



**Fountains  
Land**  
AN F&W COMPANY

## HIDEAWAY FOREST COMPOUND

**Large private forested property with well-built off grid home, large barn, with two additional open clearings and a spring fed pond, perfect for a family compound.**



***62.27 Grand List Acres  
Danville, Caledonia County, Vermont***

**Price: \$595,000**



## PROPERTY OVERVIEW

Everything about this property is well thought out and well-built. From the open-plan house and large garage to the meticulously mowed trails and clearings, it's hard to find anything that needs to be done except move in.

Property highlights :

- Well-built off-grid two-story house with an open plan kitchen area and living room, and full basement with additional garage space.
- Separate 36'x 34' open garage with lots of space to fit vehicles, tractors or toys.
- Internal trails open and mowed in spots make walking around the property very easy.
- Small spring-fed pond stocked with rainbow trout.
- Excellent recreational property for hunting, walking, or skiing using an existing trail network.



The Hideaway house sits in a cleared two-acre site with a separate garage and mowed lawns surrounded by forest.



One of two separate clearings with it's mowed lawn which could be used for another camp or house site.

## THE LOCATION

The Hideaway Forest Compound is located in Danville, VT, in Caledonia County. The property is only a 15-minute drive to Interstate 91 in St. Johnsbury, VT. Danville has a nice mix of shops and restaurants located only a few miles from the property. The Lamoille Valley Rail Trail goes through the area, and you can bike, walk, ski, snowshoe, or snowmobile on the 93-mile long recreational trail, which is the longest in New England. There are a couple of ponds in Danville, including Joe's Pond and Keiser Pond, where swimming, fishing, and boating are available. Boston is 3 hours away, and NYC is five and a half hours south.



Drone picture above the property's southwestern boundary looking toward Peacham and the mountains beyond.



## HOUSE SITE DESCRIPTION

This property has been in the same family since the 1980s and was used mainly as a hunting and family getaway parcel. The house was built in the early 1990s by the owner, who is a builder and carpenter, with a 10" poured concrete foundation and solid 2x6 construction. The house is well insulated for year-round use and is run on solar power and propane. There is buried electric power brought in from the main road to a pole located at the beginning of the private, gated driveway. The living area is open plan, with one bedroom and bath on the first floor and an additional bathroom in the basement. There is an open stairway to the second floor with two separate bedroom areas that can sleep four. A wood stove heats the entire house but is supplemented with a Rennai gas heater, plus an additional heater in the basement. The basement has a one-bay garage on one side, a separate utility room with a bathroom, and a washer and dryer with big windows facing the forest.

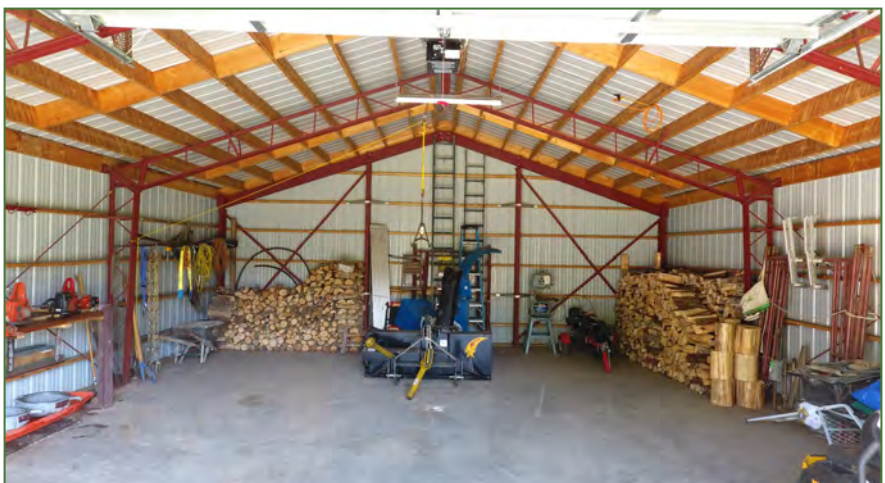
The large 36'x34' garage is used to store all of the equipment needed to keep the property in perfect shape. Two long workbenches line the front of the garage walls with more than enough space to build or fix anything. The ownership is willing to sell almost everything in the garage to the new owner, which would make taking care of the property a seamless transition. There are two open mowed areas on the property where you could build additional houses or camps connected by the internal trail system, making this a true family compound if desired.



Open plan living room with many windows bring in the light and showcase the property's private forested location.



The kitchen wing of the living space has gas appliances and pine flooring, with the downstairs bedroom and bathroom on the left.



Huge 36'x34' open ceiling garage will hold any number of vehicles such as a tractor, mowers, a UTV plus assorted equipment, a really great space.



## NATURAL RESOURCES

The forest has been carefully managed over the years, following a forest management plan that is part of the land's Current Use enrollment and would pass to the new owners. The upper forest canopy is mostly dense, with an open understory that is generally easy to walk through, especially on the many trails that have been established and maintained over the past decades.

Tree species include maples, birches, red oak, white cedar, hemlock and white pine. While there are many age classes, the resource can generally be considered mid-aged with average diameters of roughly 14 inches (average age of 70 years). The owner has personally conducted light thinning on his own over the years in a "light touch, low impact" single tree approach, resulting in high forest aesthetics.

The southwestern corner of the property holds a wetland complex with both open water and "edge" forestland species well adapted to wetland conditions, such as white cedar and hemlock. This area is the origin to the Rake Factory Stream, which runs across the land before quickly leaving the property boundary. The wetland offers habitat diversity frequented by the local deer herd, moose, bear, and coyote that roam the wider landscape, plus the many bird and amphibians adapted to the wetland habitat. The ownership has several deer stands set up across the land, and each year has harvested deer on the property.

A woods trail leads to a small spring-fed pond with two docks located at the northern end of the land whose depth is about 9-10 feet deep, with a healthy population of rainbow trout!



Small spring fed pond about 9-10 feet deep has been stocked with rainbow trout, seen rising at center. Plus two docks for swimming!



One of the several tree stands that are located throughout the forest provide a perfect spot for hunting or viewing wildlife..



A small area of wetlands inside the property's boundary, where you will see a number of different wildlife species in this important ecosystem.



## ACCESS

The property is easily accessed from paved Peacham Road on the Danville/Peacham town line, where there is an owned right of way into the forest. The 3/4 mile dirt and grass driveway has a new sliding gate for privacy at the beginning of the drive. Mostly flat, it would be easy to maintain and is plowable in the winter.

## TAXES & TITLE

The property totals 62.27 acres and is enrolled in Vermont's Use Value Appraisal Program. There are three separately deeded contiguous parcels being sold as one property. These parcels could be split and sold by a new owner without the need to have a formal subdivision. This would potentially allow a family or group of friends to purchase the property together and each own a separate piece of the property.

The 2021 taxes for the property were \$4875.28. The property is owned by Dennis and Suzanne DeMaggio whose Warranty Deeds are recorded in Book 48 Page 192 of the Danville Land Records.



UTV entering the clearing where the house and barn are located, showing the property's unique forest setting.



Another cleared area where a house could be built in the future has good views with a little tree clearing.



Part of the 3/4 mile access road through the forest, with a private gated entrance just around the corner.

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

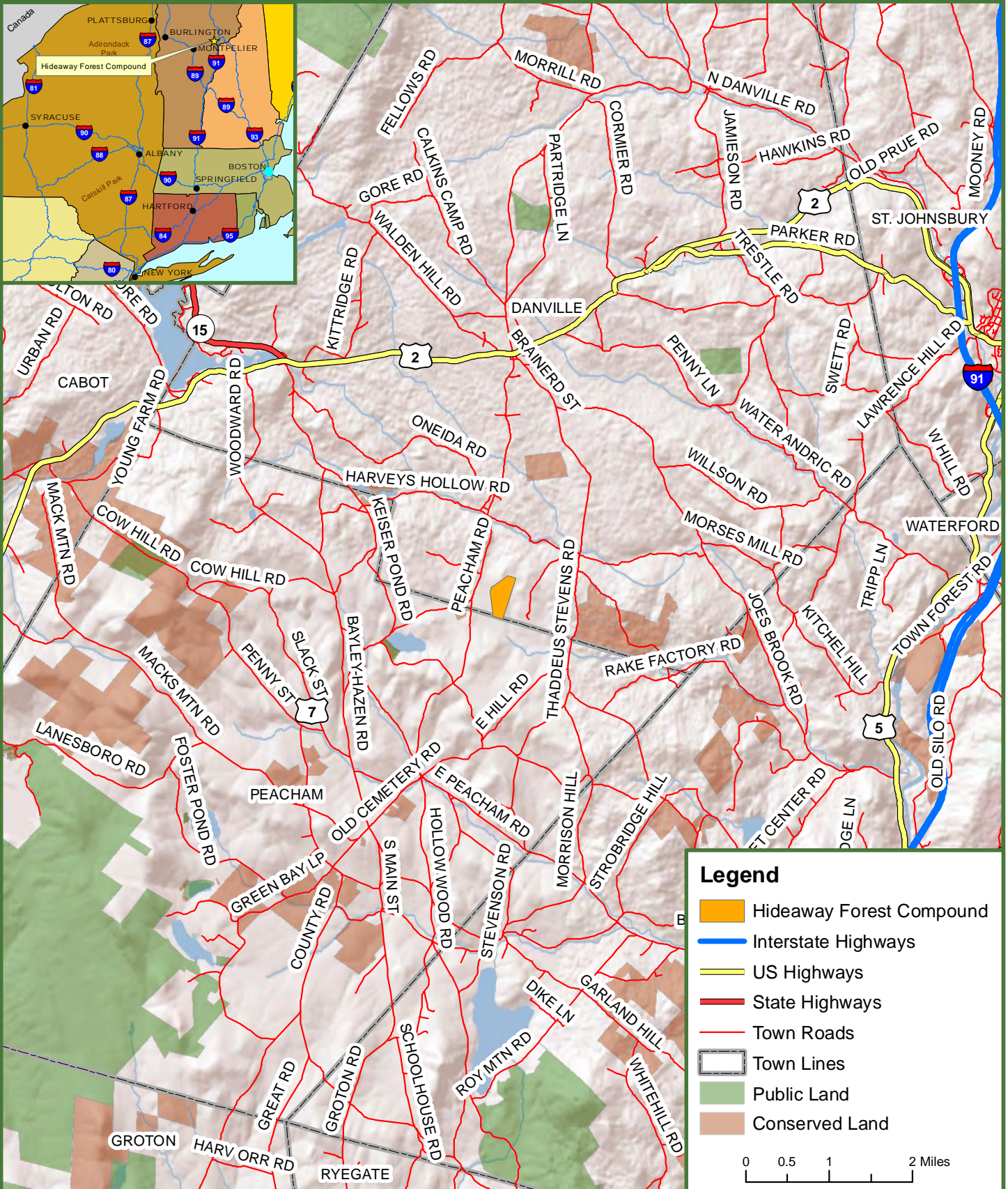
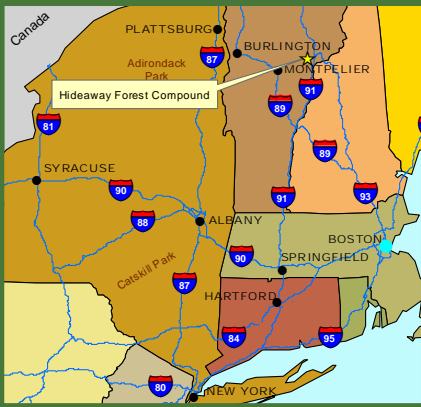
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### Danville, Caledonia County, Vermont



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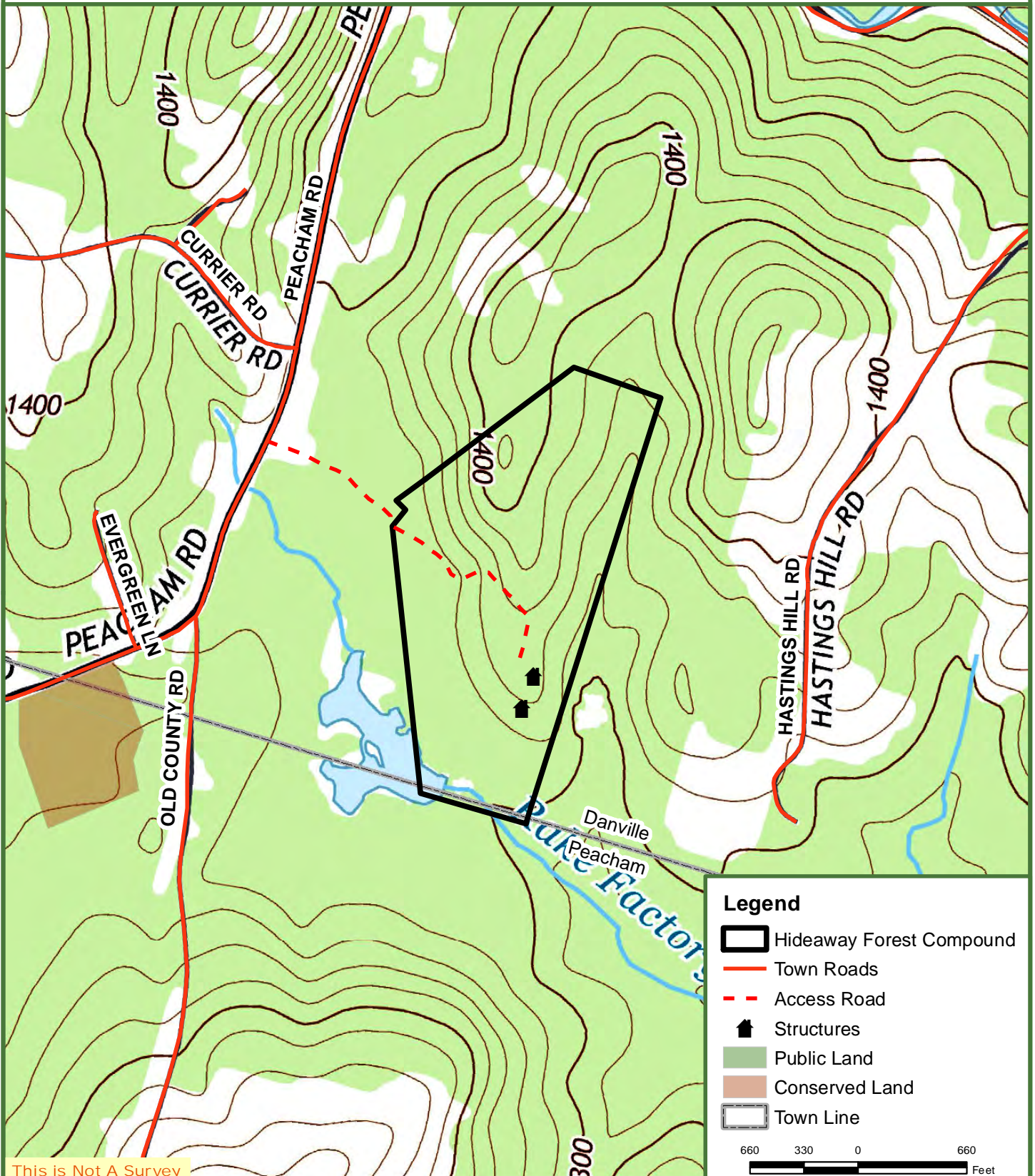
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This is Not A Survey

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.





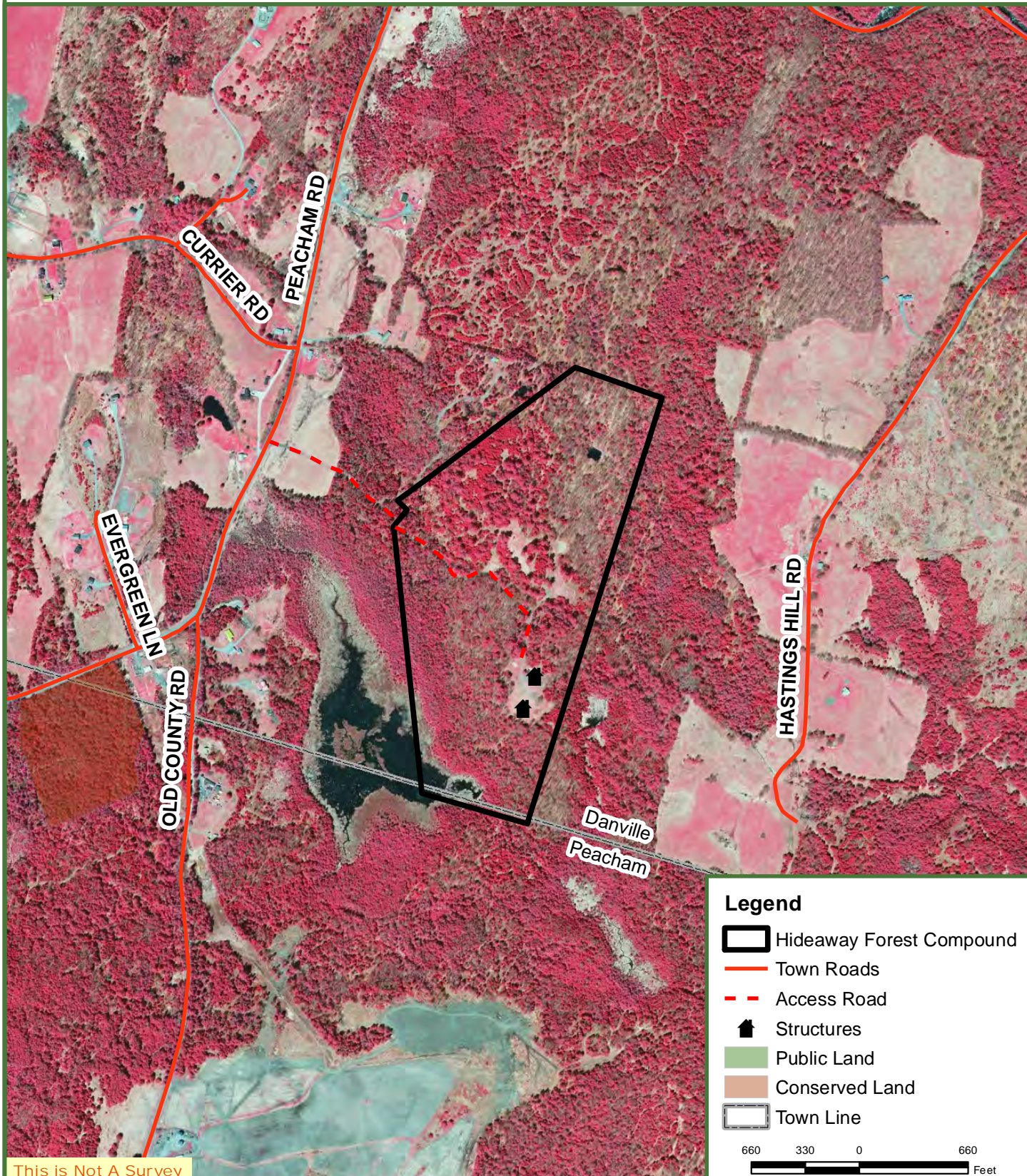
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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]  
\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

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Signature of Consumer

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Date

[ ] Declined to sign