

## SUNSET VIEW HOUSE AND FOREST

**Surrounded by over 200 acres of open fields and forest,  
this architect-designed contemporary home has  
180°+ mountain views to the south and west.**



***±205 Grand List Acres  
Randolph Center, Orange County, Vermont***

**Price: \$640,000**



## PROPERTY OVERVIEW

Sitting on the edge of its own forest is Sunset View House, an architect-designed contemporary home on  $\pm 205$  acres with fabulous views in a great location. Looking south and west, the long-range mountain views from all of the main living areas in the house, as well as the extra large deck outside, are one of a kind. The house is sited on the edge of large, 10-acre field, which helps to showcase the dramatic mountain views. Outside, there are two separate garages, one of which has a finished room upstairs. There is an additional 10 acres of land at the back of the house that could be used to build an additional house or barn. The forest is a mix of white pine and hardwoods, with northern hardwoods the dominant species. This is a large piece of land, and the new owner can enjoy walking through the forest, making trails and paths to traverse their idyllic property.

## THE HOUSE

This unique contemporary home is laid out mostly on one level. There is a large open living room, connected to an open kitchen and dining room. Both rooms have doors leading to the large deck. The house is built using handcrafted logs stripped of their bark and varnished—every piece of wood is different. There is a fieldstone fireplace in one corner which has a woodstove insert. An additional alcove could be used as another sitting area, library or music room. From the front door, there is a long, open hallway that runs the entire length of the house behind the living area. There are three bedrooms and three full bathrooms off the hallway, and, in the middle of the space, there is an interesting Dutch-made wood stove to help support the central heating. The custom kitchen is nicely laid out with top end appliances and a sink looking across the fields to the mountain view. A dining area is open to the kitchen, and it enjoys the same amazing views.



The property is easily accessed along a level private drive to the house with land on either side which could be used for future development.



Spacious living area with high ceilings featuring columns made from trees harvested from the property; note separate study/library on right.



Open plan kitchen with dining area on the left, and long central hallway with three bedrooms and bathrooms on the right.



## LOCATION

Sunset View House and Forest is located in Randolph Center, which is the geographical center of the State of Vermont. The house is only one mile from I-89, making it a central place for the commute to work or an escape for the weekend. People have been calling this area home since the mid 1700s and, at one time, Randolph Center was intended to be the capital of Vermont due to its central location.

Randolph Center is also home to Vermont Technical College, the gem of the state's college system. It has been educating students of all ages since 1806. The newly-built Vermont Agriculture and Environmental Lab is located next to the college, and provides testing for various state agencies.

The town of Randolph is about 5 miles away and offers restaurants, grocery and retail shops. Chandler Music Hall is a downtown fixture, nationally known for its incredible acoustics, which hosts a variety of performing artists all year long.

Montpelier is located 20 miles to the north, Burlington is an hour's drive to the northwest, and West Lebanon NH is 30 minutes to the southeast. Boston is 2.5 hours southeast via I-89 and I-93. New York City is 5 hours south, and Montreal Canada is only 2.5 hours to the north.

## THE FOREST

The forested part of the property is located at the height of land in Randolph Center with an elevation of 1,500' ASL (above sea level), enhancing the home site's long-range views. There are several small vernal pools on the property that provide habitat for various amphibians. In early spring, these amphibious species are known to take the short migration from the property to the small wetland opposite Route 66. The property is near a large deer yard, a habitat identified by the state which provides ideal habitat for white-tailed deer, a common sight in Vermont. Black bear is also common in the forest. Moose is less common in this area.



Google Earth map showing the 186-acre forest. The house and field are in the upper right corner of the red boundary and Randolph Center is at the top right of the picture.



Amazing long-range views facing southwest from the deck of the house, showcasing mountains for as far as you can see.



Interior forest picture of mixed hardwoods and open forest understory which allows for easy walking through the property.



## THE FOREST (continued)

Of the total acreage, the forested portion of the land consists of 185 acres. The property's forest management plan has delineated 6 stands in this area. About half of the tree species are hardwoods (primarily maple, birch and beech), with the other half consisting of softwood species (primarily hemlock, red spruce and balsam fir).

The forest is dense with trees of all ages, including mature stems 18" and greater. Sugar maple and hemlock are some of the oldest trees on the property, with some stems in excess of 100 years. The forest was lightly thinned in 2016, so the forest resource is in a growth phase for the next 10 years. The land's topography is generally level to moderate, allowing for easy walking along the many trails that traverse the property.



Hemlocks and mixed hardwoods are some of the tree species found in the large forested parcel.

## TAXES & TITLE

The property is owned by Joan B. Sax. There is a Warranty Deed recorded in Book 200, Pages 61-63 in the Randolph Town Office Records. The Parcel ID is 110004.000 and the SPAN number is 507-159-1254.

The property is enrolled in the Use Value Appraisal (UVA), or "Current Use" program. This program is designed to allow valuation and taxation of farm or forest land based on agricultural or forest uses, instead of based on full market value. This offsets the property taxes for the land component of this property, providing a significant discount on the property tax. The taxes for the year 2019 were \$6,487.58. The property is being sold subject to a deed restriction whereby the bulk of the forestland portion of the property (see property maps for location) cannot be developed and must remain in the UVA Program to ensure that the natural forest ecosystem is protected.



Large sugar maples are some of the older species in the forest, some are over 100 years old.



Drone photo of house with fields in front; the large forest begins on the right of the picture.

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

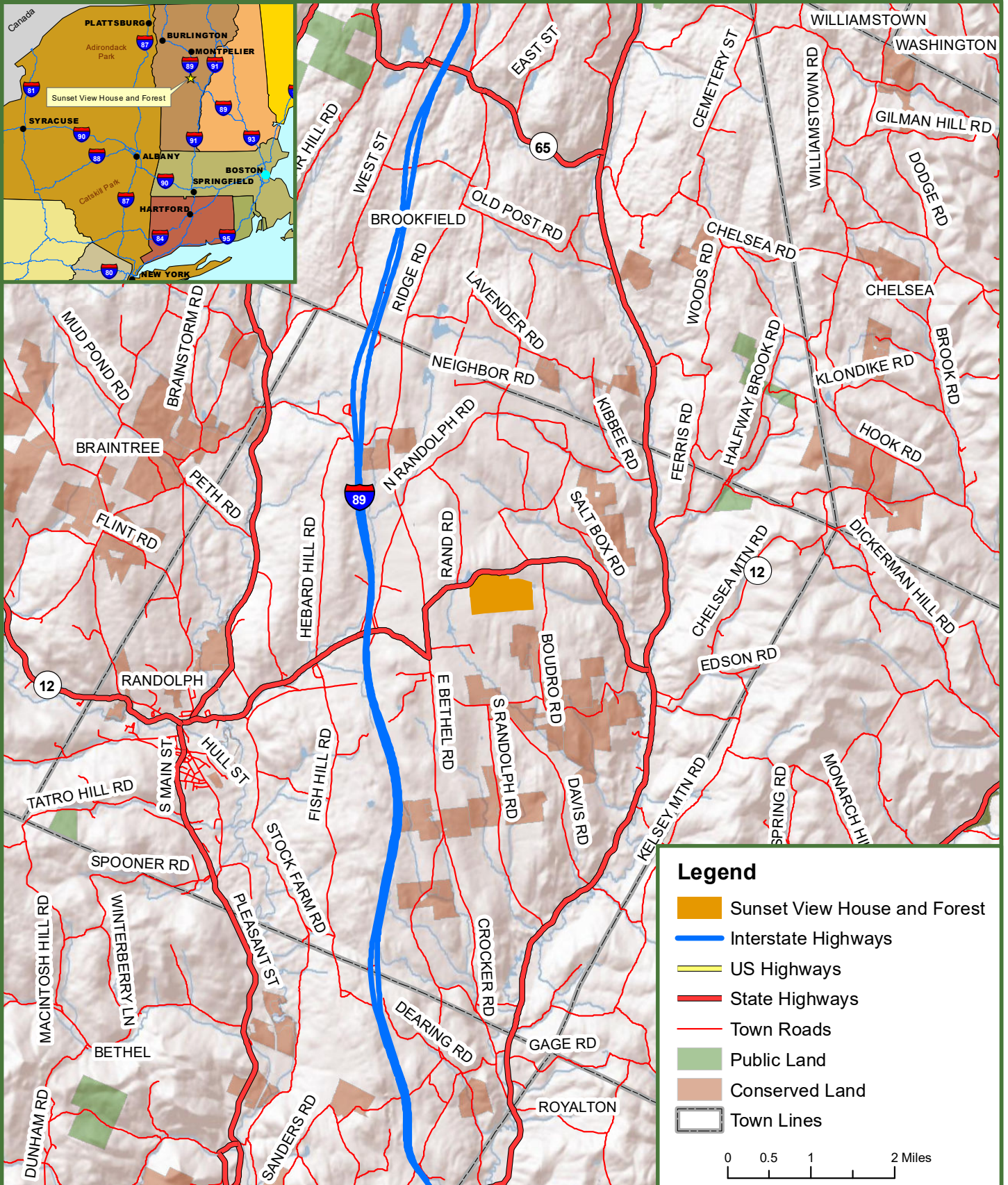
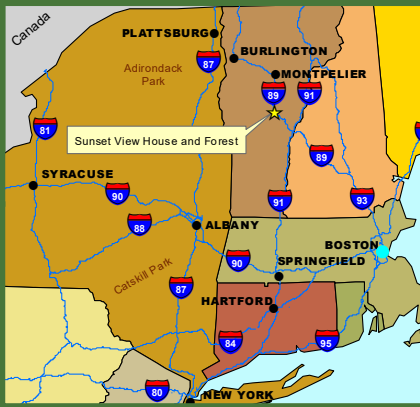
## Sunset View House and Forest

206.7 Grand List Acres

### Randolph Center, Orange County, Vermont



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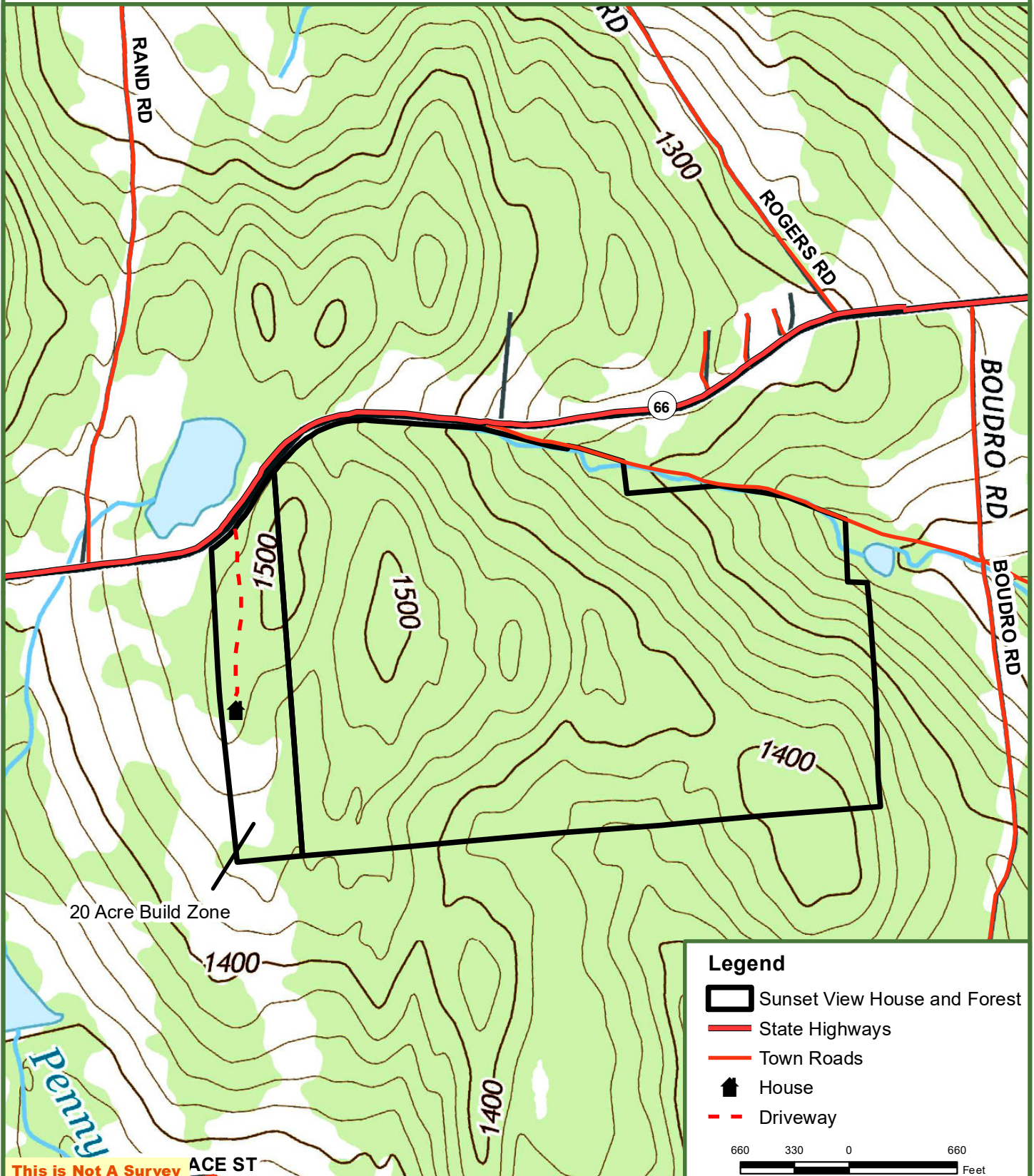
# Sunset View House and Forest

+/- 205 Acres

Randolph Center, Orange County, Vermont



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**This is Not A Survey** ACE ST

Map produced from the best available information including UVA map, town tax maps, 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.





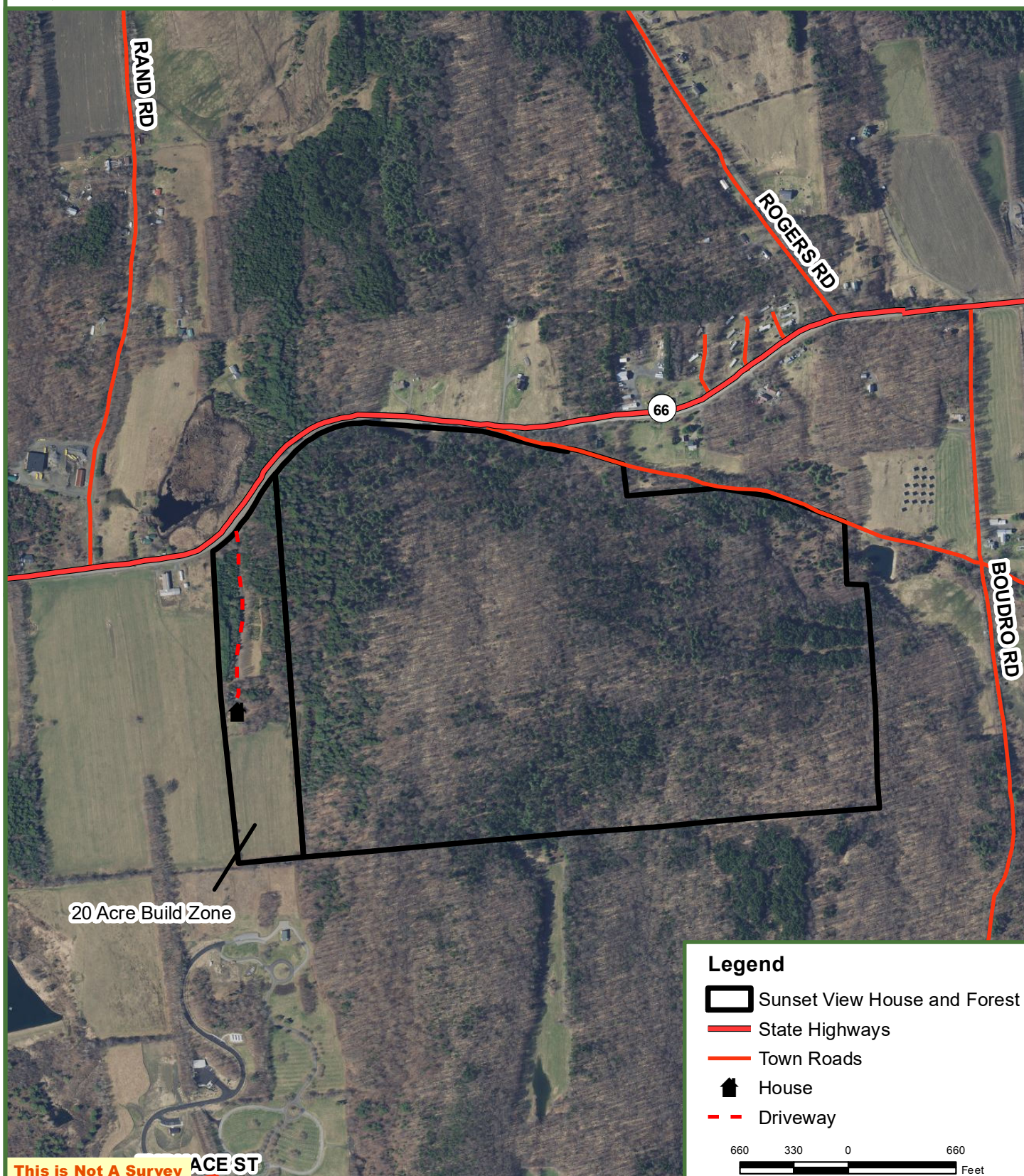
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+/- 205 Acres

Randolph Center, Orange County, Vermont



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Land**  
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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]  
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Signature of Agent of the Brokerage Firm

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Signature of Consumer

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Date

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