

COTSWOLD HILL PARCELS

Five house sites available in a surveyed subdivision, with views and frontage on a newly constructed hillside road in Jamaica, Vermont



Lot One: 10.25 Acres, \$125,000 SOLD

Lot Two: 15.27 Acres, \$235,000

Lot Three: 34.53 Acres, \$320,000

Lot Four: 68.89 Acres, \$595,000

Lot Five: 51.93 Acres, \$775,000

Jamaica, Windham County, Vermont

OVERVIEW

The Cotswold Hill Parcels are five separate surveyed house sites located off West Hill Road in Jamaica, VT. These high elevation properties have some views toward Bromley Mountain to the west and toward Magic Mountain to the east. The views from these sites could be expanded with some tree thinning. Four of the five parcels have frontage on the newly constructed 20 foot wide access road that winds its way up the hill toward Lot 5 at the top of the subdivision. Lot 1 can be accessed directly from West Hill Road.

LOCATION

These properties are close to three ski areas: Stratton Mountain is 7 miles away, Magic Mountain is 11 miles northeast and Bromley Mountain is 14 miles to the west. It's only a 30 minute drive to the town of Manchester where many shops and restaurants can be found. The West River is located nearby and provides a great place for fishing, swimming, and paddling. Opportunities to hike in the Green Mountain National Forest or mountain bike on trails and dirt roads are all found in the area. The properties are only two-and-a-half hours from the Boston area, New York City is four hours south, and Hartford, CT is only two hours away.

ACCESS

The Cotswold Hill Parcels are located at 3104 West Hill Road in Jamaica, VT. From Route 30 in Jamaica, turn onto Mountain Acres Road and drive for one mile. Turn right onto West Hill Road and drive for 1/4 of a mile to the access road.

TAXES & TITLE

Reference to the Warranty Deed is located in Book 124, Pages 480-482, in the Jamaica, Vermont Land Records. The entire subdivision is 180.67 acres. The taxes for the year 2023 were \$4907.50 for the entire Parcel.



Bromley Mountain is seen in the distance. The new road is seen threading its way from the intersection of West Hill Road.



A view looking southeast toward Shatterack Mountain and Ball Mountain Dam



The 20 foot wide access road near the bottom of the subdivision with Lot 2 on the left and Lot 5 on the right.

LOT 1 DESCRIPTION

Lot 1 is 10.25 acres and is accessed directly from West Hill Road where a driveway could be installed. There is electricity available on the road frontage. Due to recent logging activity, higher on the parcel there is another level area that could also be used as a home site after clearing and establishing a longer driveway from West Hill Road. The best way to walk to the upper clearing is from the northern boundary where there is an old skid trail. This location provides easy access and nice views of Shatterack Mountain to the east. The views on this parcel could be opened up with some tree thinning on the road frontage.



An aerial view showing Lot 1 at the bottom of the photo, with Shatterack Mountain in the distance.



A level area of land near the frontage on West Hill Road.



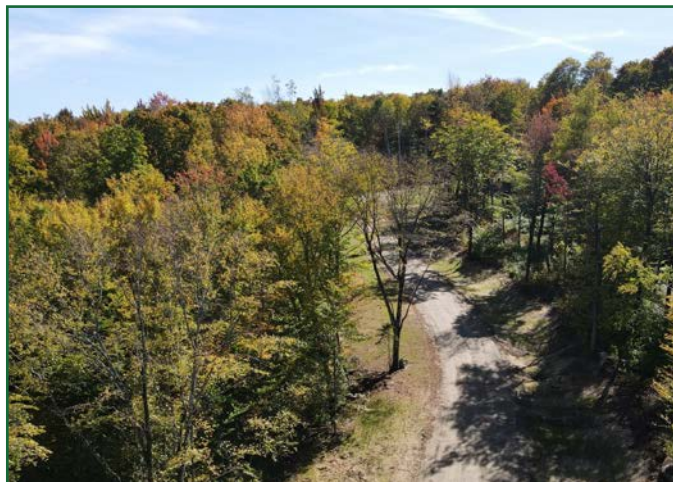
Lot 1 seen from West Hill Road. A home could be built on this level ground.



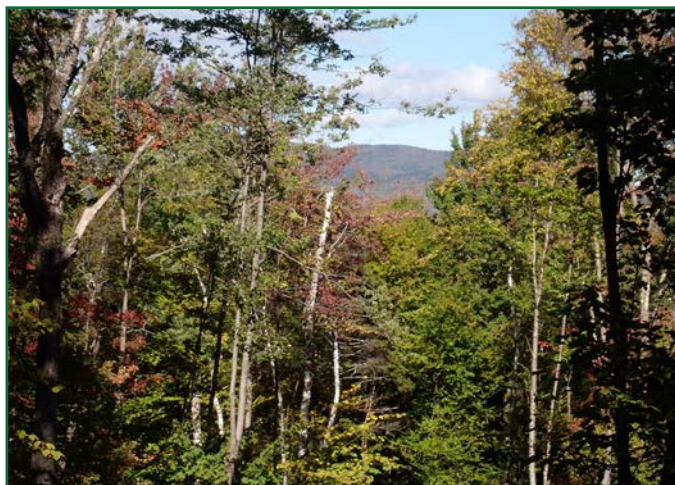
The bottom of the access road with Lot 1 seen center left in the photo. West Hill Road runs north in front of the access road.

LOT 2 DESCRIPTION

Lot 2 is 15.27 acres and is the first parcel found on the left side of the newly built 20 foot wide road. Lot 2 is slightly sloped to level, and there are two woods roads that lead into the parcel's interior. One of these roads could be made into a driveway and a homesite could be established in the forest. You could also build closer to the access road where there are good views of the mountains to the northwest. From one of the woods roads you can see the back side of Glebe Mountain which is more commonly known as Magic Mountain Ski Area. With some tree thinning you could open up a larger viewshed to the east.



New road with Lot 2 on the left side. There are a couple of woods roads leading from the access road.



Magic Mountain seen through the trees from the woods road.



One of the established woods roads found on Lot 2.



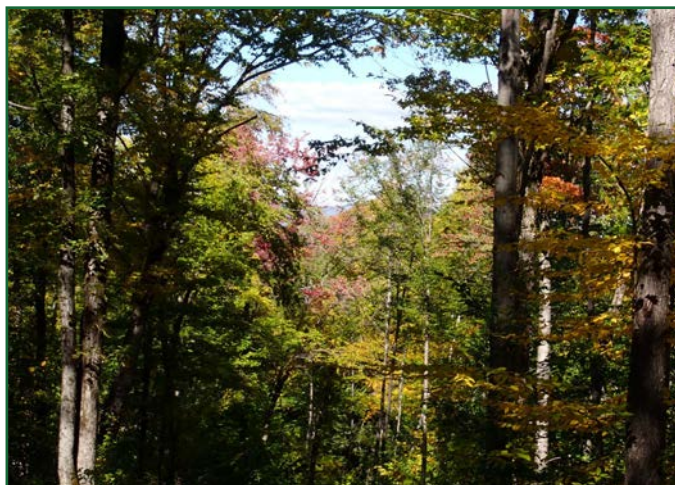
Lot 2 is seen on the left of the access road that starts from West Hill Road. A house could be constructed along the main road.

LOT 3 DESCRIPTION

Lot 3 is 34.53 acres, and is mostly forested near the access road. A driveway would need to be built to get into the interior of the forest. There is long frontage along West Hill Road, and it might be possible to build a driveway from that side of the parcel with access directly from West Hill Road. Alternatively, a house could be built closer to the access road where there are some nice views of the mountains to the north and west. The views from the West Hill Road side of this lot would be to the east, and those views could be made better with tree clearing.



Potential driveway to Lot 3 seen on the left of the access road has a level area where a house could be built.



Eastern mountain views seen through the trees. Views could be expanded with tree thinning.



Inside the forest on Lot 3 you'll find a mix of hardwood and softwood species.



This view is seen from the short access drive on Lot 3. A house could be built near this spot with views enhanced by some tree clearing.

LOT 4 DESCRIPTION

Lot 4 is 68.89 acres and is the largest of the five parcels for sale. This lot has a solid woods road leading from the main access road into the property's interior. Immediately next to the road is the first clearing where a house could be built. This is a level spot, and by removing some of the trees near the road, views of the mountains would be seen. Continuing up the road there is another large clearing. This site would have great views, possibly in two directions once some tree clearing has been done. As with the rest of the parcels, this land is not in Current Use, so there are no restrictions on where you can build.



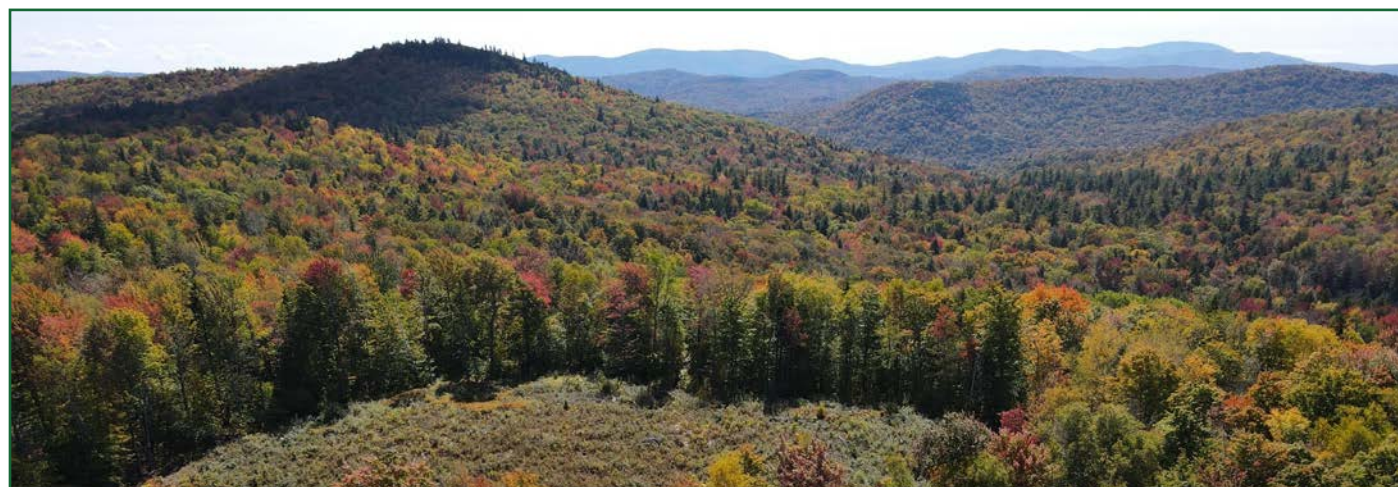
Lot 4 has a large woods road that can be accessed from the main road.



Views of Bromley Mountain seen from the woods road on Lot 4.



The lower clearing on Lot 4 with the main road seen through the trees.



The upper clearing on Lot 4 showing the potential views to be found with tree clearing. Both sides of the clearing would have good long range views.

LOT 5 DESCRIPTION

Lot 5 is 51.93 acres and is located at the top of the subdivision. This parcel is very unique, and rarely do pieces of land like this come onto the market. Lot 5 has a private driveway that begins at Lot 4. The parcel encompasses the entire north side of the subdivision, from the bottom of the hill all the way up the access road. The views from the clearing at the top of the driveway are to the west toward Bromley Mountain, but there are also big views in the other direction looking southeast. There would be several spots to build on this parcel, but the top of the hill seems like the place to be with the ability to have unobstructed views from your new home.



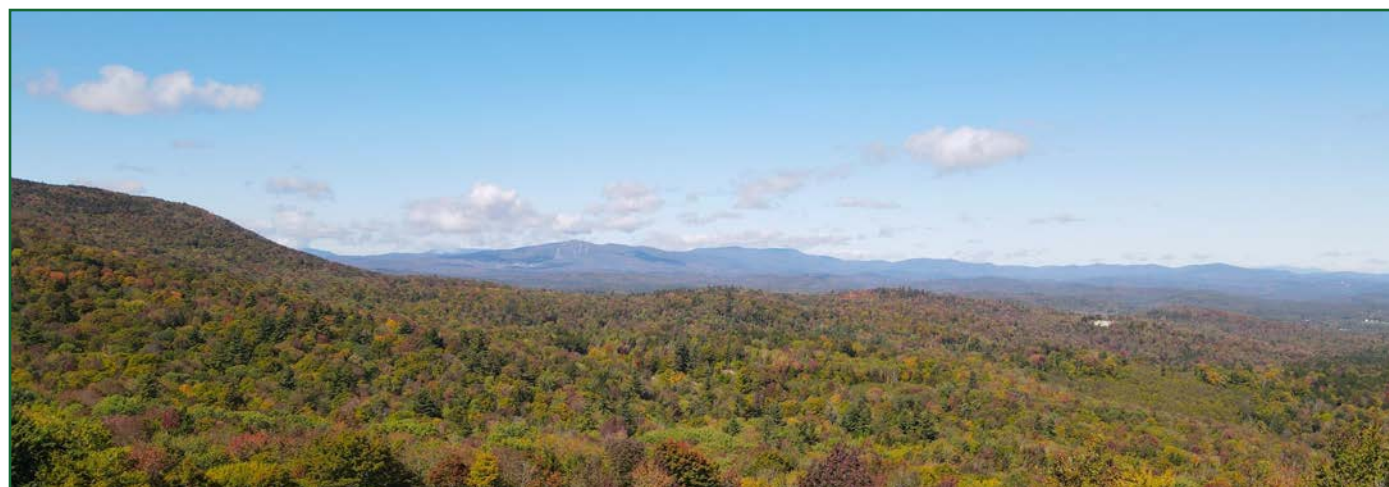
The top of the driveway on Lot 5. Views in two directions are found from the clearing. Stratton Mountain is seen from a drone.



View of Bromley Mountain seen from this parcel.



View southeast from open clearing on the top of the hill.

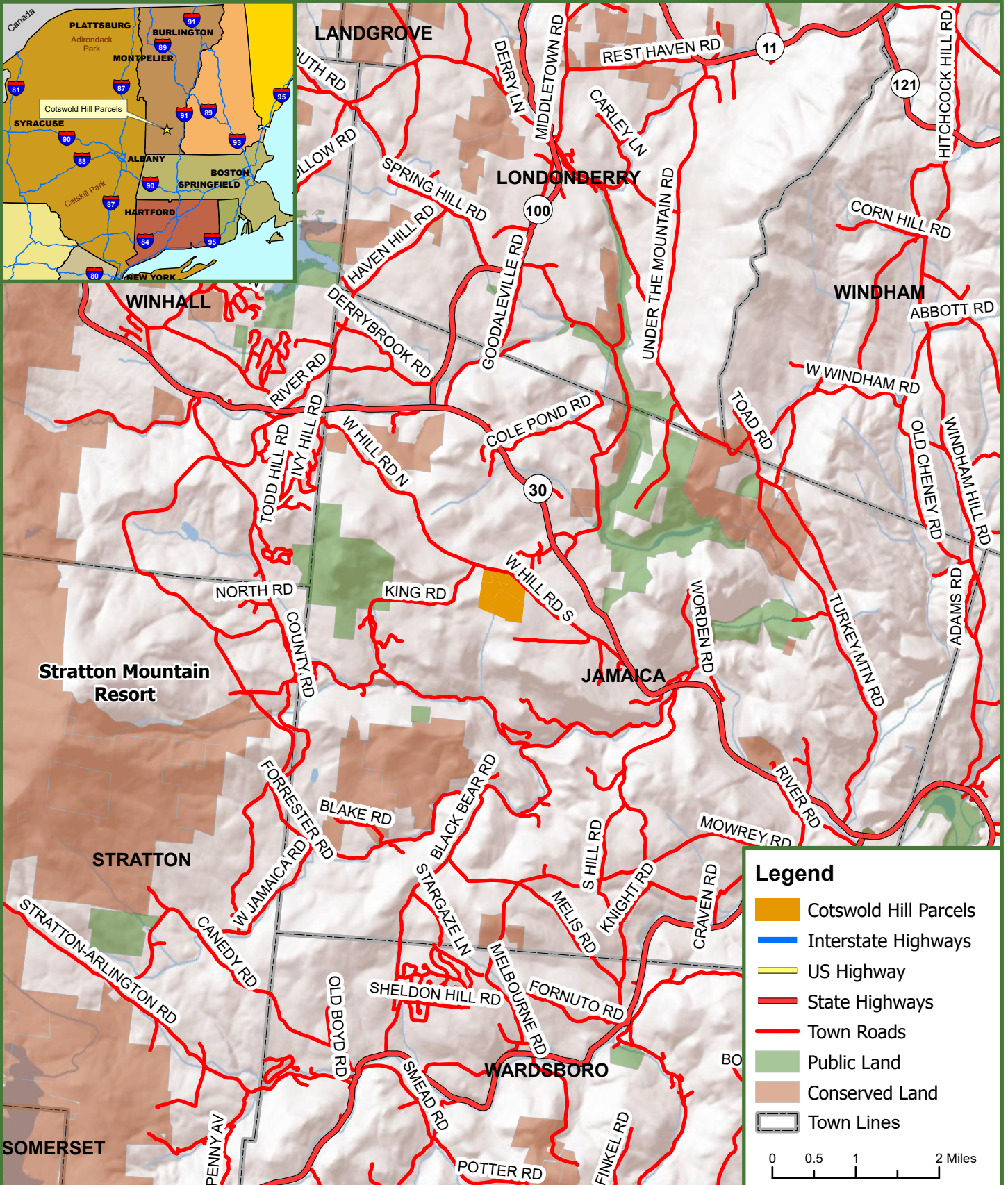
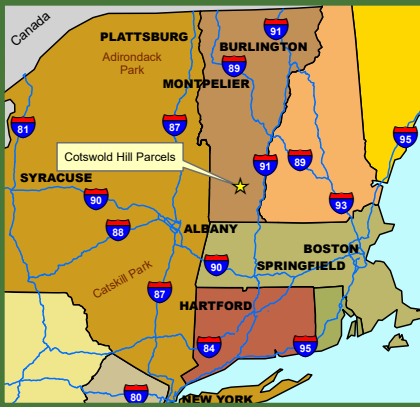


Drone picture of the extensive views seen from Lot 5. There are options for house sites depending on how close to the edge of the hill you'd like to be. This is a one of a kind property.

Fountains Land 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
Cotswold Hill Parcels
180.87 Survey Acres
Jamaica, Windham County, Vermont



Legend

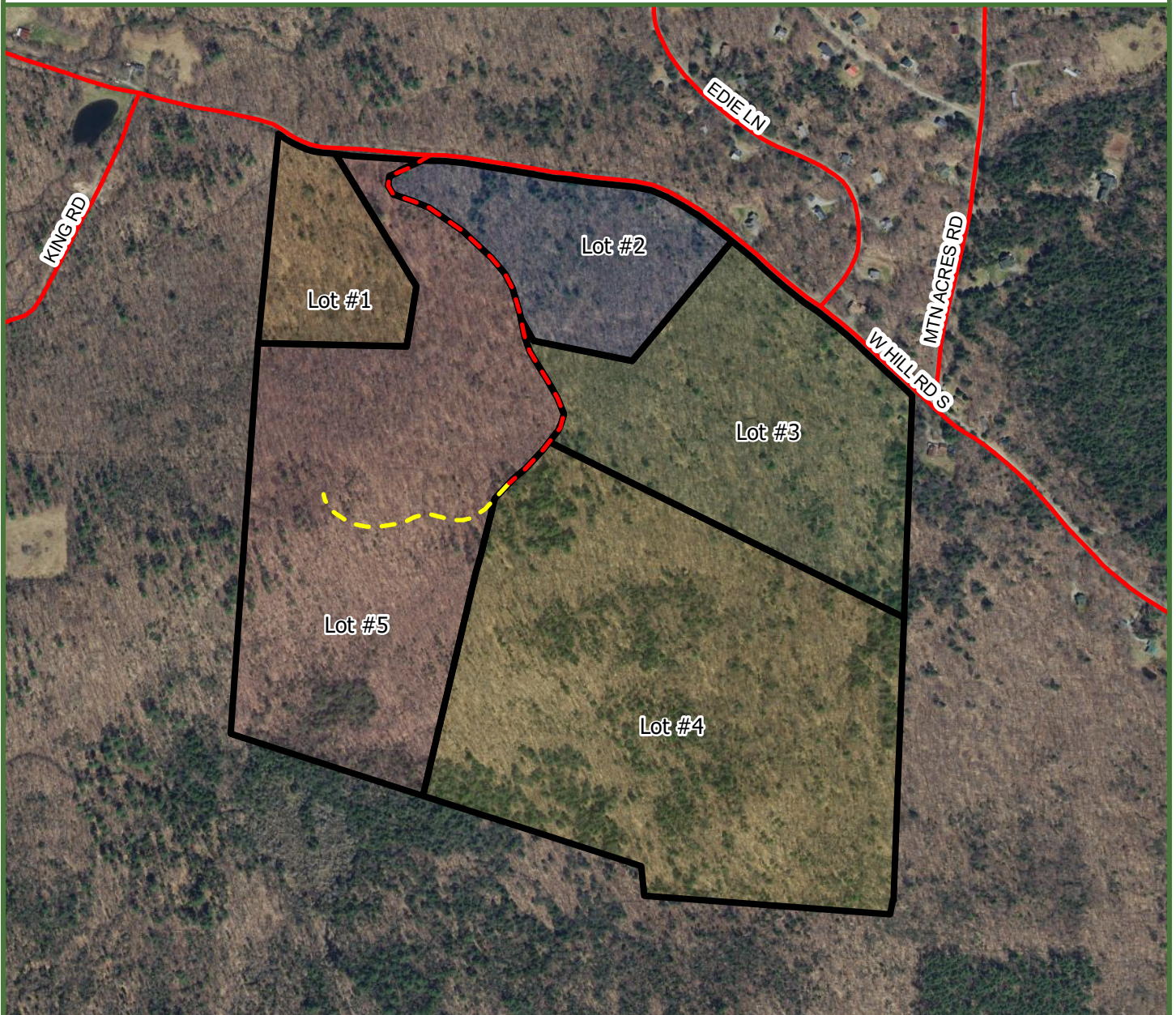
- Cotswold Hill Parcels
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Public Land
- Conserved Land
- Town Lines

0 0.5 1 2 Miles



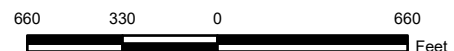
Cotswold Hill Parcels

180.87 Survey Acres
Jamaica, Windham County, Vermont



Legend

- | | |
|----------------------|-------------------|
| Cotswold Hill Lots | Town Roads |
| Lot #1 (10.25 Acres) | Private Road |
| Lot #2 (15.27 Acres) | Lot #5 - Driveway |
| Lot #3 (34.53 Acres) | Town Line |
| Lot #4 (68.89 Acres) | |
| Lot #5 (51.93 Acres) | |



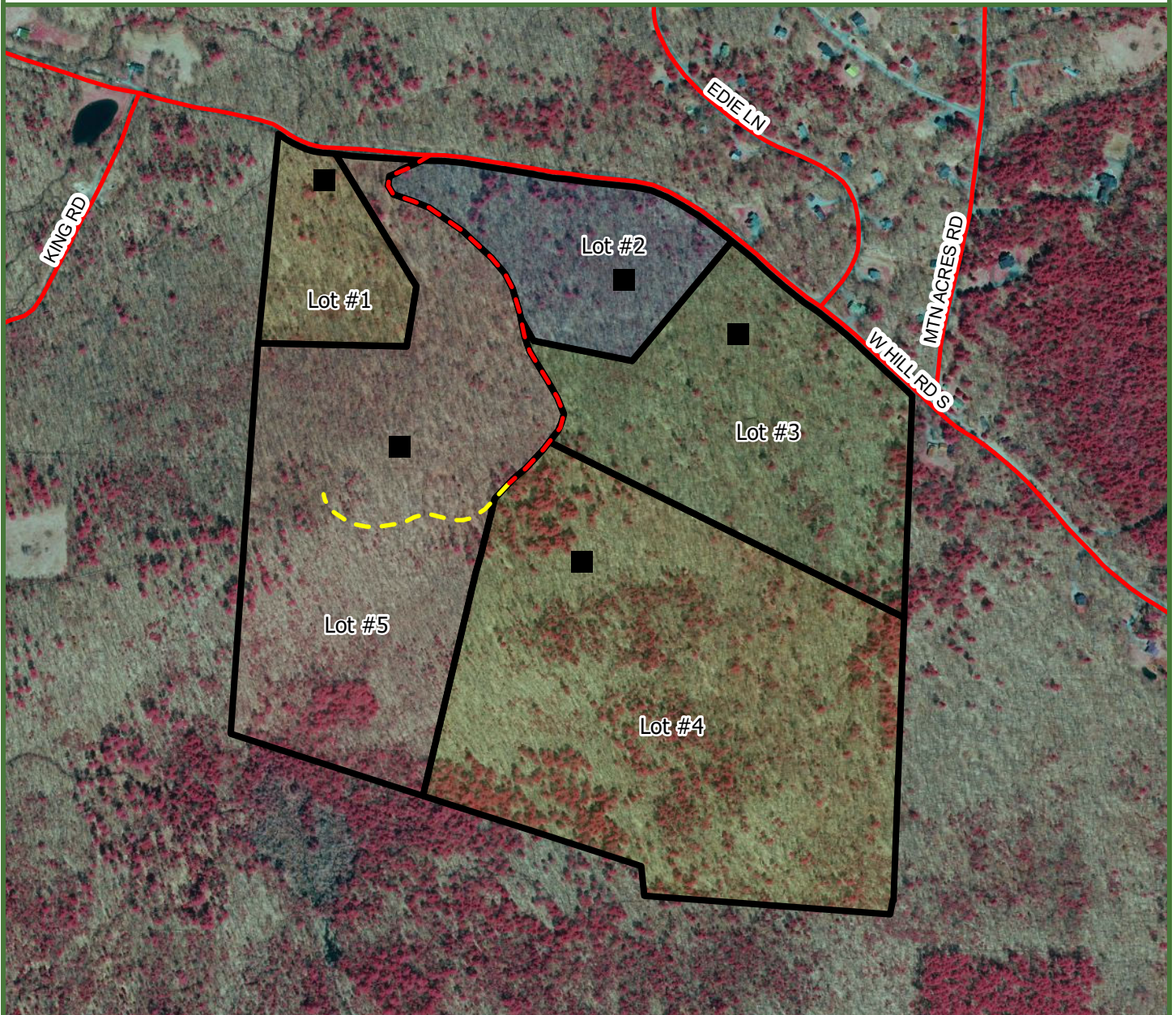
This is Not A Survey

Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



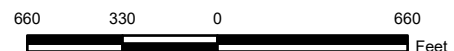
Cotswold Hill Parcels

180.87 Survey Acres
Jamaica, Windham County, Vermont



Legend

- Cotswold Hill Lots
- Town Roads
- Private Road
- Lot #5 - Driveway
- Septic Site
- Town Line
- Lot #1 (10.25 Acres)
- Lot #2 (15.27 Acres)
- Lot #3 (34.53 Acres)
- Lot #4 (68.89 Acres)
- Lot #5 (51.93 Acres)



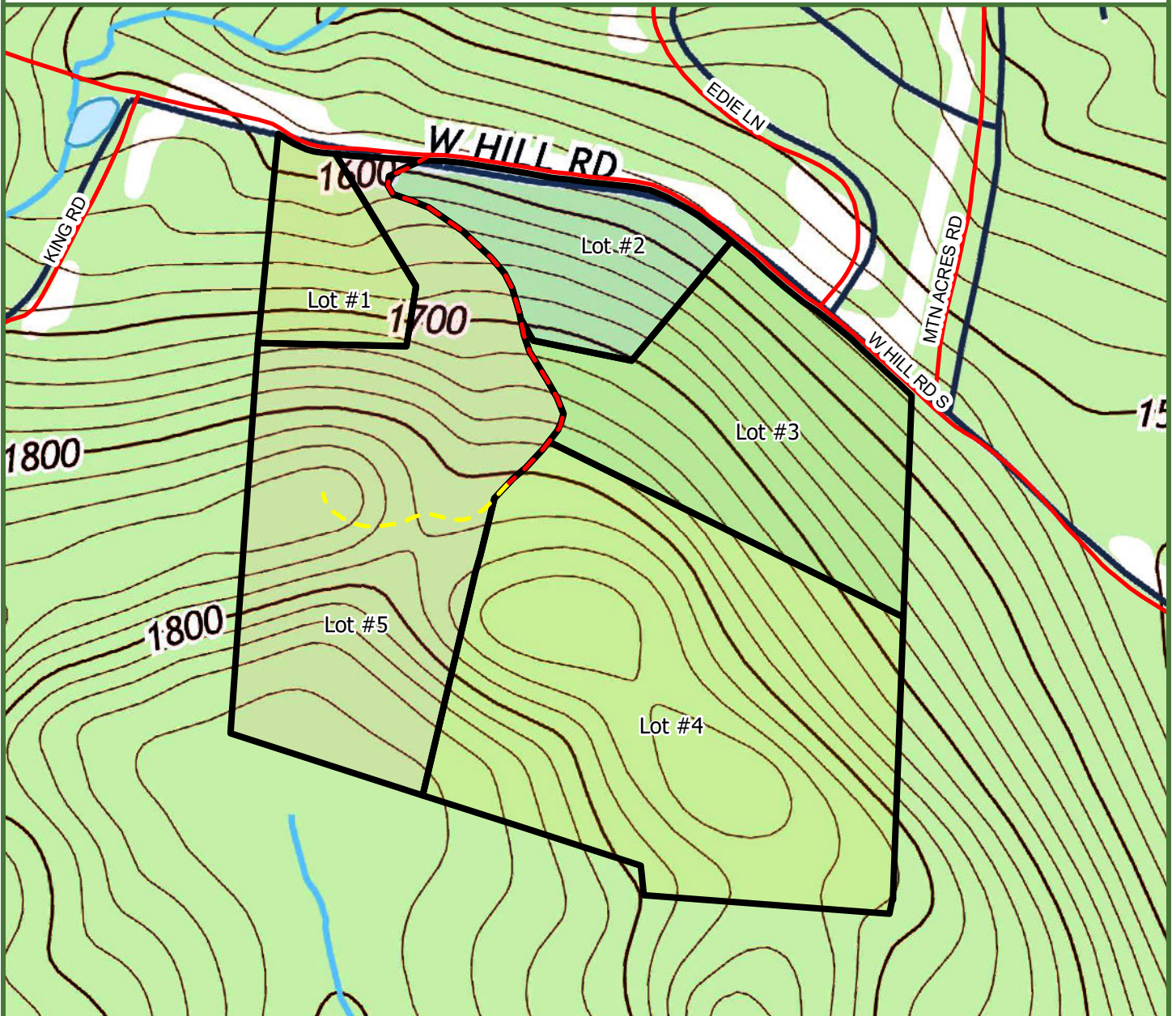
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Cotswold Hill Parcels

180.87 Survey Acres
Jamaica, Windham County, Vermont



Legend

-  Cotswold Hill Lots
- Lot #1 (10.25 Acres)
- Lot #2 (15.27 Acres)
- Lot #3 (34.53 Acres)
- Lot #4 (68.89 Acres)
- Lot #5 (51.93 Acres)
-  Town Roads
-  Private Road
-  Lot #5 - Driveway
-  Town Line

660 330 0 660
 Feet

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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

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Thom Milke

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign