

100 0 100 200 300 400